BGIS Blue Zone Buildings™

BGIS recently launched our BGIS Blue Zone Buildings™ program, to help our clients evaluate their portfolios and operationalise healthy and sustainable building solutions. The program looks at areas such as indoor air quality, water, sustainable environmental practices, and employee well-being and engagement.

We spend 90% of our time indoors, a third of this time is at work. We are spending more time indoors than ever before. The quality of the workplace experience may contribute to the health and wellbeing of the workers. Factors such as indoor air quality, exposure to chemicals in cleaning products, temperature levels, lighting levels and noise levels may influence physical and mental wellbeing.

What is the BGIS Blue Zone Buildings™ program?

- Management practices promoting enhanced occupant health.
- Recognising buildings maintaining a minimum set of standards.
- To enable healthier building management decisions.

BGIS Blue Zone Buildings™ is a framework that helps you identify industry best practices and implement them aligned with your asset investment and capital planning, integrated into FM practices. The focus is on finding affordable ways to implement and operationalise healthy outcomes.

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Contributing factors to a better workplace experience

AIR

HVAC filtration
Biological, chemical, particulate matter

IAQ monitoring
CO2, CO, PM (wildfires), fresh air

Temp & humidity monitoring

Mold mitigation
Leak detection, testing

FOOD/WATER

Water testing
Legionella

Water advocacy
Refilling stations

Urban farming

Rooftop beekeeping

ENVIRONMENT

Avoid VOC's
Furniture, paint, carpet, cleaning

Radon testing

Sustainable lighting
Natural circadian

Sustainable pesticides
Indoor and outdoor

Sustainable de-icing

MOVEMENT

Site amenities
i.e.: bike racks

Interior design
"Healthy workplace nudge"

Ergonomics

HEALTH & SAFETY

Safety first culture

Interior design - ergonomics

SOCIAL

Enhanced collaboration space

Data driven places
Refresh spaces for relevancy, preference and productivity

MENTAL HEALTH

Incentivize RTO
Avoid isolation, ideal work location

Occupant comfort
Noise, lighting, temperature

Areas for respite
Quiet rooms, rest zones, think spaces

Nature features
Biophilia, water, plants, sounds, images

COMMUNITY

Inclusive & accessible design

Ambassadors
Support productive experiences

Company connection hubs
Distributed offices

COMMUNICATE

Inspired low/no cost standards
How we work

Visible commitment
Lobby plaque

Digital communications
Content

Brand
Education

7 Core Elements

BGIS Blue Zone Building Management™ Program (BZBMP) recognises buildings that maintain a minimum set of 7 healthy management features related to air, water, and environmental quality.

AIR

1. Regular HVAC Maintenance Routines
2. Enhanced Air Filtration Conversion
3. Indoor Air Quality Monitoring (CO2, CO, PM, Humidity)

WATER

4. Leak Detection Monitoring
5. Annual Drinking Water Testing
6. Quarterly Legionella Testing

ENVIRONMENT

7. VOC Free Anti-Bacterial Cleaning Products

Blue zone buildings operational checklist

7 core BZB elements	Actions
A1 – HVAC maintenance routine and filters	Replace filter schedule
A2 – Indoor air quality monitoring	CO2, CO, PM, humidity and VOCS
A3 – Leak detection	Avoids conditions for moulds
FW1- Test drinking water	Lead, chlorine, fluoride, etc.
FW2 – Legionella condition assessment	Ie. Dead legs (in a cooling tower system are pipes that are full of water but have little or no flow through them)
E1 – Avoid VOC's – cleaning products	Eco-cleaning products ie. Nature's pond
MH1 – Incentivise attendance	Monitor office utilisation, create spaces inviting to attend in-person, mitigate employee isolation.

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BGIS Solutions

We are implementing solutions to create healthy buildings across our portfolio.

High performance air filtration

Benefits of product: Improved air quality and environmental conditions, healthier buildings, less energy consumption, less wear on air handling unit.

BGIS is replacing air filters across Government and private sectors client sites including multi-storey buildings, hospital critical environments, and a large stadium venue.

We are trialing the performance of approx. 5,000 air filters with both pre and post energy monitoring and indoor air quality testing.

Eco-cleaning product - Natures Pond

Benefits of product: Natural, safe, and effective, environmentally friendly, reduced dosage limits required.

BGIS has introduced the use of these products across a large client site in NSW.

The current total of cleaning chemicals used for site per month is circa 1000 litres.

Expected total of Natures Pond chemicals used for site per monthis circa 550 litres.

Post quantity usage to be tracked.

Steril-Aire

UVC Lighting, an innovative solution to reduce maintenance and improve environmental hygiene. Steril-Aire is installed in new or existing HVAC-R systems, the UVC lamps keep HVAC coils and drain pans clean, reducing energy consumption and costly cleaning programs. UVC emitters improve HVAC environmental hygiene, making a vital contribution to indoor air quality.

Gelair kills and prevents mould

An innovative mould prevention application, perfect for a wide range of air conditioning applications. It is quick to install and comes in differing sizes to suit various air conducting units and systems. Gelair consists of a specially formulated and patented gel matrix block infused with Australian tea tree oil which delivers the controlled and sustained release of high-quality vapor for up to 12 weeks.

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B427 - 062024

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ISO 45001 Occupational Health and Safety Management CERTIFIED
ISO 55001 Asset Management CERTIFIED DEFENCE INDUSTRIES
ISO 14001 Environmental Management CERTIFIED
ISO/IEC 27001 Information Security Management CERTIFIED