

# 02.5

## Green Building Consulting Energy Consulting



# \_\_\_\_\_ We support you on your way to a sustainable building!

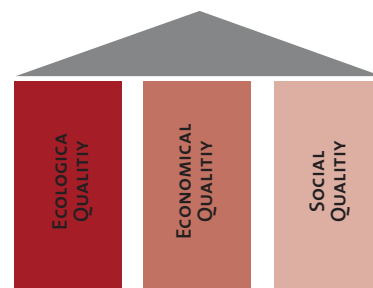
The awareness for sustainability is not only growing in the general public, but it also starts being of particular relevance to the construction and real estate industry. Integral concepts and strategies generate prospective real estate developments, which distinguish themselves not only by efficiency, but also by their environmental impact and user compatibility.

A new level of workmanship can be achieved through implementation of and compliance with economical, ecological and sociocultural qualities - the three main aspects of sustainability. Premature information about these three pillars of sustainability and their interaction as well as the involvement of all concerned parties lead to a holistic and sophisticated building concept in an early project stage. This is expressed in the efficient performance, the environmental compatibility and the lower consumption of resources of the building.

To showcase these qualities of the property, different certification systems (LEED, BREEAM, DGNB etc.) have developed and established themselves on the real estate market. They assess the building standard and long-term stability of value and - as a seal of approval - serve mainly as a marketing tool.

With its “Green Building Consulting” ALBA offers advisory services for selecting the suitable certification system, a preliminary grading of the design or an existing building as well as the complete implementation of the certification process. This includes coordinating all participants and counselling the client during the entire execution phase.

### Criteria of sustainability

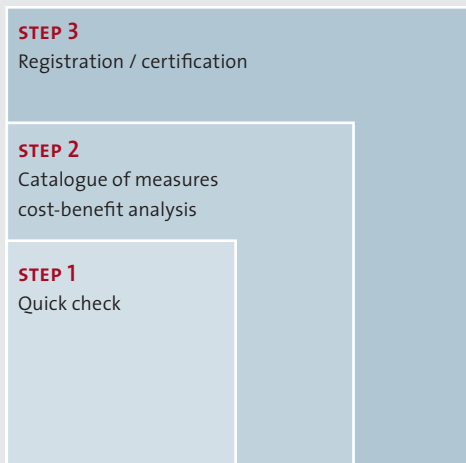


### Consulting step by step - tailor-made guidance

ALBA provides the following basic services for every rating system (LEED or DGNB), according to the project status:

- After analyzing the design or as-built documents, the sustainability-quick-check delivers in step 1 a first indication of the project’s expected grading and assists in deciding the further proceeding.
- After rating the existing potentials of the design or the building, ALBA sets up a **catalogue of measures** in step 2 and recommends the next steps to achieve the aspired classification level. Furthermore a **cost-benefit analysis** regarding the profitability of these measures will be conducted.
- Step 3 includes the **registration** and the assistance during the **certification process**. ALBA monitors and documents the implementation of the action plan during the design and construction phase leading to the awarding of the certificate at the end of the project.

The exact scope of work depends on the specific requirements of the particular certification system.



# 1 Certification according LEED standards

In cooperation with the client ALBA will define a specific scope of work for the green building consulting from the following modules. The exact services of step 3 depend on the given procedures and guidelines of the particular certification system.

## Step 1 – Quick Check

- Gathering and assessing the documentation in cooperation with the involved planners
- Analysing 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
- Counselling the client regarding the further proceeding in the certification process

## Step 2 – Catalogue of measures, cost-benefit analysis

- 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
- Determining a time frame for the certification process
- Analyzing production costs (design and construction costs) and running costs
- Counselling the client regarding the registration and certification process

## Step 3 – Assistance and monitoring during the certification process

- Registration of the project at the certification authority
- Updating the LEED score-card
- Updating the cost-benefit analysis
- Monitoring the time frame of the certification process
- Counselling 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

### Energy consulting

Besides the green building consulting, ALBA additionally offers the following services:

- Energetic assessment of residential buildings
- Energetic assessment of non-residential buildings according to DIN V 18599-1-10
- Energy Performance Certificate according to EnEV 2007 for residential and non-residential buildings

## Our experience

Since 1979 ALBA has successfully handled projects with a total volume of more than Euro 10 billion. Since 2010 ALBA is a part of the Strauss Group, Vienna.

The expertise which ALBA has acquired in the course of more than 600 projects of different sizes and complexity over more than 30 years forms the basis for the outstanding project management services it provides to clients in both public and private sectors.

The success of these projects is a result of the skills, qualifications, dependability, and motivation of ALBA's employees. Personal commitment and experience ensure that all the risks and unforeseeable circumstances which occur in the course during any project are kept to an absolute minimum.

With experienced engineers ALBA is represented in all major centers of business and industry in Germany and offers the complete scope of construction and real estate expertise.

ALBA's reference list includes construction, renovation and refurbishment projects as well as work on listed buildings:

- Office buildings
- Housing projects
- Hotels / theaters
- Old people's homes / hospitals
- Schools
- Sports facilities
- Shopping centers
- Embassies
- Airports
- Logistics centers

# ALBA services

## Project Management

- Projekt Development
- Project Controlling
- Project Monitoring

## Real Estate Services

- Consulting, Structures, Concepts
- Technical Due Diligence
- Warranty Management
- Real Estate Asset Management
- Green Building Consulting  
Energy Consulting

## Project Development

ALBA facilitates the acquisition of building rights by arranging for land-use and building plans to be produced, draws up structural concepts for urban development and assesses usage and redevelopment concepts. ALBA examines the feasibility of projects by way of investment cost, profitability and ROI calculations. It oversees architectural competitions and planning approval procedures from the call for bids through to the final decision-making.

## Project Controlling

With these services, ALBA supports clients and investors in taking over their specific functions and pursue their interests in connection with the implementation of the project. The primary focus during planning, tender, awarding of the contracts, and realisation lays on the controlling of organisation/coordination, costs, deadlines, and qualities.

## Project Monitoring

The project monitoring performed by ALBA supports creditors and tenants from the planning phase to the completion of the project. By intervening instantly in case of unwanted developments, ALBA ensures compliance with the budgets, deadlines, and quality standards that have been set.

## Consulting, Structures, Concepts

ALBA advises clients, financial institutions, corporations, local authorities and tenants on all matters relating to real estate. In public-private partnerships (PPPs), ALBA takes care of the suitability test for PPP models.

ALBA also designs and allocates facility management services and sets up structures of organisation and realisation for developers (e.g. design and construction management models, general contracting).

## Technical Due Diligence

In addition to legal, fiscal and financial property assessments, ALBA also carries out the technical due diligence. ALBA experts conduct a thorough real estate analysis which is based on the client's requirements profile. Three levels of detail are offered: the real estate scan, the real estate expert survey, and the real estate appraiser's survey.

## Warranty Management

ALBA warranty management ensures that the client's contractual requirements are met in full once the project has been completed. ALBA takes care of the entire management process, beginning with identifying the defects – ensuring that the notices of defects are accurately formulated – to accepting and confirming the rectification of the defects. If necessary, ALBA arranges for "third party substitution" measures to be carried out.

## Real Estate Asset Management

ALBA asset management comprises all the functions involved in the successful development of real estate – across the entire property value chain: evaluation of the location, market and building analyses during the purchasing phase, assessments of cost effectiveness, monitoring of property management and reporting during the facility management phase, as well as consulting and preparation during the sale's process.

## Green Building Consulting Energy Consulting / Energy Performance Certificate

At this ALBA provides services concerning all issues of sustainability. ALBA supports clients and investors on their way to a sustainable building and supervises the implementation of economical, ecological and social-cultural qualities during the design and construction phase. ALBA assesses existing as well as new buildings according to their compliance with the requirements of sustainability and manages the certification process. Of course ALBA issues an energy performance certificate for your building.

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