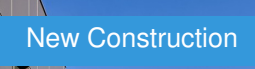



#Community Innolin building

by Isatys COUDRAY / 2022-05-24 00:00:00 / France / 1315 / FR

Primary energy need :

47 kWhep/m².an

(Calculation method : RT 2012)

ENERGY CONSUMPTION

Economical building

< 50	A
51 à 90	B
91 à 150	C
151 à 230	D
231 à 330	E
331 à 450	F
> 450	G

Energy-intensive building

Building **A**

Building Type : Office building < 28m
Construction Year : 2021
Delivery year : 2022
Address 1 - street : Parc Innolin, rue du Golf et rue Nicolas Leblanc 33700 MERIGNAC, France
Climate zone : [Cfb] Marine Mild Winter, warm summer, no dry season.

Net Floor Area : 15 200 m² SHON
Construction/refurbishment cost : 31 000 000 €
Cost/m² : 2039.47 €/m²

Certifications :



Proposed by :



General information

Located in the heart of the Innolin business park, in Mérignac, in Gironde (France), #Community is a tertiary building of 15,000 m² and brings together the Bordeaux teams of Groupama, which rents the building up to 80%.

#Community was **designed to be one with nature and its environment**. The building integrates many services, collaborative spaces and biophilic facilities contributing to the well-being of its users. The client was keen to **bring the surrounding fauna and flora to life inside the building itself to preserve local biodiversity and offer future occupants a good well-being at work**. In total, the construction includes a green roof of 2500m² and nearly 5500 m² of open ground green spaces on site.

#Community is also **the first pilot operation of the Altarea Group in which reused materials have been favored over new materials**. This was made

possible thanks to the commitment of all the stakeholders, including the tenant Groupama, who were happy to be able to promote this approach.

See more details about this project

<https://presse.altarea.com/actualites/groupama-inaugure-a-merignac-community-son-nouveau-campus-realise-par-cogedim-et-acquis-par-atream-62c9-a4d3f.html>

Photo credit

ATELIER CAUMES

Stakeholders

Contractor

Name : Altarea Cogedim

Contact : Franz Muller / fmuller[a]altarea.com

Construction Manager

Name : OTEIS

Stakeholders

Function : Designer

Hubert Godet Architectes

Function : Assistance to the Contracting Authority

Sinteo

Sinteo is the environment and reuse AMO on the project.

Function : Company

SPIE BATIGNOLLES

General contractor that carried out the work

BOBION & JOANIN

Company specializing in climate and energy engineering

Function : Environmental consultancy

GROUPAMA IMMOBILIER

Office tenants

Function : Investor

ATREAM

investment company

Function : Manufacturer

Circouleur

supplier of recycled paint

Function : Manufacturer

Mobius

Technical floor supplier

Function : Manufacturer

Interface

Supplier of a reused carpet from an end of series that was no longer marketed

Function : Manufacturer

Rockwool

Supplier of recyclable rock wool for facades

Function : Manufacturer

Tarkett

Supplier of part of the recyclable carpets for office areas

Contracting method

Off-plan

Energy

Energy consumption

Primary energy need : 47,00 kWh/m².an

Calculation method : RT 2012

Breakdown for energy consumption : Direct expansion heating (VRV) Thermodynamic DHW and electric balloons Double flow ventilation and simple extraction in the sanitary facilities

Environment

Urban environment

Green space : 5 500,00

Bordeaux suburb near ring road in a green park of offices.

Costs

Construction and exploitation costs

Total cost of the building : 31 000 000 €

Circular Economy

Reuse : same function or different function

Batches concerned by reuse :

- Locksmithing-Metalwork
- Floorings
- Raised floors
- Plumbing
- others...

For each batch : Reused Materials / Products / Equipments :

- **Technical floors** : 2,835 m² of false floors reused for office areas
- **Hard floors**: 63 m² of tiles in the changing rooms and 34 m² of tiles in the household waste area
- **Flexible floors** : 576 m² of reused carpet for office areas
- **Metalwork** : 22 m² of gratings reused on the floor of the technical rooms
- **Plumbing** : 6 shower trays and 4 sinks from reuse
- **Paint** : 53% recycled paint from the Circouleur brand (8,500 m²)

Field of use and material origin :

The reused technical floor comes from the MOBIUS company in Paris.

The in-situ reuse tiling is a new tiling installed by mistake on the construction site at the level of the restaurant, carefully deposited to be reused for the changing rooms and the household waste area.

The INTERFACE brand reused carpet comes from an end of series that was no longer marketed. The carpet was present in a showroom in Paris.

The gratings being reused come from the former Groupama site at Bordeaux Lac.

Reused shower trays and sinks found thanks to the BOOSTER DU REEMPLOI Looping platform (deposited on a Parisian cleaning site).

The Circouleur recycled paint comes from a local company in Blanquefort.

Economic assessment

Total cost of reuse : 17 000 €

Cost of reuse in percentage of the operation : 12 %

Contest

Building candidate in the category



Bâtiments tertiaires / prix de la construction neuve



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