



Press Release  
Sector : Logistics buildings  
Friday 9 July 2010

## **GSE makes HQE (high environmental quality) certification accessible**

**Have you heard about the HQE kit ? Launched by GSE following two years of development, it is an integral part of the Modulog concept. A unique proposal in the market for modular warehousing, conceived and developed with both economy and the environment in mind.**

Imagine a warehouse for which the construction cost would be, on average, 15% lower than that of a traditional building and which also offers a natural access to HQE classification automatically! Launched at the beginning of the 90's, the HQE approach is widely recognized today. However, many companies hesitate to embrace this approach primarily because of the costs involved. GSE has found the ideal solution with its latest concept for modular warehouses. Entirely predesigned, these modules, which are put together like a giant form of construction toy, provide real time savings in the duration of a project (less than 100 days required for a 30 000 m<sup>2</sup> building!). However, they also provide the means to control environmental and health impacts, which are part of the HQE approach, and all this for a very competitive price.

### **An automatically enhanced construction**

«Within the design, we have placed particular emphasis on the criteria of HQE targets concerning the design of the building in such a way that it is automatically identified as being a very high performance building», explains Stanislas Grassien, project manager in the R&D and innovation department of GSE.

For the building, the company makes good use of materials which are recognized for their physical and environmental qualities. One example is the use of reinforced concrete columns – a natural choice for supporting the high vertical loads – or the use of glue laminated wooden beams, a light material, easy to transport and offering very good fire resistance.

«Management of water is a recurring problem in warehouses leading to the choice, for example, to maximize the use of superficial rainwater flows on roofs, on roadways and on green landscaped areas in such a way as to limit the impact of impermeability and eliminate underground drainage systems», continues Stanislas Grassien.

Other subject : energy management for the building. Even the lighting has been designed in such a way as to halve the electricity consumption and provide greater comfort due to the use of units with T5 tubes developed specifically for the company. In overall terms, the Modulog concept provides the means to achieve savings on all types of energy costs (gas for maintaining temperatures above freezing, electricity for lighting.....) and to drastically reduce CO<sub>2</sub> emissions.



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## « Green » supply-chain

«There is also the environmental management system which guarantees the results. It is an important part of the certification. Here too, there is a highly effective process which is the result of the industrial nature of the concept and its repetitive production».

In effect, this really is the other key feature of the Modulog concept. To reduce costs and offer attractive prices, GSE has worked on a new economic model aiming to rationalize each stage of the process; from design to construction and incorporating maintenance. Rationalisation? All the modules are predesigned. As for the manufacture and construction of these modules, a structured and established “green” supply chain is employed.

Finally, GSE has access to numerous European suppliers, each specializing in a specific part of the building such as concrete panels which are purchased in Spain or wood structural elements coming from Belgium.

« These partners have a desire to work with us for the long term and this allows us to adopt a policy of continuous improvement but also to anticipate regulatory constraints of an environmental nature », states Stanislas Grassien.

**More economical than a traditional building and equipped with the HQE kit, Modulog is not only a warehouse which complies with standards. It is also, and above all, a « green » warehouse which finally makes the HQE process accessible for all projects.**



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