Financing and quality assurance process

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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

- Design teams 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
RENEWESCHOOL COOPERATION APPROACH

- Identify all functional needs of the future
  - F.e. sports area, computer classes, 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 profiles

RENEWESCHOOL 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.