

LEED for Interior Design & Construction for the creation of healthy and sustainable indoor spaces

Built environment have a huge impact on natural resources and green buildings represent a great opportunity to positively address environmental challenges. Buildings are also greatly linked to our quality of life and the impact they have on our health, wellbeing and productivity. Hence the importance of green building certification like LEED.

The concept of LEED certification is usually mainly focused on owners obtaining a certificate either for a whole building or a neighbourhood. Now LEED for Interior Design and Construction (LEED ID+C) enables those who do not have control over the whole building such as tenants to get a LEED certificate for their individual indoor spaces.

When fitting out an area within a larger building using the LEED ID+C framework, the objective is to create an indoor space that positively impact the environment and their occupants. The framework applies to office spaces, commercial, retail and hospitality interiors. For commercial and retail spaces, the framework includes showrooms and other public areas but also extends to storage and preparation spaces.

LEED accredited buildings are known for the economic benefits they bring through measures such as energy, water and waste management and lower operating costs. These are linked to mitigation of environmental issues and lower consumption of natural resources. Beyond economic and environmental benefits lies the positive impact on the health and well-being of occupants. LEED interiors also aim at improving the quality of indoor spaces for the benefit of the people using them, whether for work or engaged in other activities like leisure and retail. LEED focusses on indoor air quality to improve productivity and reduce respiratory illnesses of its occupants. It prioritises sustainable and toxin free material selection.

Prodesign has been accompanying clients in obtaining LEED certifications at various stages. We have worked on LEED BD+C, LEED Neighbourhood, LEED Gap Analysis, LEED O&M and LEED ID+C projects. Our aim is to help create sustainable and green spaces, buildings and neighbourhoods in Mauritius as part of a global action against environmental challenges and help construction projects achieve a bottom line that includes profit, the planet and people.

BIM IN REVIEW

How does using a CDE help information management?

One of the greatest challenges faced by the AEC industry is information management. Digital tools like BIM can be used to optimise the processes that involve management of information. The key benefit of using a common data environment (CDE) is that all project stakeholders have access to the same cloud-based platform, allowing them to collaborate on BIM models, upload and access documents, assign tasks and track progress.

CDEs streamline projects and bring efficiency and effectiveness to the project team. They provide a real-time dashboard for a project where real-time data is available at all times. A CDE connects stakeholders involved in different fields and stages of the project and provides a much more efficient way of working compared to emails and meetings. CDEs provide a secure, accessible and controlled environment for project delivery.

Choosing the right CDE and customising it to serve the project best is essential. A proper BIM Management approach is crucial when using a CDE. At Prodesign, we work with a couple of CDEs which we have selected to suit our clients requirements while taking into account their budget. We work with a CDE which fully integrates BIM and clash detection. The client must be able to fully view and participate in the design process and be able to visualise changes to help decision-making and approval. Ultimately, investing in BIM Management and a CDE should resolve clashes, conflicts and missing information which can be very costly later in the project.