

Building Assessment Report For Gerakas project

1. GENERAL INFORMATION



In process construction project that started in September 2006, expected finish date December 2007.

The building is located in the North-East Athens area (district Gerakas) and provides for a joint, yet distinct residential (left to the staircase) and business office use (right to the staircase).

The gross building area is in the area of 600 sq. met whereas the net floor area is 450 sq. met, split in 250/ residence, 200/ office space.

3D model by Cube Design, a POLIS 21 partner

Scoring

	National GREECE	EU wide
Overall performance rating	C	C
Environmental performance	B	C
Social performance	B	B
Economic performance	D	D

Important note: The purpose of this table is to present a developed format of scoring. Figures however are partly notional due to the limited number of actually assessed sub-issues (30 on 56) and the limited scope of weighting exercise.

2. BUILDING HIGHLIGHTS

Transport –depletion of non renewable primary energy	A	B	C	D	E	F	G
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The building is of a **mixed residential/ office use**, a feature that is bound to become more and more the case as e-working patterns, enabled by Internet are expected to proliferate. In addition, the office use (a part of the Daedalus Group operations) was included in this building in order to allow a number North Athens workers to have easy access to their workplaces **instead of having to commute everyday around 50- 60 km to the company premises which are located in the very South of the Athens area.**



This is reflected in a good mark as regards the particular sub issue

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Responsible sourcing of materials	A	B	C	D	E	F	G
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Painting of the outer walls was carried together with the exterior wall plaster and have been water proofed with high tech, state of the art, water based nanomaterials. This has resulted to radically reduced costs, a much better resistance to water, zero nuisances to the neighbourhood due to the VOCs of the paints, enhanced quality, etc.



Site security	A	B	C	D	E	F	G
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A monitoring and security system has been designed, with around 6 cameras and 200 sensors/ actuators. The system is centrally controlled, allows for definition of control zones and can be configured and accessed through the web. **The main idea of this design was to test a robust yet extremely low cost solution.** The hardware as well as the installation cost (labour) of this security system was brought as low as 4.000E, all included.

The methodology correctly identifies the strong points of the particular design. There are some additional key innovations as regards energy management in the particular design, but as they are not part of the developed sub-issues they do not reach the final mark. **In general however the impression is that the methodology correctly identifies good practice.**

3. OPPORTUNITIES FOR IMPROVEMENT

Local employment opportunities/ use of local services	A	B	C	D	E	F	G
Specification/ use of locally produced materials	A	B	C	D	E	F	G

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The fact that the building is in an area where unemployment is well below national average, appears to have an impact on the assessment.

The same appears to be the case in what relates to product sourcing. These have been carried out with little consideration to local opportunities and with no Local Purchasing Policy in mind or on paper.

Though fundamentally correct the above sub-issues may fail to capture SME realities. However they **nevertheless correctly highlight some key considerations, which, the greater the size of a company, the more likely for implementation.**

Exchange value	A	B	C	D	E	F	G
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The low consideration to exchange value issues resulted to a low mark. This is a valid result; this was due to the fact that the particular area sees an unprecedented development and price rise which made exchange value considerations of a secondary importance. However it is exactly such situations that may result to low attention to critical issues of exchange value. The result is therefore fully valid.

4. SPECIFIC FEATURES OF THE ASSESSMENT PROCESS

a) General remarks about the assessment

Because the particular building was managed by the same people carrying out the assessment the time required to collect the data was relatively low. Should the assessor have been more independent to the building then it is might have been that quite more time would have been required to have access to all the information required.

In general however, the level of detail of the exercise is received in a positive way; this simplicity of the method and low time demand for completion increases chances to be uptake by the industry.

5. SUGGESTIONS FOR THE FUTURE DEVELOPMENT OF THE METHOD

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The methodology has overall been found useful in providing insight as regards an important number of building impacts, often disregarded in similar exercises. The tool has also been found easy to use and intuitive.

Looking into the future of tools like LenSE the **main recommendation would be that they are given more industry focus, so they may really be uptake by the industry as tools, having, by design, the potential to support day to day decisions.** Should this be the aspiration, there are two main issues that need be considered.

- **The concept of "cost" needs to be incorporated.** The key issue would be to focus on possible interventions and to prioritise them along cost considerations. Benefits in the practising world are hardly ever considered in a cost- free way. Thus, benefit to cost metrics are those that are most meaningful for business. The real business scenario would be to identify "*the set of enhancement interventions that given a budget constraint may maximise the increase of the building score*".
- **A more refined view on stakeholder interests would be required.** In the current version it is more or less assumed that the point of view of, for example, a private investor totally coincides with that of the state and the public interest. This is not always the case. As an example, let us consider the impact of construction on local employment. Hardly any SME, would consider building projects on the grounds of the impact that may have on local employment, unless subsidised to do so or unless they would otherwise benefit (access to cheap workforce, etc.). The public domain, however is fully entitled to set and monitor such noble social goals and such a metric should be among perhaps the most important in its assessment toolset.