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Skanska delivers what promised: the company has obtained the first in Poland LEED certificate with the highest Platinum rating

One of the buildings in Wrocław Green Towers office complex, LEED precertified with Platinum rating, has just received the certificate

Skanska once again confirms its pioneer status on the Polish office property market. Thanks to the Wrocław office project developed by Skanska, Poland is now among the countries which have LEED Platinum certified buildings. While a growing number of buildings in Poland are applying for LEED certification, it is Skanska that has been first to receive the LEED Core & Shell certificate at the highest level.

„LEED Platinum for the first building of the Green Towers complex is a great success and a reason to feel proud. The philosophy of sustainable development is part of our company's DNA. All the more so, I am pleased that we have successfully coped with the challenges related to the development and certification of this investment. As a result, we will deliver the best value, not only from the perspective of tenants, but also investors. This means that once again it is Skanska that sets the trends on the Polish market”, said Waldemar Olbryk, President of Skanska Property Poland.

Precertification is based on design assumptions, which undergo preliminary verification to assess to what extent the project will meet LEED criteria. After the investment is completed, the company submits full documentation and the final verification process takes place. Eventually, the building is awarded the certificate. Like all Skanska's projects, which are in the process of applying for the LEED certificate, Green Towers meets the most ambitious criteria for sustainable buildings and during its construction and design process the most innovative solutions available on the market were applied. LEED is the most widely used environment certification system. Its criteria include such factors as the location of buildings, water efficiency, energy consumption, materials and resources, indoor environment quality, as well as innovation and design.

„As this was our first LEED certification for an office building and already at the top level, it was a considerable challenge. To successfully carry out the task it was necessary to coordinate the work of a large group of people responsible for various areas, including designers, architects, coordinating staff with expert knowledge concerning the LEED certification. Commitment and cooperation on many levels, in accordance with the idea of sustainable development, have produced outstanding results,” said Michał Marszałek, Green Business Coordinator, Skanska Property Poland.

Green Towers A building features modern technologies which not only make it possible to reduce energy and water consumption, but also ensure optimum working conditions. The air-conditioning system is based on fan-coils with energy-saving engines, and high air quality is guaranteed by adiabatic humidifiers based on the use of water mist and cheaper thermal energy. Cool air from the outside of the building is used for heating the scheme, and the heat from the offices warms up the underground garage. Energy efficient lighting system has also been installed in the building. To reduce the use of water, water-saving fittings and waterless urinals were provided in the toilets and plants which do not require watering were chosen for open-air spaces. Green Towers also offers excellent access to public transport, so the building's users do not need to get to work by car. There is also parking space for bicycles outside the building and cyclists can use changing rooms with showers and lockers. Additionally, 6 power supply sources for electric cars are available for tenants. Regional materials were used in order to minimise the impact of their transport on the natural environment, as well as low-emission finishing materials, which are safer for health.

The LEED Platinum certificate for Green Towers is not the first success of Skanska Property Poland in this field. Previously the developer's Warsaw office was awarded the first in Poland LEED CI certificate with Silver rating, destined for commercial interiors which meet the highest standards of energy efficiency, water consumption, as well as innovative environment friendly solutions.

Green Towers

Green Towers is an A class green office complex, built in compliance with the principles of sustainable development. In September 2012 the project received the first in Poland LEED¹ certificate with the highest Platinum rating. Green Towers will consist of two ten-storey office buildings with a total leasable area of 23,300 m². There will be 5 lifts and 2 staircases in each building. Tenants will have at their disposal a two-storey underground car park offering over 300 parking places with additional outdoor parking places, as well as parking space for bicycles. Green Towers was designed by Maćków Pracownia Projektowa Sp. z o. o. from Wrocław and the general contractor will be Skanska S.A. The company responsible for the commercialisation of the project is Skanska Property Poland. So far lease agreements have been signed with Ernst & Young, Allegro Group, Dolby, Medicover Group and Talex. The construction of the complex started in April 2010 and phase I of the investment was completed in March 2012. The end of the construction works on phase II, whose total leasable area will be 11,600 m², is planned for the turn of 2012 and 2013.

Location

The Green Towers office complex is being developed in Wrocław, at Strzegomska Street, right next to Wrocław's one of main transportation arteries – Legnicka Street. One of the biggest assets of the complex is also the proximity to the Old Town, city's main railway

¹ **LEED (Leadership in Energy and Environmental Design)** – a system of certification of sustainable buildings, developed by U.S. Green Building Council (USGBC), which offers the option of precertification, i.e. the possibility to verify still at the stage of design whether the initial project guidelines comply with LEED requirements. LEED criteria, used for building certification, were established in line with the principles of sustainable development and are constantly updated according to the latest technologies. These criteria include a number of factors, such as location of buildings, water efficiency, optimal energy consumption, materials and resources, indoor environment quality, as well as innovation and design.

station, as well as Wrocław Airport. Easy access to public transport and a number of service points in the area will undoubtedly be another advantage for building's users.

The dynamically developing capital of Lower Silesia region is a city, which consistently builds its modern image worldwide, thereby creating exceptional growth opportunities for business. The proximity to three European capitals: Warsaw, Prague and Berlin, two economic zones, as well as excellent transport infrastructure and prestigious universities are key factors, which account for the increasing attractiveness of Wrocław as an ideal city for setting up businesses.

Green solutions

Green Towers, like other office projects developed by Skanska Property Poland, will apply for LEED and EU GreenBuilding² certificates. Modern intelligent technologies applied during the design and construction process will result in significant reduction of operating costs and at the same time savings for tenants. The building will also create exceptional working environment, which increases the productivity of employees by ensuring comfortable working conditions. This will be guaranteed by maximum access to daylight while minimizing the amount of sharp sunlight, high precision in maintaining optimum air parameters, both in terms of humidity and access to fresh air. Cutting-edge solutions implemented in Green Towers contribute to energy efficiency of the buildings, create comfortable working environment and minimise the building's impact on natural environment. These solutions include:

- efficient air-conditioning based on fan-coils equipped with energy-saving engines
- free cooling system (use of cool air from outside to lower temperatures in the offices)
- adiabatic air humidifiers (a system based on the use of water mist and cheaper thermal energy, with reduced impact on the environment)
- use of warm air from offices to heat the garage
- energy efficient lighting system (energy efficient fluorescent lamps, motion sensors controlling lighting in common areas)
- low-emission finishing materials, which are safer for health
- parking space for bicycles, as well as changing rooms and showers for cyclists
- waterless urinals, water-saving fittings and toilets
- 6 supply sources for electric cars
- use of regional materials in order to minimise the impact of their transport on the natural environment
- use of plants which do not require watering in open-air spaces

According to the results of research carried out in the United States, LEED certified buildings guarantee the reduction of operating costs by approximately 8-9% compared to referential buildings and the costs of energy consumption are lower by 30%.

Skanska Property Poland

Skanska Property Poland is an innovative developer of green office buildings which create friendly environment for business growth. The company has been operating in Poland since 1997 and is part of the Skanska Group, world leader in project development and construction. The projects of Skanska Property Poland offer top-quality office space

² **EU GreenBuilding** – a certification system applied in Europe by the European Commission aimed at improving the energy efficiency and expanding the integration of renewable energies in non-residential buildings. The certificate confirms that a building uses 25% less energy compared to local regulations.

at great locations, which ensures success and satisfaction of tenants. The investments completed by the company include the first office buildings in Poland awarded the EU GreenBuilding certificate: Deloitte House and Marynarska Point in Warsaw and Grunwaldzki Center in Wrocław. All the investments of Skanska Property Poland will undergo both EU GreenBuilding and LEED certification processes confirming their compliance with the principles of sustainable development, optimal energy consumption and friendly work environment.

Skanska Group

Throughout 125 years, Skanska has been a modern and innovative developer and contractor, building what society needs. Today, Skanska is one of the world's leading project development and construction groups with expertise in construction, development of commercial and residential projects and public-private partnerships. Based on its global green experience, Skanska aims to be the clients' first choice for Green solutions. The Group currently has 53,000 employees in selected home markets in Europe, in the US and Latin America. Headquartered in Stockholm, Sweden and listed on the Stockholm Stock Exchange, Skanska's sales in 2011 totalled SEK 123 billion.

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