



**NUOVA SEDE
CONSORZIO
COOPERATIVE
COSTRUZIONI**

Open Project srl è una società di architettura e ingegneria fondata nel 1984 da specialisti dei vari settori della progettazione e della consulenza per meglio affrontare i molteplici aspetti del processo del costruire. E' oggi una struttura multidisciplinare, organizzata per sviluppare tutti gli aspetti del progetto di architettura ed ingegneria, dalla concezione, al controllo diretto della realizzazione.



**NUOVA SEDE
DEI SERVIZI
UNIFICATI
DEL COMUNE
DI BOLOGNA**

**CENTRALE DI
COGENERAZIONE -
IMOLA**





**AUTOSTRADA
TANGENZIALE**

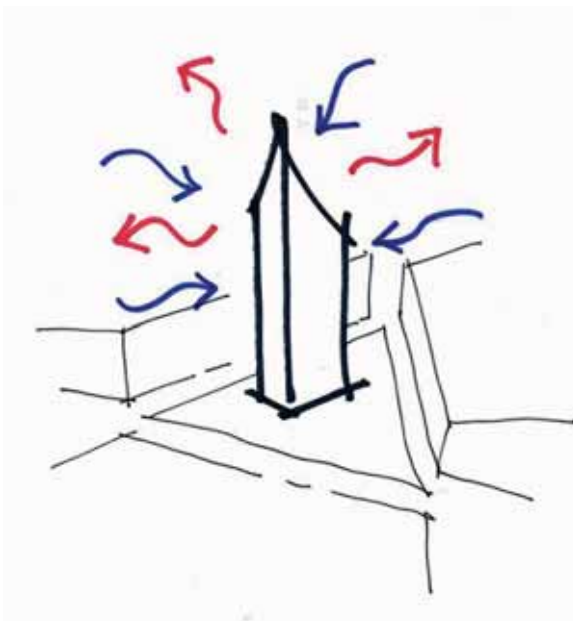
FERROVIA

**CENTRO
STORICO**

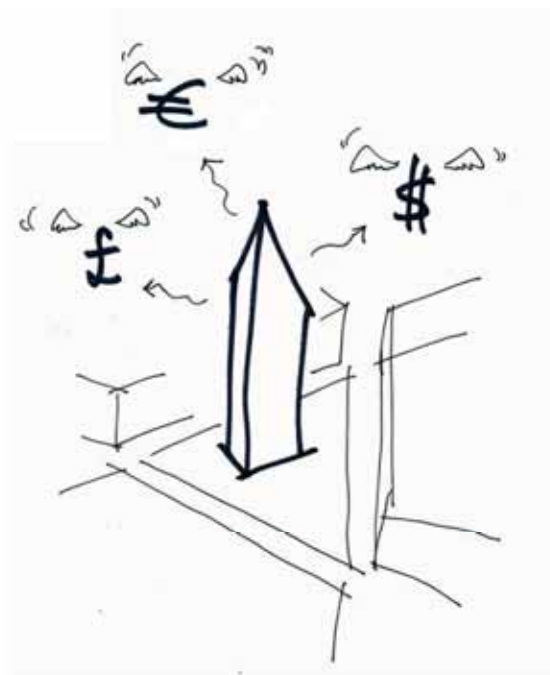
LOCALIZZAZIONE

QUANTE SOSTENIBILITA'?

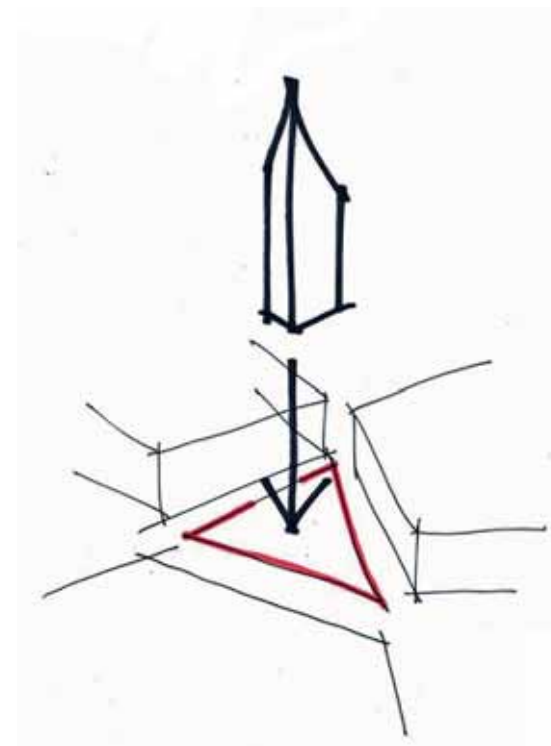
ENERGETICA



ECONOMICA



SOCIALE / AMBIENTALE







COMMITTENTE
UNIFIMM

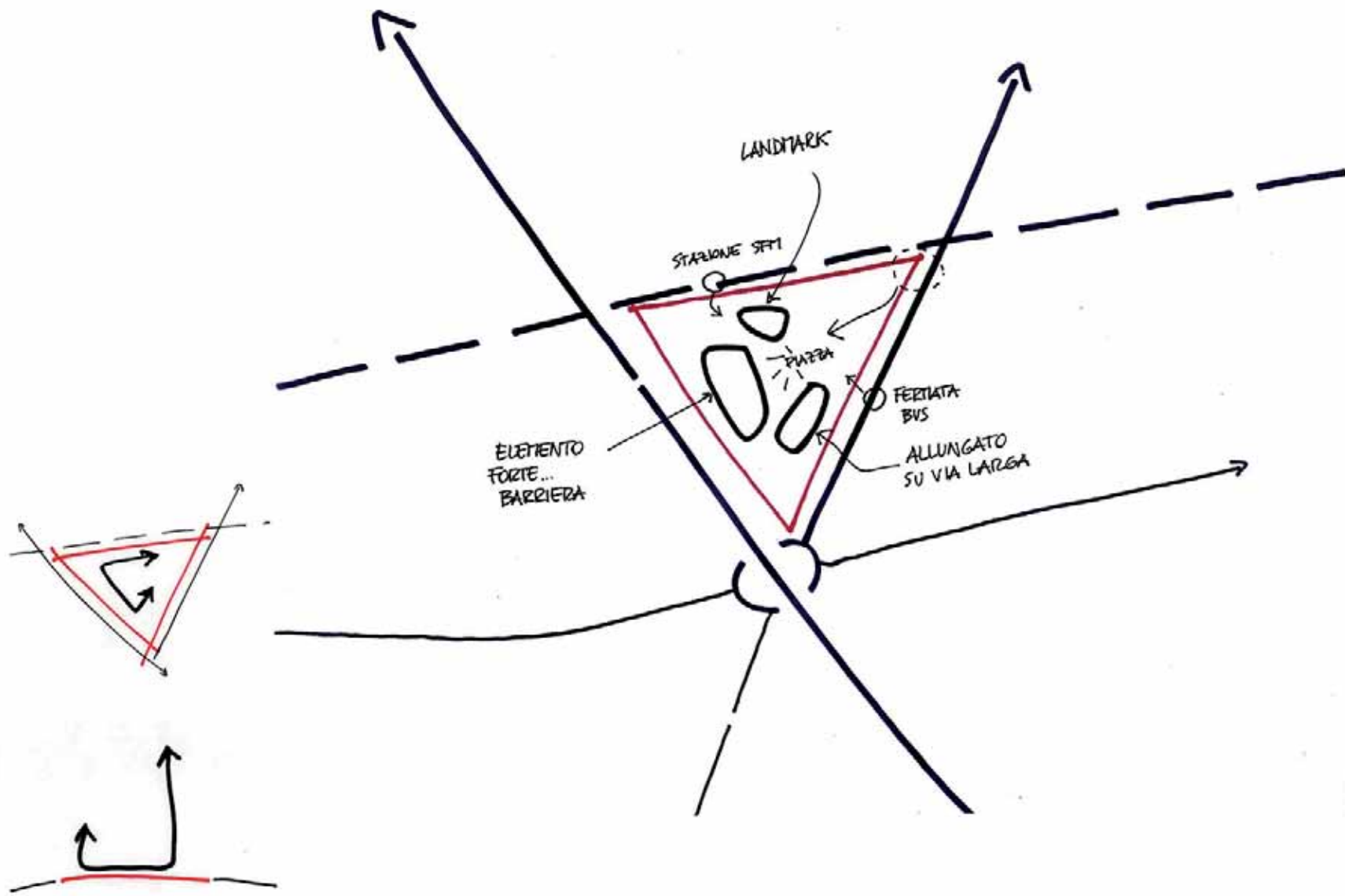
PROGETTAZIONE ARCHITETTONICA,
DIREZIONE LAVORI,
PROGETTAZIONE STRUTTURALE
OPEN PROJECT
ING. SILVIO ANTONIO MANFREDINI
ARCH. LUCA DRAGO
ARCH. MARCO ORLANDINI
ING. ROMANO PIOLANTI
PROF. ING. MASSIMO MAJOWIECKI

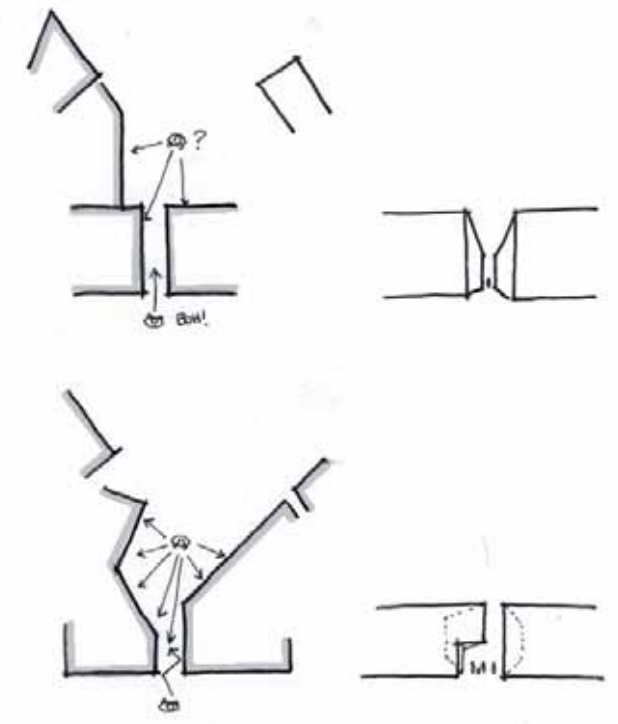
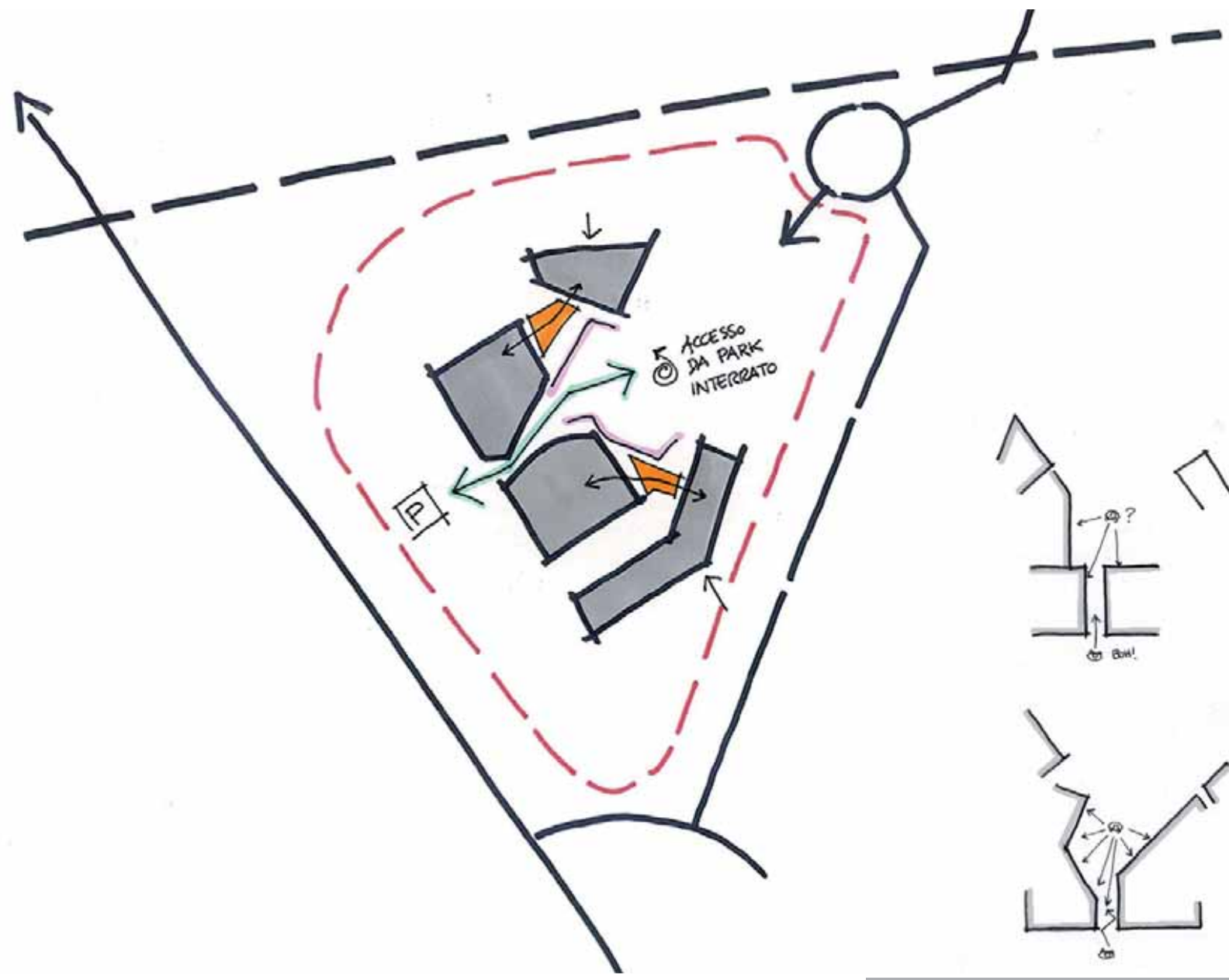
MEP ENGINEERING
BETA PROGETTI

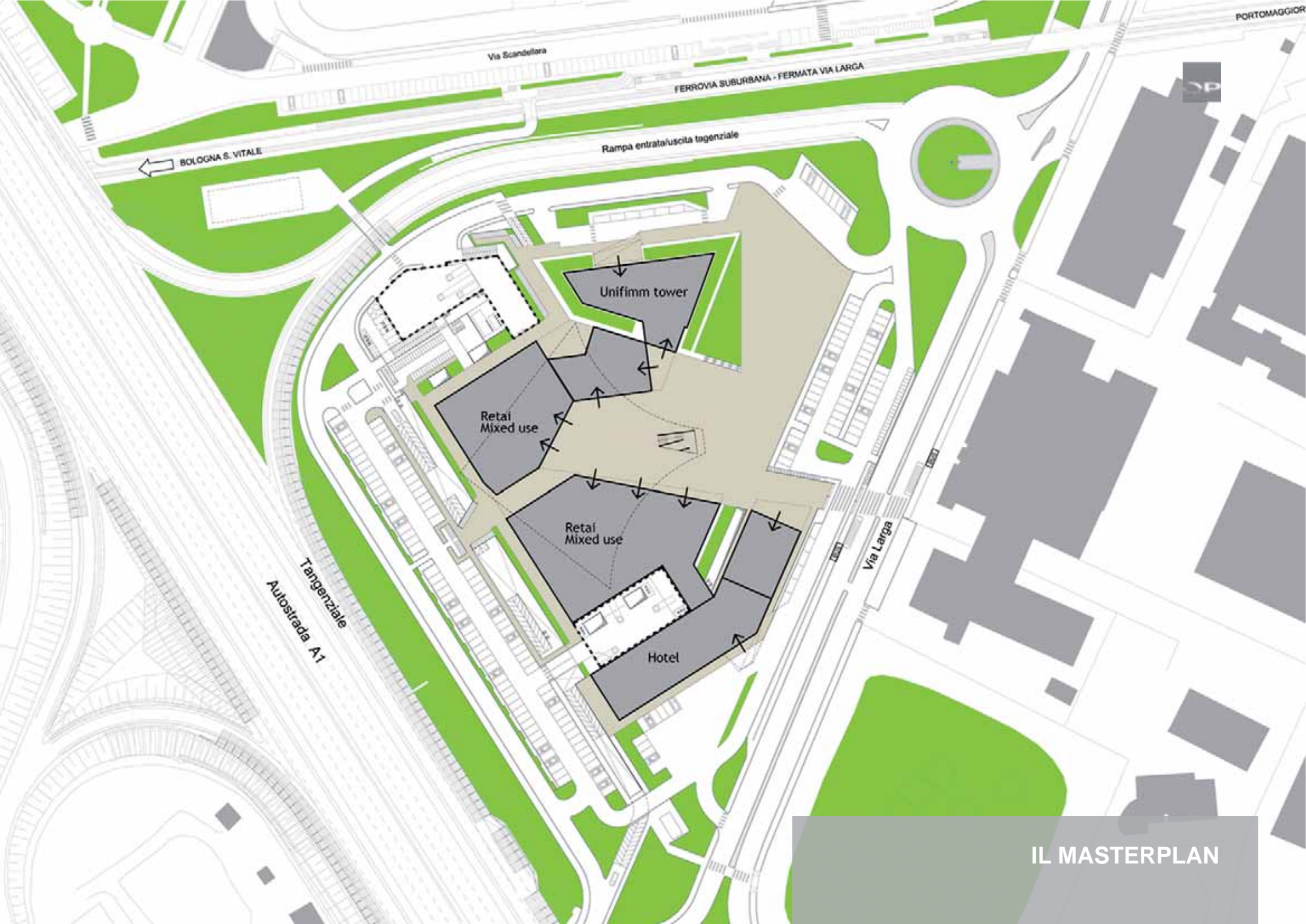
IMPRESE COSTRUTTRICI
ATI CMB – TOSONI

LEED AP – CX AUTHORITY
HABITECH DTTN – FTC&H

**UN'ESPERIENZA
MULTIDISCIPLINARE**







Via Scandellara

FERROVIA SUBURBANA - FERMATA VIA LARGA

BOLOGNA S. VITALE

Rampa entrata/uscita tangenziale

Unifimm tower

Retail Mixed use

Retail Mixed use

Hotel

Tangenziale
Autostrada A1

Via Larga

PORTOMAGGIORE

IL MASTERPLAN



ALTEZZA COMPLESSIVA
125 M

GLA TOTALE
29.000 MQ

PIANI
30

SUPERFICIE PIANO TIPO
800 MQ

MASSIMO AFFOLLAMENTO
800 ADDETTI + 400 VISITATORI

LA TORRE UFFICI
DATI FONDAMENTALI



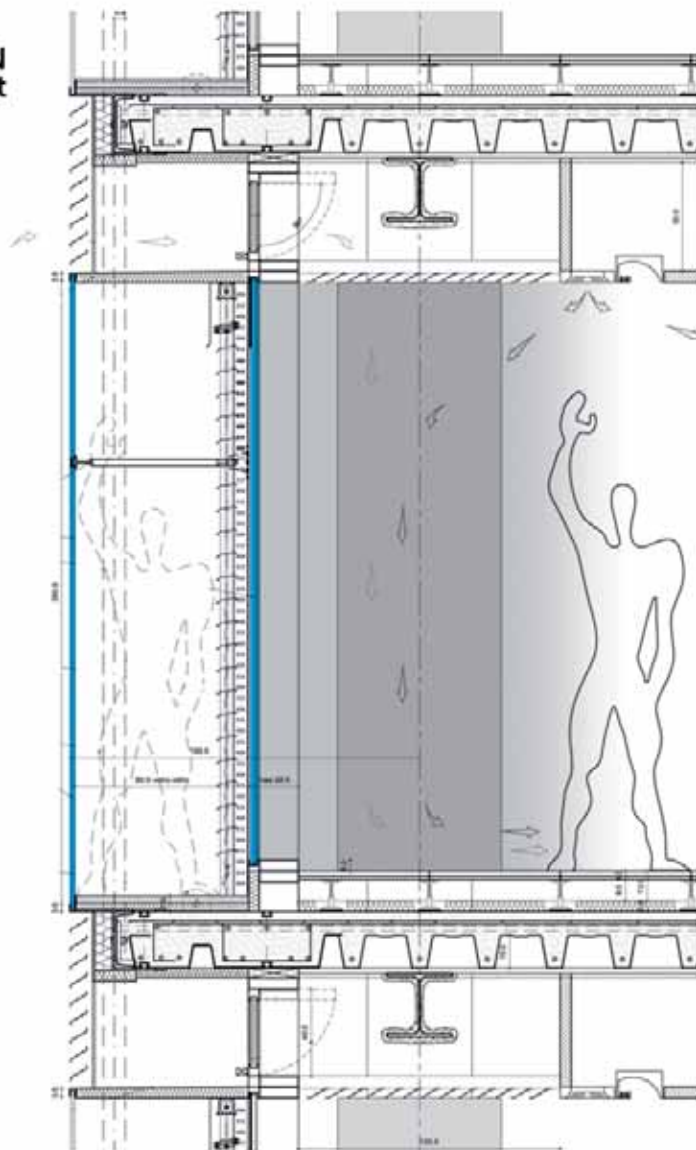
**WINTER:
PREVAILING
EASTBOUND WIND**



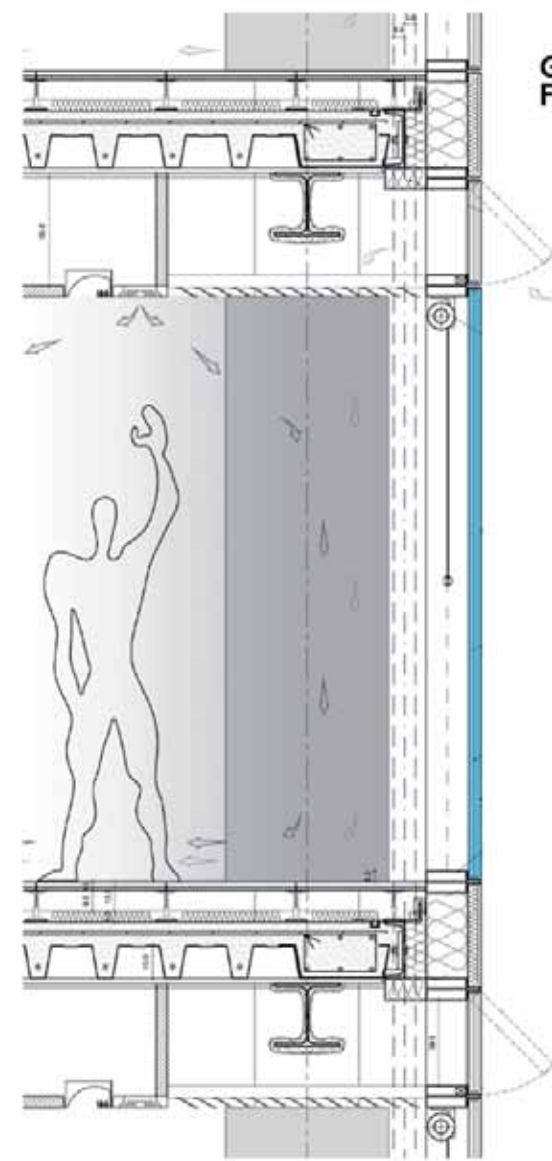
**SUMMER:
PREVAILING
WESTBOUND WIND**

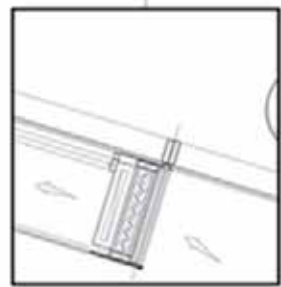
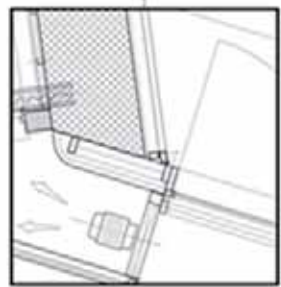
**IL PROGETTO
I VENTI PREVALENTI**

GLAZED DOUBLE SKIN
FACADE - south and east



GLAZED SINGLE SKIN
FACADE - north







**LEED for New Construction v2.2
Registered Project Checklist**

Project Name: Comparto R 3.28, "ex ICB" (torre servizi)
Project Address: via Larga, BOLOGNA



Sustainable Sites 14 Points

Y	Prereq	C	Description	Points
	Prereq 1	C	Construction Activity Pollution Prevention	Required
1	Credit 1	D	Site Selection	1
1	Credit 2	D	Development Density & Community Connectivity	1
1	Credit 3	D	Brownfield Redevelopment	1
1	Credit 4.1	D	Alternative Transportation, Public Transportation Access	1
1	Credit 4.2	D	Alternative Transportation, Bicycle Storage & Changing Rooms	1
1	Credit 4.3	D	Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles	1
1	Credit 4.4	D	Alternative Transportation, Parking Capacity	1
1	Credit 5.1	C	Site Development, Protect or Restore Habitat	1
1	Credit 5.2	D	Site Development, Maximize Open Space	1
1	Credit 6.1	D	Stormwater Design, Quantity Control	1
1	Credit 6.2	D	Stormwater Design, Quality Control	1
1	Credit 7.1	C	Heat Island Effect, Non-Roof	1
1	Credit 7.2	D	Heat Island Effect, Roof	1
1	Credit 8	D	Light Pollution Reduction	1

Water Efficiency 5 Points

Y	Prereq	C	Description	Points
1	Credit 1.1	D	Water Efficient Landscaping, Reduce by 50%	1
1	Credit 1.2	D	Water Efficient Landscaping, No Potable Use or No Irrigation	1
1	Credit 2	D	Innovative Wastewater Technologies	1
1	Credit 3.1	D	Water Use Reduction, 20% Reduction	1
1	Credit 3.2	D	Water Use Reduction, 30% Reduction	1

Energy & Atmosphere 17 Points

Y	Prereq	C	Description	Points
	Prereq 1	C	Fundamental Commissioning of the Building Energy Systems	Required
	Prereq 2	D	Minimum Energy Performance	Required
	Prereq 3	D	Fundamental Refrigerant Management	Required
7	Credit 1	D	Optimize Energy Performance	1 to 10
1	Credit 2	D	On-Site Renewable Energy	1 to 3
1	Credit 3	D	Enhanced Commissioning	1
1	Credit 4	D	Enhanced Refrigerant Management	5
1	Credit 5	C	Measurement & Verification	1
1	Credit 6	C	Green Power	3

Materials & Resources 11 Points

Y	Prereq	C	Description	Points
	Prereq 1	D	Storage & Collection of Recyclables	Required
1	Credit 1.1	C	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	1
1	Credit 1.2	C	Building Reuse, Maintain 95% of Existing Walls, Floors & Roof	1
1	Credit 1.3	C	Building Reuse, Maintain 50% of Interior Non-Structural Elements	1
1	Credit 2.1	C	Construction Waste Management, Divert 50% from Disposal	1
1	Credit 2.2	C	Construction Waste Management, Divert 75% from Disposal	1
1	Credit 3.1	C	Materials Reuse, 5%	1
1	Credit 3.2	C	Materials Reuse, 10%	1
1	Credit 4.1	C	Recycled Content, 10% (post-consumer + ½ pre-consumer)	1
1	Credit 4.2	C	Recycled Content, 20% (post-consumer + ½ pre-consumer)	1
1	Credit 5.1	C	Regional Materials, 10% Extracted, Processed & Manufactured Regionally	1
1	Credit 5.2	C	Regional Materials, 20% Extracted, Processed & Manufactured Regionally	1
1	Credit 6	C	Rapidly Renewable Materials	1
1	Credit 7	C	Certified Wood	1

Indoor Environmental Quality 15 Points

Y	Prereq	C	Description	Points
	Prereq 1	D	Minimum IAQ Performance	Required
	Prereq 2	D	Environmental Tobacco Smoke (ETS) Control	Required
1	Credit 1	D	Outdoor Air Delivery Monitoring	1
1	Credit 2	D	Increased Ventilation	1
1	Credit 3.1	C	Construction IAQ Management Plan, During Construction	1
1	Credit 3.2	C	Construction IAQ Management Plan, Before Occupancy	1
1	Credit 4.1	C	Low-Emitting Materials, Adhesives & Sealants	1
1	Credit 4.2	C	Low-Emitting Materials, Paints & Coatings	1
1	Credit 4.3	C	Low-Emitting Materials, Carpet Systems	1
1	Credit 4.4	C	Low-Emitting Materials, Composite Wood & Agrifiber Products	1
1	Credit 5	D	Indoor Chemical & Pollutant Source Control	1
1	Credit 6.1	D	Controllability of Systems, Lighting	1
1	Credit 6.2	D	Controllability of Systems, Thermal Comfort	1
1	Credit 7.1	D	Thermal Comfort, Design	1
1	Credit 7.2	D	Thermal Comfort, Verification	1
1	Credit 8.1	D	Daylight & Views, Daylight 75% of Spaces	1
1	Credit 8.2	D	Daylight & Views, Views for 90% of Spaces	1

Innovation & Design Process 5 Points

Y	Prereq	C	Description	Points
1	Credit 1.1	D - C	Innovation in Design	1
1	Credit 1.2	D - C	Innovation in Design	1
1	Credit 1.3	D - C	Innovation in Design	1
1	Credit 1.4	D - C	Innovation in Design	1
1	Credit 2	C	LEED® Accredited Professional	1

Project Totals (pre-certification estimates) 69 Points