



Green Building

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 **ALBA**
BauProjektManagement

Due Diligence

- › Gathering and assessing the documentation in cooperation with the involved planners;
- › Analyzing the status of the design;
- › Pre-grading the project according to the classification of LEED (certified, silver, gold, platinum);
- › Developing recommendations for measures which – if required – are necessary to achieve a higher certification level;
- › Identifying the existing potentials and possible adjustments;
- › Counseling the client regarding the further proceeding in the certification process.

Certification Process Preparation

- › Exchanging of information with all participants;
- › Determining target values of the building qualities;
- › Setting up a catalogue of measures to achieve the aspired classification level (LEED score-card);
- › Conducting a cost-benefit analysis for the recommended measures (in collaboration with the MEP Department);
- › Determining a time frame for the certification process;
- › Analyzing production costs (design and construction costs) and operating costs (in collaboration with the MEP Department);
- › Counseling the client regarding the registration and certification process.

Certification Process Assistance and Monitoring

- › Registration of the project at the certification authority;
- › Updating the LEED score-card;
- › Updating the cost-benefit analysis (in collaboration with the MEP Department);
- › Monitoring the time frame of the certification process;
- › Counseling the client regarding all questions of sustainable construction and all necessary decisions;
- › Analyzing all scopes of work of the participating designers considering the aspects of sustainability;
- › Assisting in recommending alternatives within the design and construction phase;
- › Monitoring the implementation of the catalogue of measures during the design and construction phase;
- › Composing a documentation manual according to the requirements of the chosen certification system (summarizing measures according to LEED standards);
- › Implementing quality controls;
- › Assembling and handing in all documents to the certification authority US Green Building Council (USGBC);
- › Obtaining the certificate;
- › Detailed documentation and summarizing the documents into a final project report.

Due Diligence

- › Colectarea si analizarea documentatiei in cooperare cu proiectantii implicati;
- › Analizarea stadiului proiectului;
- › Pre-clasificarea proiectului conform clasificarii LEED (certificat, argint, aur, platina);
- › Conceperea recomandarilor privind masurile ce trebuie implementate pentru atingerea unui nivel mai inalt de certificare (daca se cere acest lucru);
- › Identificarea potentialului existent si a posibilelor ajustari;
- › Consilierea clientului privind urmasorii pasi ai procesului de certificare.

Pregatire pentru procesul de certificare

- › Organizarea schimbului de informatii intre toti participantii;
- › Determinarea valorilor-tinta a calitatilor cladirii;
- › Conceperea unui set de masuri in vederea atingerii nivelului de clasificare LEED la care se aspira (caiet de evaluare LEED);
- › Efectuarea unei analize cost-beneficiu a masurilor recomandate (in colaborare cu Departamentul de Instalatii);
- › Stabilirea orizontului de timp pentru procesul de certificare;
- › Analizarea costurilor de productie (costuri de proiectare si executie) si a costurilor de operare (in colaborare cu Departamentul de Instalatii);
- › Consilierea clientului privind procesul de inregistrare si certificare.

Monitorizare si asistenta pe parcursul procesului de certificare

- › Inregistrarea proiectului la organismul de certificare;
- › Actualizarea caietului de evaluare LEED;
- › Actualizarea analizei cost-beneficiu (in colaborare cu Departamentul de Instalatii);
- › Monitorizarea orizontului de timp al procesului de certificare;
- › Consilierea clientului privind toate intrebarile despre constructiile sustenabile si privind toate deciziile necesare;
- › Analizarea gamei de servicii a proiectantilor ce participa la proiect din punctul de vedere al constructiilor sustenabile;
- › Asistenta privind recomandarea solutiilor alternative pe parcursul fazelor de proiectare si executie;
- › Monitorizarea implementarii setului de masuri pe parcursul fazelor de proiectare si executie;
- › Elaborarea unui manual de documente conform cerintelor sistemului de certificare ales (rezumarea masurilor conform standardelor LEED);
- › Implementarea controalelor calitatii;
- › Colectarea si predarea tuturor documentelor organismului de certificare US Green Building Council (USGBC);
- › Obtinerea certificatului;
- › Documentarea detaliata si rezumarea documentelor într-un raport de proiect final.