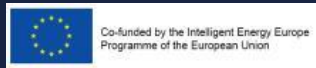


Financing and quality assurance process

› ing. Stefan Van Loon



KENNISPLATFORM
ENERGIENEUTRAAL
BOUWEN

FINANCING

- › Not only the building cost:
 - › Temporary relocation
 - › Temporary housing
 - › Relocation
 - › Organisation
 - › Beter performance due to IAQ
 - › Energy performance contracting
 - › Attention for only fast gains
 - › Design team payed on percentage of construction cost?
 - › Funding commitment vs. performance contracting
 - › LCC
 - › TCO
 - › ON PAPER
 - › IN REALITY
 - › ONLY VIA ESCO?

TRADITIONAL COOPERATION APPROACH

- › Designteams are (often?) paid by a fixed percentage of the building cost
 - › right incentive for a best price/quality construction?
 - › Payback periods from 99 years possible?
- › Funding commitment
 - › No guaranteed performance
- › Cheapest constructor/contractor
 - › hard to describe 100% fitting technology product solutions (alternative products)
 - › each (small) imperfection gives a (hefty) surcharge
 - › performers (can) make themselves indispensable to the maintenance
- › Sustainability
 - › Low guarantees

BELGIAN EXAMPLE RS APPROACH



BELGIAN EXAMPLE RS APPROACH



BELGIAN EXAMPLE RS APPROACH



RENEWSCHOOL COOPERATION APPROACH

- › Identify all functional needs of the future
 - › F.e. sportsarea, computerclasses, meeting rooms,...
- › Comfort
 - › Thermal: temperature, RH, air velocity
 - › Acoustic: inside, outside
 - › Visual: daylight, artificial light: quantity and quality
 - › IAQ: quality
- › User profiles
 - › # persons
 - › Activities
 - › Equipment
 - › Time profils

RENEWSCHOOL APPROACH

- › Technical requirements
 - › 2050 ready solutions
 - › = passive building measures
 - › implement requirements which are effectively measured at completion
- › Cooperation model
 - › *involve all construction stakeholders as early as possible in your project, preferably BAU-team*
 - › *consider (financial) incentives for making the project cheaper / more energy efficient*
 - › *all "as-built" project data, documentation, PROGRAMMING code must be shared with the school owners*
 - › *Require maximum transparency and avoid black boxes. All programming codes must be well described.*