

SMART[®] BUILDING EXPO

Home, building, city:
la fiera dell'integrazione tecnologica

22-23-24 novembre 2021
Fiera Milano, Rho



Qualità ?

Office Building : Longaberger, Newark, Ohio,
USA, 1998







CLASSE "A"?
GRADO "A"?
LIVELLO "A"?


Grade A offices




Grade A offices


 office grade a specification  


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Circa 113.000.000 risultati (0,45 secondi)


[PDF] GRADE A OFFICE ACCOMMODATION FINISHED TO THE HIGHE...
www.harlequinse1.co.uk/downloads/the_harlequin_spec.pdf  Traduci questa pagina
Read in conjunction with M&E specifications. - Office areas generally NR 35–38. - Entrance halls, corridors and circulation stairs NR 40. - Lavatories NR 40–45.


[PDF] Definitions of Grades/Types Grade A Grade B Grade C Listed ...
www.yorkmeansbusiness.co.uk/.../definitions_of_office_grades....  Traduci questa pagina
... Grades/Types. Grade A. Typically, office buildings within this bracket are brand new or have been recently ... Full compliment specification to contain: • Raised ...

BCO specification: the incredible shrinking office | Online News ...
www.building.co.uk/bco-specification...office/3141187.article  Traduci questa pagina
22 mag 2009 - The latest British Council for Offices specification is the leanest and ... A key finding is that there is no definition of Grade A office space that ...

[PDF] BCO Specification for Offices - Gardiner & Theobald
www.gardiner.com/.../BCO%20Specification%20For%20Office...  Traduci questa pagina
2009-2014 COMPARISON. The sixth edition of the British Council for Offices (BCO). Guide to best practice in the specification for offices has been published.

[PDF] Excellent Grade A specification modern office building ... - Property Pi...
www.propertypilot.co.uk/pdf/264+446.pdf  Traduci questa pagina
23 lug 2015 - Excellent Grade A specification modern office building available on a floor by floor basis or smaller suites subject to negotiation. TO LET.

grade a offices - AIA Capital Center
www.aiacapitalcenter.com/eng/specifications.php  Traduci questa pagina
GRADE A OFFICES. SPECIFICATIONS. Building Specifications. No. of Storeys, 34. Office Floors, 3rd-32nd Floor Low Zone 3rd-17th Floor Transfer Floor. 18th ...

Office Specifications | Prime Four
primefour.co.uk/letting/office-specifications/  Traduci questa pagina
Office Specifications. The existing designs at Prime Four provide Grade A office accommodation, and are in line with BCO Best Practice Guidelines. All buildings ...

[PDF] Central london offiCe Market Update - Carter Jonas

Grade A offices

BB&J Commercial property consultants
and land agents

The Lookout, 4 Bull Close Road, Nottingham, NG7 2UL



BB&J Tel: 01332 292825 Fax: 01332 206075
Email: commercial@bbandj.co.uk

LOCATION

The property is located approximately 3 miles to the south of Nottingham city centre off Bull Close Road. The property benefits from easy access to the A52 (Clifton Boulevard) which in turn connections with J25 of the M1 motorway. J24 is also easily accessible via the A453.

DESCRIPTION

The subject property comprises a detached four storey building of steel portal frame construction with brick elevations beneath a pitched tile roof.

The building has been constructed on the basis of a central core with accommodation either side.

The internal specification is of Grade A rating and includes air conditioning, raised floors (excluding the third floor), floor boxes in part, LGS lighting, 8 person passenger lift (providing access to all floors), male and female WC facilities on each floor and kitchenette facilities within the suites. In addition disabled WC's are situated on the ground and first floor.

Externally, the property benefits from 63 car parking spaces within a fenced and gated car park which will be allocated on a per square foot basis.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition:-

Ground Floor 532.4 sq m / 5,731 sq ft
First Floor 551.8 sq m / 5,940 sq ft
Second Floor 563.9 sq m / 6,069 sq ft
Third Floor 86.5 sq m / 931 sq ft

TOTAL NIA: 1,735 sq m / 18,671 sq ft

PLANNING

We understand that the property benefits from planning consent for use as B1(a) Offices. All planning information should be confirmed with the Local Authority.

SERVICES

We are informed that all services are available at the property.

BUSINESS RATES

The property is listed on the Valuation Office website as having the following rateable values:-

Ground and Part First Floor - £78,500
Part First Floor - £29,000
Second and Third Floor - £68,500

The rating assessments will need to be re-assessed if the property is sub-divided.

TENURE

The property is available to let by way of a new lease for a flexible period of time in accommodation from 2,984 sq ft.

PRICE

The accommodation is available at £7.50 per square foot.

VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with any transaction.

VIEWING

Accompanied inspections are to be arranged by prior appointment with BB&J Commercial.

CONTACT

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LOCATION MAP



ENERGY PERFORMANCE RATING



PROPERTY IMAGES



Note: Plans, maps and drawings are not to scale.

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Date Updated: 23-Jul-2015

TO LET

Excellent Grade A specification modern office building available on a floor by floor basis or smaller suites subject to negotiation.

OVERVIEW

Excellent modern office specification.

3 miles south of Nottin

Easy access to M1 mo

Total Net Internal Area being available from 2.

Generous car parking.

BB&J Joseph Wright House,
34 Iron Gate Derby, DE1 3GA

BB&J Joseph Wright House,
34 Iron Gate Derby, DE1 3GA

bbandj.co.uk

BB&J

BB&J Commercial can confirm the following:
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Grade A

Fonte
http://www.yorkmeansbusiness.co.uk/media/33765/definitions_of_office_grades.pdf



Definitions of Grades/Types

Grade A

Typically, office buildings within this bracket are brand new or have been recently redeveloped/experienced a thorough refurbishment within the last 15 years. They will be finished in order to compete for premier office users and will usually demand rents that are above average for the area and also have a Primary profile - the property should be highly visible although its location is not considered to be of high significance as this may be to the occupier's personal requirements.

Full compliment specification to contain:

- Raised floors and suspended ceilings
- Lift
- Air conditioning or similar

Grade B

This type of office space refers to properties that fall below the Grade A remit. These are usually maintained and finished to a good or fair standard, with adequate facilities. Materials used in the construction or fit-out of the building are functional but are not considered to be the highest quality. Due to the volume of offices within this Grade, they are apportioned into two categories, as follows:

B+ = Lacks at least 1 specification item from the full compliment. Less prominent profile.

B- = Lower level of specification. Also less prominent profile

Grade C

Grade C offices provide functional space. The fit-out is usually lower quality than Grade A or B properties. Usually a secondary profile and may be above shops or in a non business location.

Listed Buildings

These have been categorised separately to reflect the unique nature of the building and the repairing obligations inherent with a Listed Building.

Serviced Offices/Business Centres

These are managed premises specifically designed with an infrastructure in place that caters for every day business needs creating flexibility, simplicity and professionalism. Can offer flexible rental terms and occupational periods giving a business the option to expand or even shrink if necessary. These offices may be furnished or unfurnished but there is only one monthly cost and acquiring an office can be a very simple and speedy process with even same day.

Grado A

Tipicamente, gli edifici per uffici all'interno di questa fascia sono nuovi o sono stati di recente riqualificati mediante una ristrutturazione approfondita avvenuta negli ultimi 15 anni.

Sono in grado di competere con quegli edifici che hanno utenti di elevato standing (uffici premier) ovvero che in genere presentano affitti al di sopra della media per la zona e che hanno “un profilo primario” – l’edificio deve essere altamente visibile (presentare un’estetica significativa e in generale “caratteristiche” riconducibili ad un’alta qualità...)*, anche se la sua location non è considerata primaria giacché questo può derivare da esigenze specifiche dell’occupante.

Specifica completa delle tecnologie contenute:

- pavimenti sopraelevati e controsoffitti
- ascensori
- aria condizionata o similare

Grade A offices

Edificio di Classe A, B, C (International Classification Offices – Agenzia delle entrate – Tecnoborsa)

Classifica gli uffici in "A", "B" e "C" con riferimento alla **flessibilità del layout**, alla **presenza di aria condizionata**, alla disponibilità di **parcheggio**, pavimenti galleggianti e controsoffitti, qualità delle attrezzature e del cablaggio al piano, aderenza alle norme che identificano un **livello standard di sicurezza e dei materiali utilizzati**

Office Classe A, B, C (Urban Land Institute).

Classifica in "A" , "B" e "C" in base alla posizione, all'accesso alla costruzione, alla **qualità dei conduttori**, alla **professionalità nella gestione**, ai materiali utilizzati, **all'età dell'edificio**

Edificio per uffici Classificazione A, B, C (BOMA Building Owners and Managers Association).

L'associazione internazionale dei property manager (BOMA) classifica gli uffici in "A", "B+", "B-" in base alla **qualità espressa nel loro mercato (rent, vacancy, ecc.)**, al **livello dei conduttori presenti in quel contesto**, alla **qualità architettonica**, alla **accessibilità al building**, al **grado di professionalità gestionale**, all'età/modernità dell'edificio (anche post refurbishment)

Normativa o mercato ?

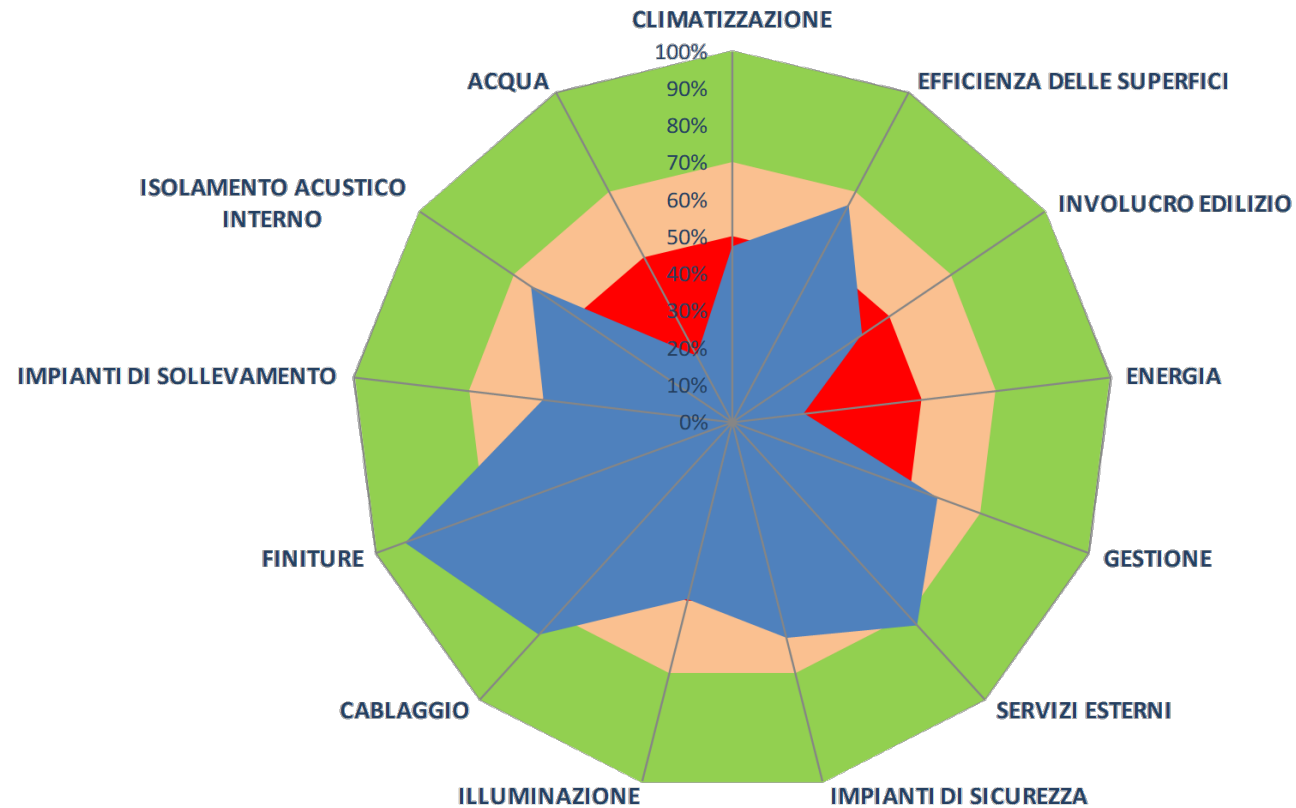


Gli ambiti di valutazione

Top 10 Criteria	P. Itaca	LEED Italia	Casaclima Nature	DGNB	Total Quality	BDM	HQE
ENERGY	Technical documentation	Optimize nergy performance	Energy consumption for heating	Global Warming Potential (GWP)	Primary energy demand	Thermal mass	Primary energy demand
WATER	U value	On site renewable energy	CO2 emissions	Building-related Life Cycle Costs	CO2-emissions from energy consumption	Healthy materials	Healthy materials
MATERIALS	Net Energy heating	Alternative transportation	Primary energy (product manufacturing)	Thermal Comfort in the Summer	O13-calculation as guideline	Local materials	Exploitation of construction activity waste
SITE	Primary energy heating	Development density	Acidification (product manufacturing)	Indoor Hygiene	Disposal indicators	Recycled materials	Water consumptions for indoor uses
SERVICE QUALITY	Solar radiation control	Water efficient landscaping	Global warming potential (product manufacturing)	Visual Comfort	Economic efficiency calculation-LCCA	Renewable energy	Building adaptability
ECONOMY	Thermal mass	Water use reduction		Quality of the Project's Preparation	Energy demand for heating HWB	Public transports	Daylight
COMFORT	Sanitary Hot Water	Building Reuse		Integral Planning	Avoidance of PVC	Proximity to services	Water retention on site
PROCESS	Potable water for indoor uses	Measurement and verification		Optimization and Complexity of the Approach to Planning	Low-emission constructing and building materials	Costruction site wastes	Construction materials reuse
WASTE	P.V. Energy	4 criteria on materials		Quality assurance of the construction activities + Systematic commissioning	Barrier free built	Water consumptions minimisation	Energy consumptions monitoring
	CO2 Emissions	3 criteria on energy		Connection to transportation	Thermal comfort in summer	Solar radiation control + consumptions monitoring	Transport optimisation

BraVe: un approccio olistico

RATING	SCORE
BRaVe 10 - AAA	100 – 90
BRaVe 9 - AA	89 - 80
BRaVe 8 - A	79 - 70
BRaVe 7 - BBB	69 - 60
BRaVe 6 - BB	59 - 50
BRaVe 5 - B	49 - 40
BRaVe 4 - CCC	39 - 30
BRaVe 3 - CC	29 - 20
BRaVe 2 - C	19 – 10
BRaVe 1 - D	< 10

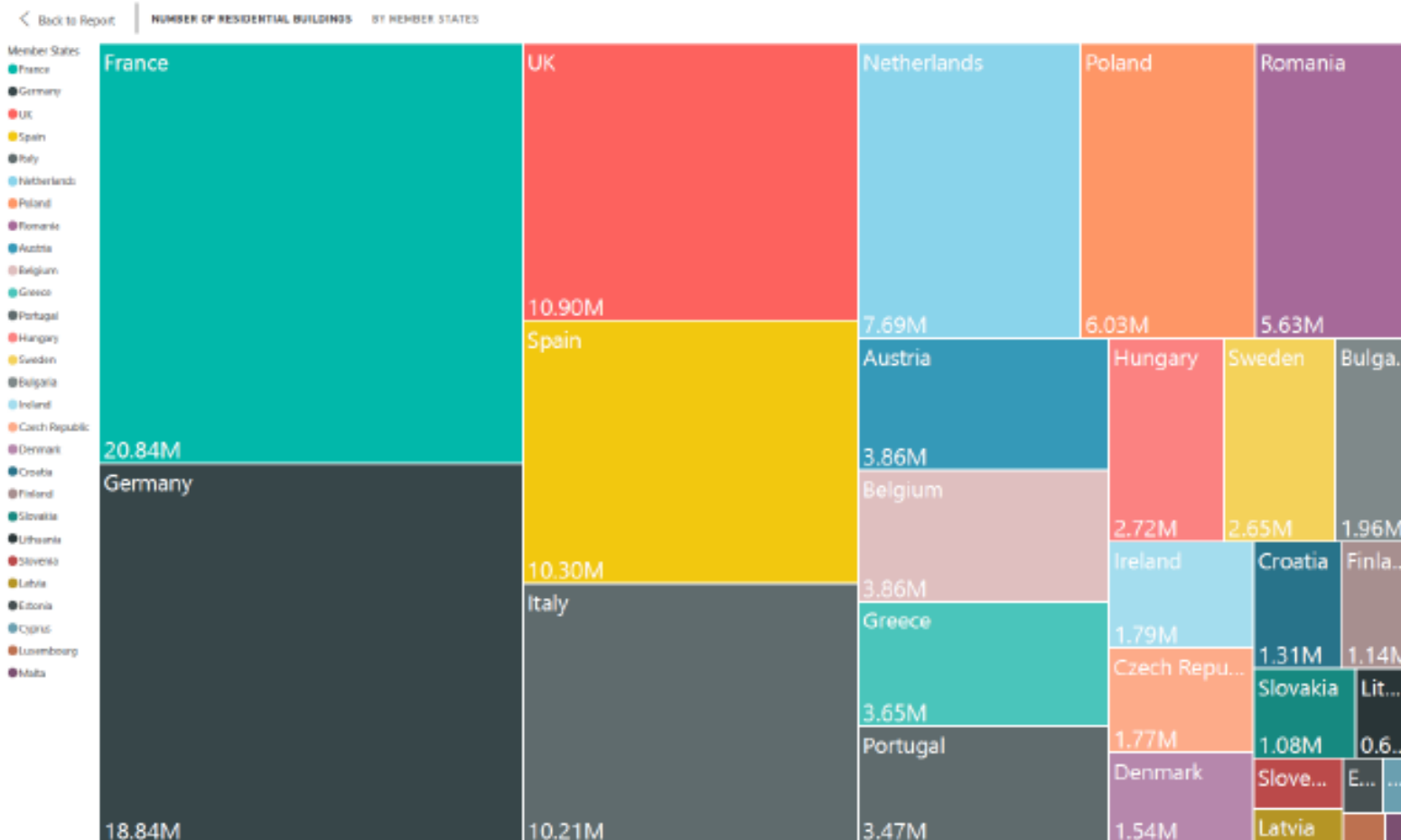


Stock edilizio EU

Topic 1.1 – Residential Building Stock Count

EU Total:
119M

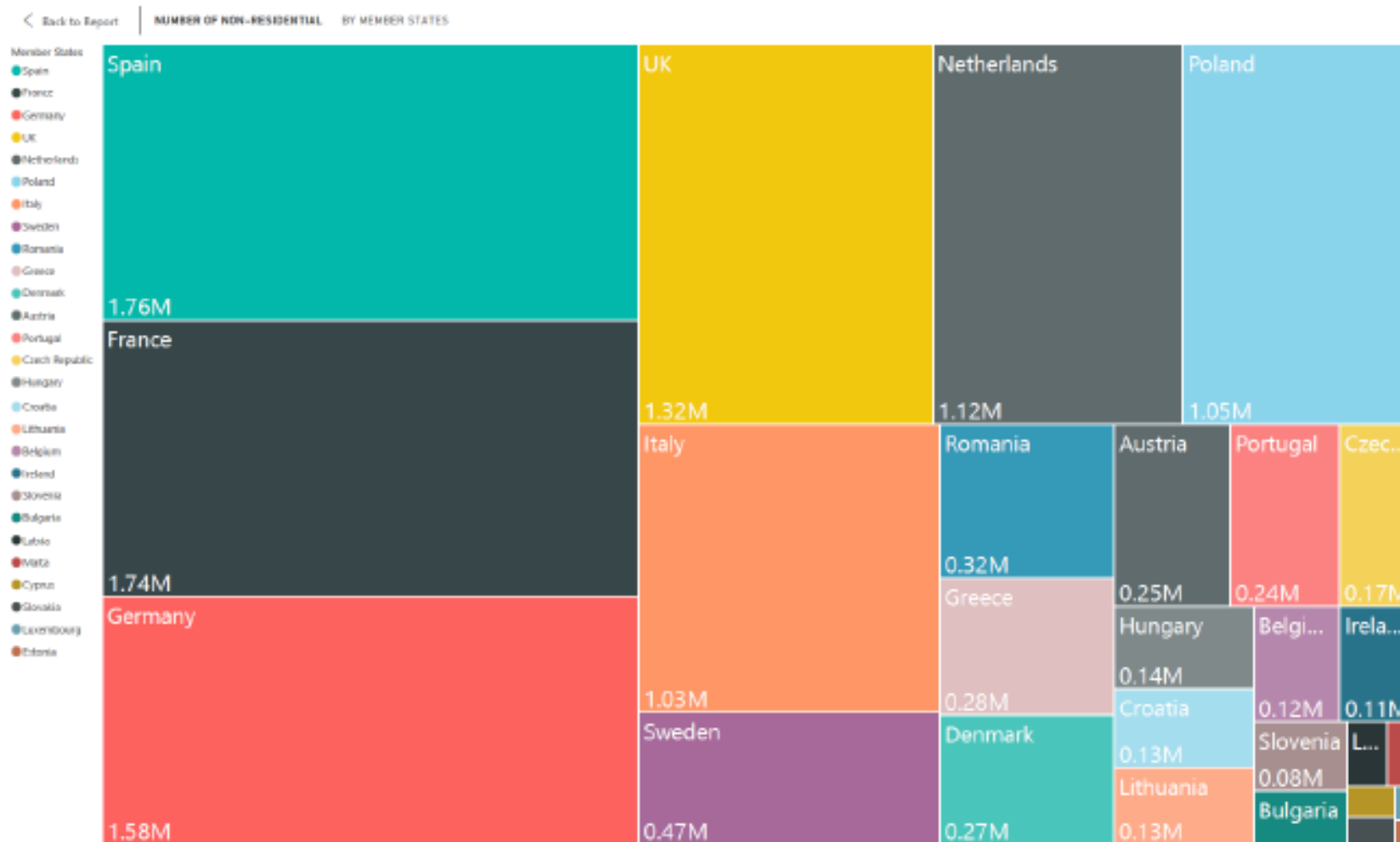
33% held by
France and
Germany



Stock edilizio EU

Topic 1.1 – Non-residential Building Stock Count

- ▶ EU total:
11.9M
- ▶ 43% held
by Spain
France and
Germany



Stock edilizio EU

EU: 75% edifici inefficienti

EU: 1% tasso di riqualificazione annuo

EU: edifici 40 % dei consumi

EU: edifici 36% gas serra

EU: Dal 2012

638mila NZEB (nuova costruzione)

599mila NZEB (ristrutturazioni)



Smart readiness indicator

Il committente:

European Commission, Directorate-General for Energy, Contract no. ENER/C3/2016-554/SI2.749248.

«Support for setting up a Smart Readiness Indicator for buildings and related impact assessment»

The smart readiness indicator is part of the revised Energy Performance of Buildings Directive (EPBD)

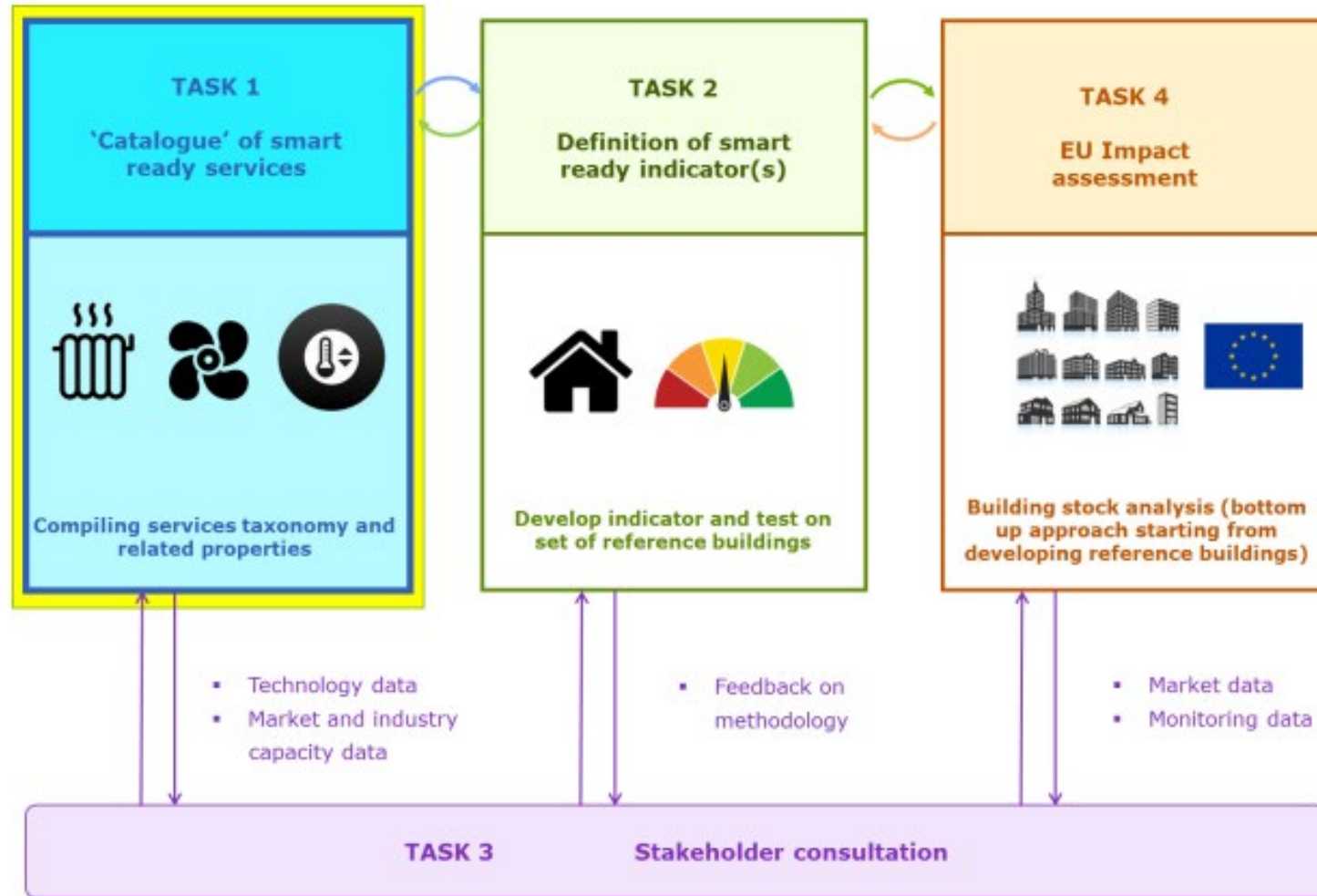
https://ec.europa.eu/info/news/commission-welcomes-council-adoption-new-energy-performance-buildings-directive-2018-may-14_en

Gli autori


VITO, Waide Strategic Efficiency, Ecofys and OFFIS for European Commission DG Energy.

Reference: Verbeke S., Waide P., Bettgenhäuser K., Uslar M.; Bogaert S. et al.; “Support for setting up a Smart Readiness Indicator for buildings and related impact assessment - final report”; August 2018; Brussels


Il percorso



MEASURE THE TECHNOLOGICAL READINESS OF YOUR BUILDING


1  Readiness to
adapt in response
to the needs of the
occupant

2  Readiness to
facilitate main-
tenance and
efficient operation

3  Readiness to
adapt in response
to the situation of
the energy grid



1  Occupant/Owner/
Investor
directly affects their invest-
ment decisions

2  Facility manager
reference for investment
discussions with
owner/investor

3  Smart Service
Provider
will influence their
service offering

In conformità con i requisiti della EPBD, sono state prese in considerazione tre funzionalità chiave:

La capacità di migliorare le prestazioni di efficienza energetica e la gestione dell'edificio attraverso l'adeguamento del consumo energetico, ad esempio, attraverso l'uso di energia da **fonti rinnovabili**;

La capacità di **adattare la propria modalità di funzionamento in risposta alle esigenze dell'occupante** prestando la dovuta attenzione alla facilità d'uso, al mantenimento di sane condizioni climatiche interne e alla capacità di informare sul consumo energetico;

La flessibilità della domanda complessiva di energia elettrica di un edificio, compresa la sua capacità di consentire la partecipazione alla domanda-risposta attiva e passiva in relazione alla rete, ad esempio attraverso la **flessibilità e le capacità di spostamento del carico**.



Domini e criteri di impatto

La metodologia per il calcolo del rating SRI di un edificio si basa sulla disponibilità dell'edificio a ospitare "servizi smart-ready".

Un "catalogo dei servizi smart-ready" si riferisce ai servizi di costruzione che sono classificati in **9 domini tecnici**

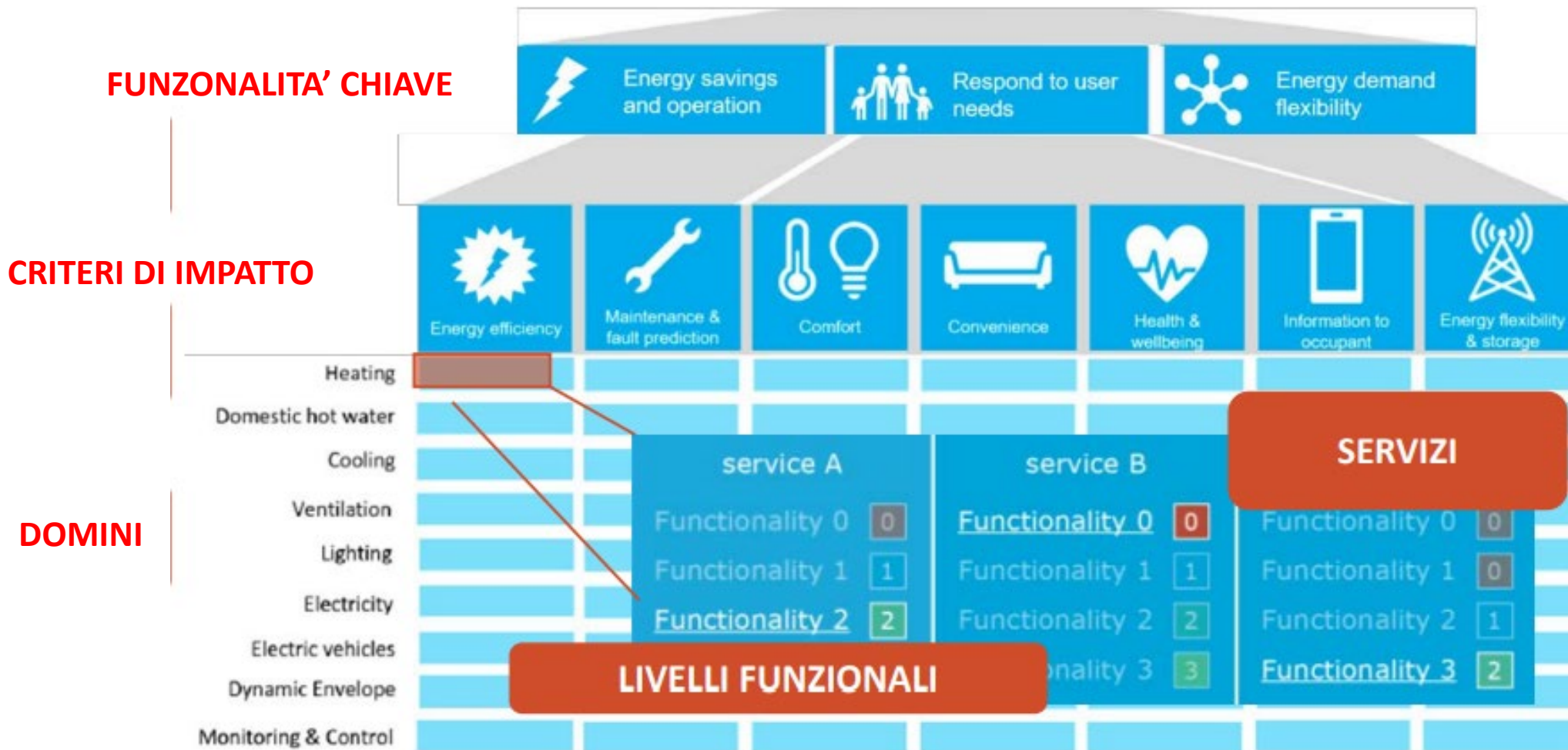
- il riscaldamento
- raffrescamento
- acqua calda sanitaria
- ventilazione controllata
- illuminazione
- involucro edilizio dinamico
- elettricità
- ricarica per veicoli elettrici
- monitoraggio e controllo



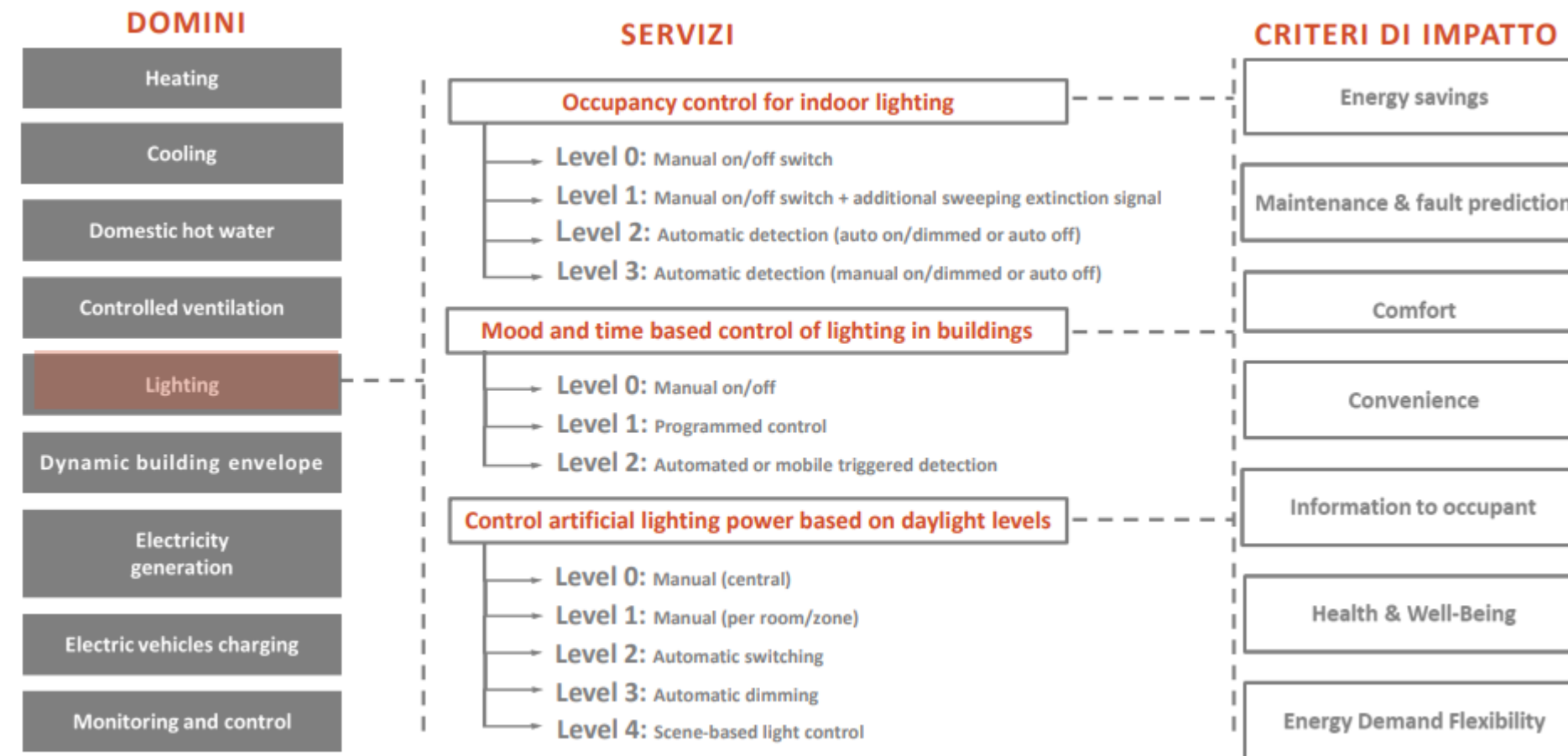
Tali servizi smart-ready sono abilitati da una combinazione di tecnologie smart-ready, ma sono definiti in modo tecnologicamente neutro, come "fornitura di controllo della temperatura in una stanza".

Per un determinato edificio, tutti i servizi smart-ready sono valutati rispetto ai seguenti **impatti**:


- efficienza energetica
- manutenzione e previsione dei guasti
- comfort
- convenienza
- salute, benessere e accessibilità
- informazioni agli occupanti
- flessibilità e stoccaggio dell'energia



Un approccio multicriterio



Categorie di impatto

 One overall score expresses how close the building is to maximum smart readiness



Optimise energy efficiency and overall in-use performance



Adapt their operation to the needs of the occupant



Adapt to signals from the grid (energy flexibility)



Energy efficiency



Maintenance and fault prediction



Comfort



Convenience



Health, well-being and accessibility



Information to occupants

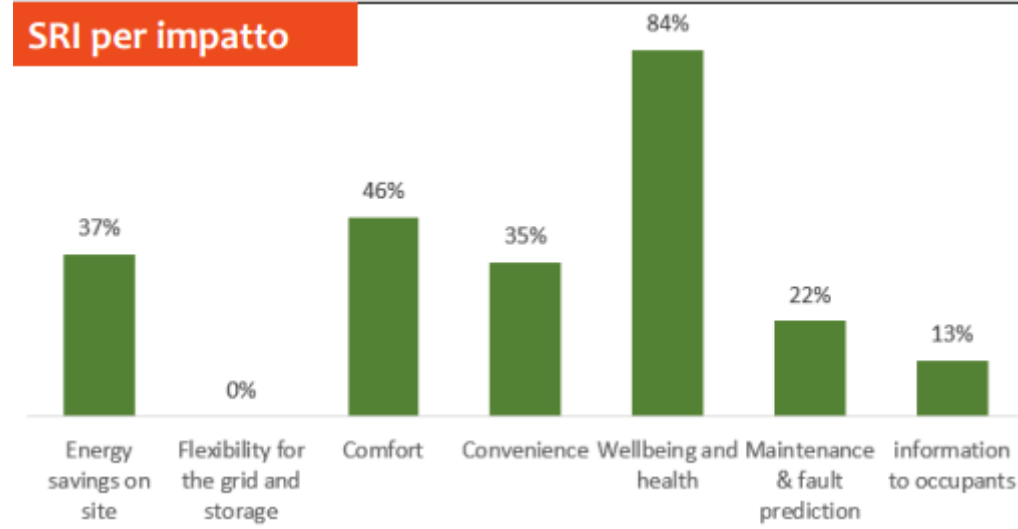
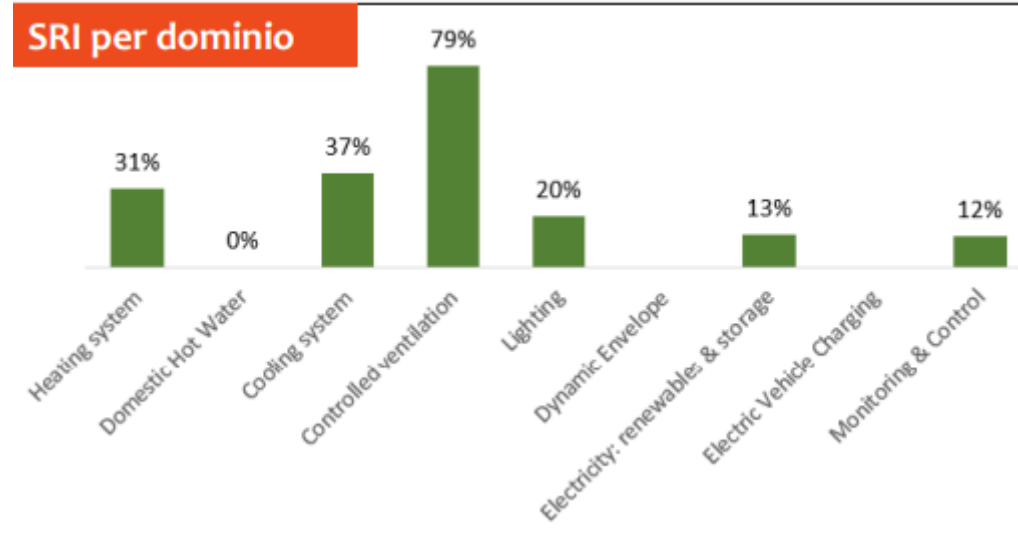
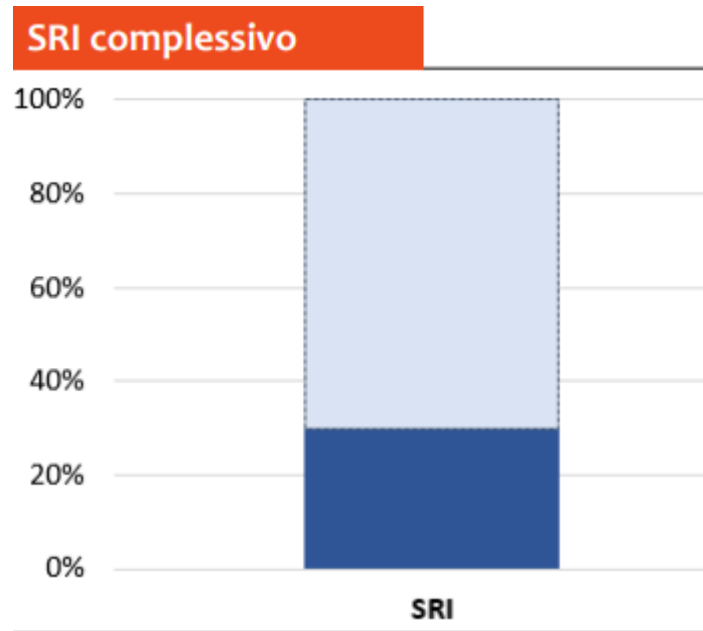


Energy flexibility and storage

La valutazione



La valutazione



Fonte: Vigna I., Perneti R., Pernigotto G., Gasparella A.,

Analysis of the Smart Readiness Indicator Calculation: a comparative case-study with two panels of experts, *Energies* 2020, 13, 2796; doi:10.3390/en13112796

La valutazione

	A Semplificato online «quick-scan»	B Valutazione approfondita SRI	C Valutazione della performance
Metodologia	Valutazione tramite <i>check-list</i> (lista di servizi semplificata)	Valutazione tramite <i>check-list</i> (analizzando un'ampia lista di servizi smart)	Valutazione tramite misurazione dati (potenzialmente ristretto ad alcuni domini)
Procedura	Online	Valutazione <i>in loco</i>	Analisi in edifici in uso, attraverso rilevamento dati
Ispezione	Autovalutazione	Esperto qualificato	Monitoraggio e misurazione dati
Durata	15 minuti	Alcune ore	Valutazione dati su un lungo arco temporale (ad esempio, 1 anno)
Tipologia di edificio	Edifici di tipo residenziale ed edifici piccoli di tipo non residenziale	Edifici di tipo residenziale e non (ad esempio, uffici)	Edifici di tipo residenziale e non, applicato solo ad edifici in uso e non in fase di progettazione

Quali sviluppi?

- Altri **domini**?
- La presenza di servizi smart presenti **solo in una parte dell'edificio**;
- Edifici complessi in cui si svolgono attività distinte in **parti diverse dell'edificio**;
- Possibilità di implementare SRI differenziati per tipologia di edificio;
- Utilizzo del Building Information Modeling (**BIM**) come fonte di informazioni;
-
- Livello di **interoperabilità dei sistemi smart** e dei relativi sistemi tecnici;
- Potenziali collegamenti con **l'industria** e gli indicatori specifici del settore che si applicano anche a tecnologie smart ready;
- Collegamenti con altre iniziative di politica edilizia e in particolare gli attestati di prestazione energetica, lo schema LEVEL (S) e i «passaporti» per la ristrutturazione degli edifici;

Le condizioni per la diffusione

Fino al 1966

1966+1968

dal 1968

