



**LISTEN CAREFULLY.  
IF IT'S SUSTAINABLE,  
IT WILL TALK ABOUT US.**

**WE INTRODUCED THE LEED® CERTIFICATION IN ITALY  
AND WE DEVELOPED ITS KNOWLEDGE AND USAGE.  
THIS IS WHY WE ARE THE LEADER OF THIS AREA WITH THE  
MOST COMPLETE AND TRUSTABLE SERVICE PACKAGE.**



**SPONSOR PLATINUM**



**WE ARE LEADER IN LEED.**

We are the first Italian firm to offer an integrated service system for the different LEED rating systems.

Our services change sustainability into a strategic way for innovation and development. They help to drive public and private clients, investors, design teams and contractors towards high level performance, developing innovative strategies endorsed by a strict technical and economic analysis and by the achievement of LEED certification.

That's why many firms and organizations choose our support and our integrated services to achieve the LEED certification or to be competitive in the market.



## Green building professionals

We are the Energy and Environment Technological District Of Trentino, recognized by the Minister of University and Research.

We support innovation and development of supply chains, creating innovative marketing infrastructure through the development of sustainable projects.

We also offer services in the field of sustainable building, energy and mobility. These are the three keys fields around which we developed our activity offering our skills and knowledge. Our scope is to provide a sustainable approach to bring added value to the projects, reducing costs, and integrating with core business of the company.

We introduced the LEED certification in Italy and we are a founding member of the Green Building Council of Italy.

We follow every phase of the LEED certification for most of the projects in our country and provide support for any sector of the existing LEED rating system.



Our team worked on the first LEED certification of a school in Europe (Certification level achieved: LEED school 2.0 Gold - November 2009 - Istituto Tecnico Commerciale Floriani, Riva del Garda, Italy) and the first LEED EBO&M certification in Italy (Certification level achieved: LEED EBO&M gold – August 2010 – IFAD Headquarter, Rome, Italy). Furthermore the credits that we have submitted related to our projects, have been completely approved.

### Our main clients

- Castello SGR Progetto MUSE (Trento)
- Unipol Gruppo Finanziario  
Progetto Torre Unifimm (Bologna)
- Italcementi Group
- Ifad (UN agency )
- Baxter
- Morgan Stanley
- Fondazione Bruno Kessler
- Trentino Sviluppo
- Opera universitaria di Trento
- Patrimonio Trentino



# What does LEED mean?

The LEED Green Building Rating System is the energy certification standard and the sustainable key for the design, construction and management of green buildings from the environmental, social and well-being to the economical point of view. It was created in the US and it has been used in more than 100 countries around the world. LEED is voluntary, open, transparent, always evolving, supported by a big community of technicians and scientists, and is well accepted in the market. The US Green Building Council is the organization that defines and promotes the LEED system. It's a non-profit organization that was established in 1993 and nowadays has more than 11,000 members.

The LEED system in Italy was developed and promoted by the GBC Italia, an organization founded and advertised by Habitech.

The Italian LEED rating system was released on 14 april 2010: LEED Italia 2009 – New Construction and Renovations, that mainly works with Italian/European standards. USGBC introduced the LEED accredited professional (LEED AP). The LEED AP is a high knowledgeable person of the LEED certification process, whose duty is to drive the design team and contractors towards the achievement of the LEED certification.

Habitech has the highest number of LEED AP in Italy.

LEED is a flexible and articulated system that can be applied to different kinds of projects. The core basic structure is well adapted to different sectors, for example:

- LEED for New Construction and Major Renovations
- LEED for Schools
- LEED for Core & Shell
- LEED for Existing Buildings: Operations & Maintenance
- LEED for Neighborhood Development
- LEED for Commercial Interiors

Habitech is the only company in Italy offering consulting services for every LEED standards.

All the sustainable features of the building are divided in different sections within the LEED system. Each section is composed of several credits, and earned when the particular feature is met. This will show the possible environmental impact of the project.

LEED Italia 2009 New Construction and Major Renovations	
Total Possible Points **	110*
SUSTAINABLE SITES	26
WATER EFFICIENCY	10
ENERGY & ATMOSPHERE	35
MATERIALS & RESOURCES	14
INDOOR ENVIRONMENTAL QUALITY	15
* Out of a possible 100 points + 10 bonus points	
** <b>Certified</b> 40+ points, <b>Silver</b> 50+ points, <b>Gold</b> 60+ points, <b>Platinum</b> 80+ points	
INNOVATION IN DESIGN	6
REGIONAL PRIORITY	4

The credits that we have submitted related to our projects have been totally approved.

The project can reach four different certification levels depending on the number of credits achieved.

The LEED certification levels are four:

- PLATINUM** 80 points
- GOLD** 60 - 79 points
- SILVER** 50 - 59 points
- CERTIFIED** 40 - 49 points



## Work with LEED with our support

If you are a client, an investor (property owner) or a local administrator: you can use any of the green building design services available and we will help you to find the best way to achieve your objective.

### CUSTOMIZED PROGRAMS FOR:

- DESIGN TEAM
- GENERAL CONTRACTOR
- CONSTRUCTION INDUSTRY PRODUCT AND/OR SERVICE SUPPLIER

### It's possible to start immediately to work on a LEED project thanks to the PLUG AND PLAY Habitech package

The Plug and Play method was born with the objective to offer all the involved subjects or who has to work on a LEED project, the possibility to utilize Habitech expertise for the project design and to gain professionalism at the same time.

## Green building design services

We are the leader in the field with the most complete and trustable package available to achieve the LEED certification and to change sustainability in a strategic way for innovation and development. Our services are divided into the following areas:

### • Sustainability

Thanks to our continuous presence and knowledge of the market, of the targets and of the actual trends, we support the organization to improve their strategic objectives towards sustainability, helping them to find and improve development strategy and sustainable policy. We offer support to the organizations towards a sustainable management of their projects, assessing the potential LEED credits level and helping to define a benchmarking for the specific project.

### • LEED certification

We are specialized in the consultations and management of LEED projects, following every phase of the certification process: from the definition of the project requirements and planning, the preparation of the specification, the construction phase to the presentation of the final result achieved and the path that has been followed. Our team expertise is able to fulfill all the three main activities included in the LEED certification process (LEED AP, Energy Modeling, Commissioning Authority). We coordinate all the parts involved in the project, offering support to the design team in following the LEED system during the design. We also work on site during the construction phase, together with the contractors, making sure that they respect the LEED requirements. Finally we follow up with the GBCI (Green Building Council Institute) during the all LEED process.

### • Marketing and Communication

We help our partners to tell about their path towards sustainability and to involve them in the international green building community. Thanks to our continuous presence and knowledge of the market, of the targets and of the actual trends, we support the organizations in using new ways to communicate effectively and to improve their strategic plan towards sustainability.

### • Training

We believe that training is a way to develop professionalism towards sustainability. Our training options are different and tailored to satisfy the different firms and professionals needs. This allows to activate a process of understanding finalized to improve technical and logistic skills for developing different rules and duties. We offer several training paths on the LEED system: start up, information and knowledge of the certification process, specific training on each rating system or specific areas; training on applying the LEED system to a real case (Training on the job).

## Other services

### • Support to create Energy Service Companies

• We offer consulting service to participate on third-party financing and Energy Performance Contract

• Support to public administration on defining their energy policy and adopting instruments.

# GUARANTEES FOR QUALITY PROJECTS

The services that we provide for companies, organizations and individuals make the way to achieve sustainability a concrete and reliable path, made of measurable results, valued by the market, nationally and world wide recognized. We help to make sustainable:

NEW CONSTRUCTION

EXISTING BUILDING

COMMERCIAL INTERIORS

NEIGHBORHOOD

SUPPORT TO PUBLIC ADMINISTRATIONS

PRODUCTS AND MATERIALS ANALYSIS

Our services towards the LEED certification are:

- **Technical-economical project analysis**
- **LEED AP support**
- **LEED Administration and Project Management**
- **Construction Management**
- **Energy Modeling**
- **Eco- Charrette**
- **Commissioning Authority**
- **Training on LEED system**
- **Third-party LEED project assessment**
- **Support on specification development**

# SUPPORT TO LOCAL AUTHORITIES

We support the municipalities and the government that use the sustainability as a distinctive element for their policies.

In particular, we support innovation and development of local supplier, creating innovative infrastructure market (GBC, epc), developing projects and providing services. We are also able to help in the process of establishing laws, regulations, notices and incentive within a sustainable context.

We help the local committee through the LEED certification to innovate their processes involving the entire building industry: building owners, developers, designers, firms and operators that work in the construction process, suppliers.

We manage the development of "school work sites" used to create training programs for the professional development of operators of an entire business system.

## NEW CONSTRUCTIONS

HABITECH SERVICES

LEED PROJECT - UNIFIMM TOWER BOLOGNA - LEED NC 2.2 TARGET: GOLD



### LEED FOR NEW CONSTRUCTION AND MAJOR RENOVATIONS, LEED FOR SCHOOLS, LEED CORE AND SHELL

These systems have been created to achieve high level standard projects and for the construction of new buildings and major renovation of existing ones. LEED for New Construction can be used for many kind of projects as government, industrial, residential (of at least 4 storey) buildings.

LEED for Schools is specific design standard tailored on particular educational building requirements.

LEED Core & Shell helps the design team and the contractors to design and build the structure, the core and the mechanical systems in a sustainable way.

This system can be integrated with LEED Commercial Interiors to complete the whole building LEED design certification.

### ADVANTAGES

- Design the building following the most internationally recognized green building design system.
- Gain the market with a world wide trade recognized mark.
- Extra costs can be paid back in around 7 years thanks to a substantial reduction of operational cost
- A 6% increase on building leasing and 16% increase on sale

- Specific advantage for LEED Core & Shell system: it's the only system that allows a pre-certification of the project with green features, this will gain the commercial value of the building during its construction.

### OUR INTERVENTION

Habitech support on the achievement of the LEED certification includes: management of all the parts involved in the project, offering support to the design team in following the LEED system during the design; on site during the construction phase, working together with the contractors, making sure that they respect the LEED requirements. Finally we follow up with the GBCI (Green Building Council Institute) during the all LEED process.

### MAIN PROJECTS

*Unifimm Tower - Bologna*

*Museum of Science - Trento*

*ITC LAB - Bergamo*

*Energy Park - Vercate*

*Itc Floriani - Riva del Garda (Certified LEED GOLD)*

# EXISTING BUILDINGS

HABITECH SERVICES

LEED PROJECT - IFAD - International Fund for Agricultural Development - ROME - LEED® EB:O&M v3 Gold CERTIFIED



## LEED FOR EXISTING BUILDINGS - LEED-EB:O&M (Existing Buildings: Operations & Maintenance)

LEED for Existing Buildings is a reference point for building owners and operators who want to upgrade or manage better an existing building. The aim of this system is to maximize the operational efficiency and minimize the environmental impact of the project.

LEED for Existing Buildings addresses whole-building cleaning and maintenance issues (including chemical use), recycling programs, exterior maintenance programs, and systems upgrades.

LEED EB: O&M recommends and promotes sustainable policy applicable to all the building operations. LEED EB:O&M can be applied both to existing buildings seeking LEED certification for the first time and to projects previously certified under LEED for New Construction, LEED for Schools, or LEED Core & Shell.

LEED for Existing Buildings: Operations & Maintenance is an efficiency rules system for the certification of the building operations and maintenance.

## ADVANTAGES

- Reduce operational costs
- Reduce energy bills costs
- Reduce the usage of inefficient sources
- Reduce Co2 emission
- Improve indoor environmental quality
- Improve the comfort, well-being and productivity

## OUR INTERVENTION

We support every phase of the LEED certification process. We offer specific solutions for this kind of certification and in particular the following:

- Performance analysis against international standards
- Guideline for the sustainable impact management
- Guideline for green contract
- Waste management review
- Energy audit
- Co2 emission analysis and reduction plan

## MAIN PROJECTS

*IFAD Headquarter (UN Agency) - Rome  
Certified LEED EB:O&M Gold - 2010*

*Baxter Headquarter - Rome  
Certified LEED EB:O&M Silver - 2011*

*Fondazione Bruno Kessler - Trento*

# INTERIORS

HABITECH SERVICES

LEED PROJECT - IFAD - International Fund for Agricultural Development - ROME - LEED® EB:O&M v3 Gold CERTIFIED



## LEED FOR COMMERCIAL INTERIORS - LEED ID + C (Interior Design and Construction)

LEED for Commercial Interiors is the green benchmark for the tenant improvement market. It is the recognized system for certifying high-performance green interiors that are healthy, productive places to work; are less costly to operate and maintain; and have a reduced environmental footprint.

## ADVANTAGES

- Sustainability as part of the tenants experience and service offered to them.
- Assuring high-comfort internal environment while decreasing operational costs.
- Design your project against an international green building standard rating system.
- Increase the commercial value of the project using a world wide recognized trade mark.
- In case of multiple commercial properties (stores, agencies, etc.), LEED offers the possibility of establishing guidelines for a larger number of them (volume) and provides the option to achieve a pre-certification through a specific program, taking advantage of cost saving design features and reducing the certification process.

## OUR INTERVENTION

We offer specific solutions for this kind of certification defining the guidelines and eventually carrying out "LEED VOLUME" program for the multiple building certification.

# NEIGHBORHOOD DEVELOPMENT

HABITECH SERVICES

LEED PROJECT - MUSE MUSEUM OF SCIENCE - TRENTO



## LEED NEIGHBORHOOD DEVELOPMENT

The LEED for Neighborhood Development rating system integrates the principles of smart growth, urbanism and green building into the first national system for neighborhood design.

LEED ND is focused on the choice of the project site, on the design, the construction, integrating the combined principles of smart locations, neighborhood design, and green infrastructure and building.

This rating system is designed primarily for planning and developing green areas and new mixed use project, close to previously developed land.

## OUR INTERVENTION

We give support to developers, engineers, architects and other subjects involved in the neighborhood project development.

## ADVANTAGES

- Adopt a tool to define sustainable communities development programs.
- Improvement of the living comfort quality for the all area.
- Water and natural resources management.
- Sustainability as part of the tenants experience and service offered to them.
- Increase the market value of properties included within city areas using a world wide recognized trade mark.

# PRODUCTS AND MATERIALS

HABITECH SERVICES

We make an energy and environmental analysis in terms of sustainability of single products and services offered by a company and, in particular, with respect to the LEED standard, which requires specific performance and characteristics of construction products.

The LEED system is a building certification system.

The LEED certification is issued for the whole building, not just for one product, but it is easy to understand the fundamental role that the product plays in order to obtain the final score assigned to the building.



## CHECK OF PRODUCTS COMPLIANCE TO LEED REQUIREMENTS

The "products mapping" is an energy and environmental analysis in terms of sustainability of single products produced by a company and, in particular, with respect to the LEED standard, which requires specific performance and characteristics of construction products.

## THE SERVICE

This service is open to all firms that produce materials/ services for the construction industry, who wish to be ready to face a market where LEED is recognized as the most complete international standard. The specific firm, thanks to our consultancy, it will be able to identify which products will contribute to achieve LEED credits and to satisfy the requirements of all the actors involved in a LEED project.

## ADVANTAGES

The company, that will be ready to meet the requirements, will have the advantages of being more competitive in the market, where the LEED standard has been developing significantly. With the mapping service, the company has a real opportunity to innovate itself and innovate their own products, increasing its value on the market, and improving in a production system increasingly driven towards sustainability and energy efficiency.

## CONSULTING

Our consultancy service consists on the following activities:

- Introduction to LEED standard.
- Support and assist in verifying the compliance and the possible contribute of products or activities in respect of the LEED standard.
- Drafting of the guidelines together with the field associations.
- Analysis of LEED prerequisites and credits to which the goods or services can help.
- Specific analysis of the requirements from the credits of the LEED standard in optical development and product innovation in terms of sustainability.
- Indication of communication mode (policy USGBC) the possible contribution of the products and the claims to the standard.

## RESULTS

Thanks to this kind of approach the company will have acquired sufficient experience to satisfy any requests from the manufacturer. It will be issued a report in which will be summarized all activities done by the company, the prerequisites and credits achieved with the material selection and documentation necessary for the LEED process. Finally, the products mapping service will add value to the company showing competitiveness, commercial sharpness, innovation, open minded and professionalism within the LEED market.



**HABITECH headquarter**  
 Piazza Manifattura, 1  
 38068 Rovereto, TN - Italy  
 T. +39 0464 443450  
 F. +39 0464 443460  
 info@habitech.it  
 www.habitech.it



**HABITECH network**  
 Milan - Italy  
 Gloria Rozzini  
 mobile +39 339 507 36 65  
 gloria.rozzini@dttn.it

Rome - Italy  
 Francesco Cattaneo  
 mobile +39 338 62 85 085  
 francesco.cattaneo@dttn.it

Bangkok - Thailand  
 Fabio Frescia  
 mobile +66 (0) 879 82 32 45  
 fabio.frescia@ddtn.it



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