

Case study:



First **GREEN** BUILDING in Eastern Slovakia

Kyiv, Ukraine, 29th November 2017

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Bischoff & Compagnons

Property Networks GmbH, Vienna

Round table

„Sustainable real estate and
green building certification:
an option or a ‚must‘ for Ukraine?“

- * Case study: EcoPoint Business Center, Slovakia
- * Assessing the value of green building: cost or investment
- * Sustainable green buildings as means to maintenance cost reduction
- * Green building certifications – how does it work?
- * DGNB / ÖGNI – LEED - experience



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Berlin, Vienna, Budapest, Bratislava, Zagreb, ...

... and since 2017 in ...

UKRAINE

Maculan & Compagnons Property Networks llc, Kyiv

Sergiy Ivannikov, General Manager



Maculan dom



Kyiv Airport City

Bischoff & Compagnons

Basic data

Total lettable area
16.000 sqm

Building A – handover 1/2014

Building B – under construction
handover 7/2018



Floor plan – variable configuration



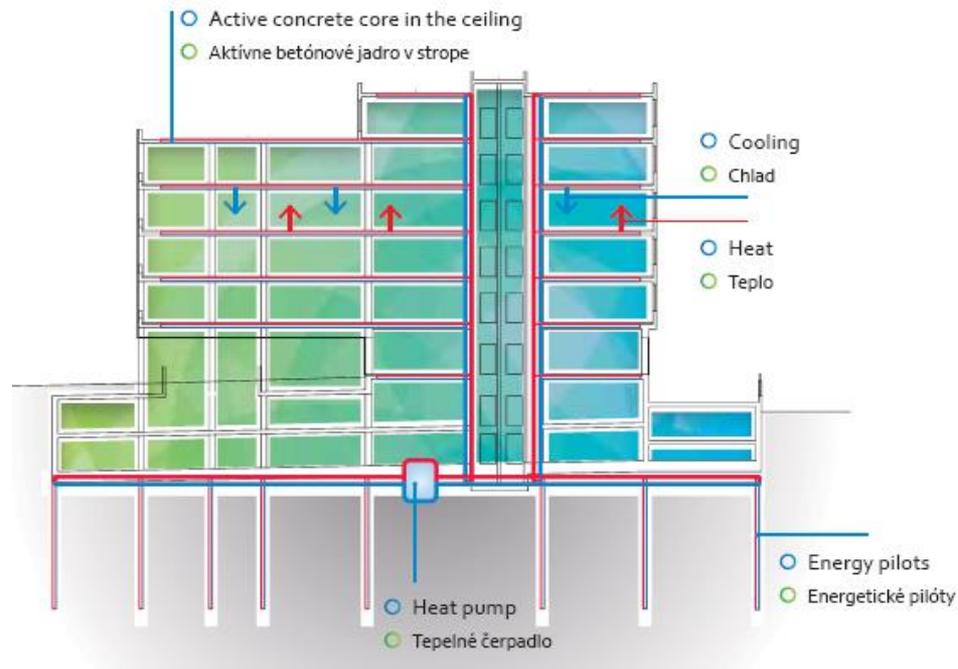
Top-Quality external cladding of the building

- above-standard thermal insulation
- triple glazed windows with above-standard thermal, acoustic and lighting parameters



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Where Ecology meets Economy



Renewable energy sources: 30 times 130m deep geo-thermal wells. Via heat pumps they provide heating and cooling - using activation of the concrete core in ceilings

Geo thermal energy source



30 geo-thermal wells - each 130m deep !

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Two main heat pumps



Heat pumps soil / water (Power 2 x 95 kW)

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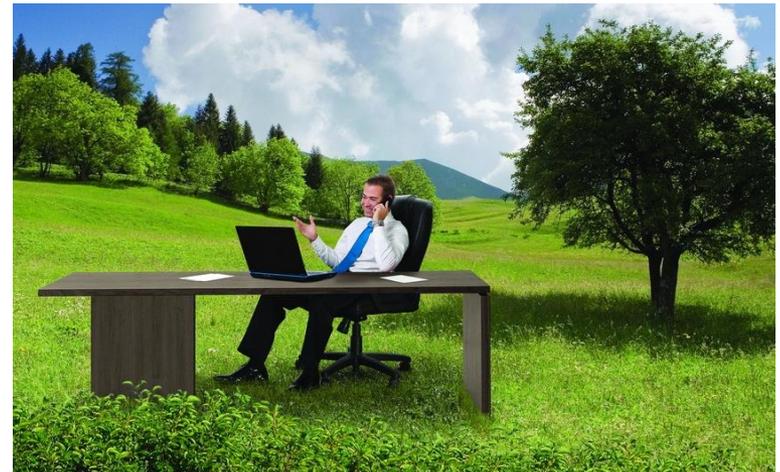
Concrete core activation



Heating and cooling by activation of the concrete core ceilings

What do the tenants achieve?

- Healthy workspace – higher productivity and creativity
- Lower operating cost and lower energy cost
- improves image, corporate culture



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What we achieved?

- increase of total investment cost + 3%
- return of extra investment 3,6 years
- lower heating and cooling costs - 70%
- lower operating cost - 40% (1 – 1,5 EUR/sqm)
- Eurostar Visio 2020 price
- Green building certificates

Cost or investment (Old – Normal – EcoPoint Standard)

Costs for heating, cooling and air change in EcoPoint = 0,20 EUR/sqm/Month
Only 10% of operating cost / service charge.

Real Life example /

Panel building without any insulation 60 m² flat, 1950/60s, Bratislava

1/ Old / before windows exchange	1.130 EUR per year
2/ Normal / new windows exchange (temperature reduction in flat from 26-27 C to 23 C) – Return 2 years	362 EUR per year
3/ the same flat with EcoPoint Standard	84 EUR per year (7 EUR/Month)

Green building certifications / CEE

Nov. 2017

	ÖGNI / DGNB	LEED	BREEAM		
Croatia	0	7	3	10	2%
Hungary	5	78	104	187	32%
Slovakia	1	37	55	93	16%
Ukraine	3	8	10	21	4%
Austria	160	49	60	269	46%
Nov.17	169	179	232	580	100%
	29%	31%	40%	100%	

Green building certificates

Pre-certification DGNB/ÖGNI

First project in CEE with pre-certification DGNB – silver



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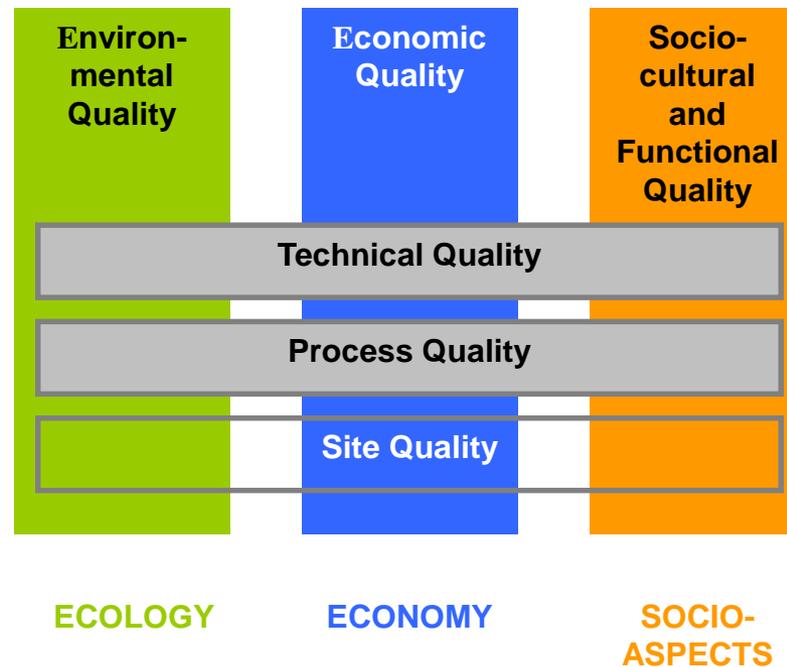
DGNB



www.dgnb.de

German Sustainable Building Certification

The sustained overall performance of a building is assessed on the basis of around 50 different criteria :



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LEED - Leadership in Energy & Environmental Design

- energy conservation,
- water consumption efficiency,
- reduction of CO₂,
- indoor quality



„With respect to resources and their impact on the environment.”

Contractor had experience → highest points in SK !



ECOPOINT OFFICE CENTER KOSICE
Kosice III, Slovakia

HAS FULFILLED THE REQUIREMENTS OF THE FOLLOWING LEVEL OF CERTIFICATION ESTABLISHED BY THE U.S. GREEN BUILDING COUNCIL
IN THE LEED GREEN BUILDING RATING SYSTEM™ AND VERIFIED BY THE GREEN BUILDING CERTIFICATION INSTITUTE.

LEED FOR CORE & SHELL

GOLD



S. RICHARD FEDRIZZI, PRESIDENT & CEO
U.S. GREEN BUILDING COUNCIL

August 2014



MAHESH RAMANUJAM, PRESIDENT
GREEN BUILDING CERTIFICATION INSTITUTE

Q + A ?

Thank you for your attention

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