



**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**

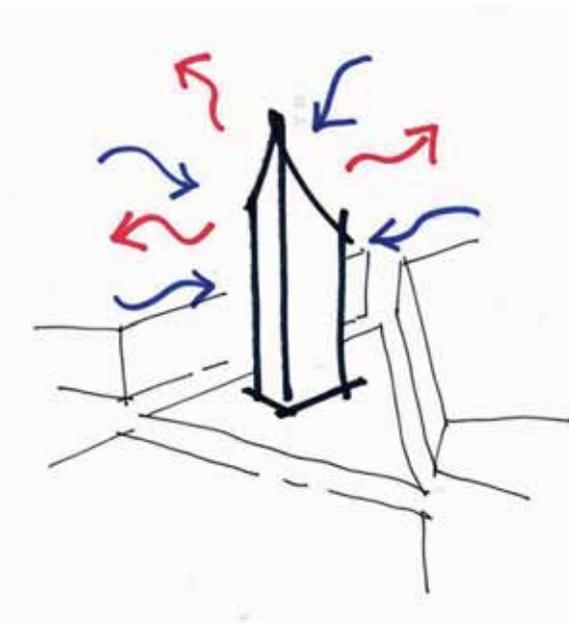
**FERROVIA**

**CENTRO  
STORICO**

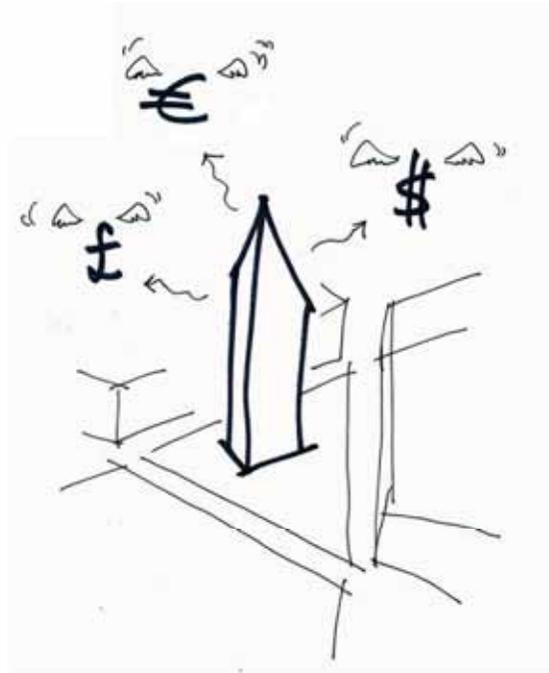
**LOCALIZZAZIONE**

## QUANTE SOSTENIBILITA'?

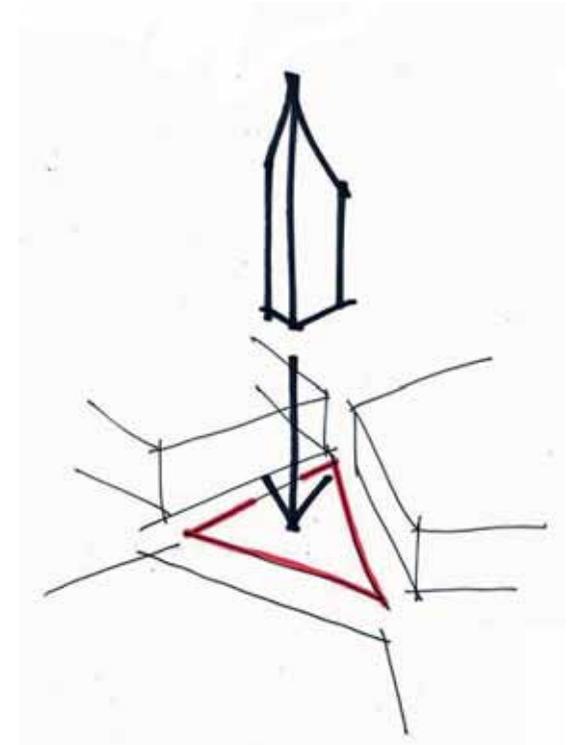
### ENERGETICA



### ECONOMICA



### SOCIALE / AMBIENTALE







COMMITTENTE  
**UNIFIMM**

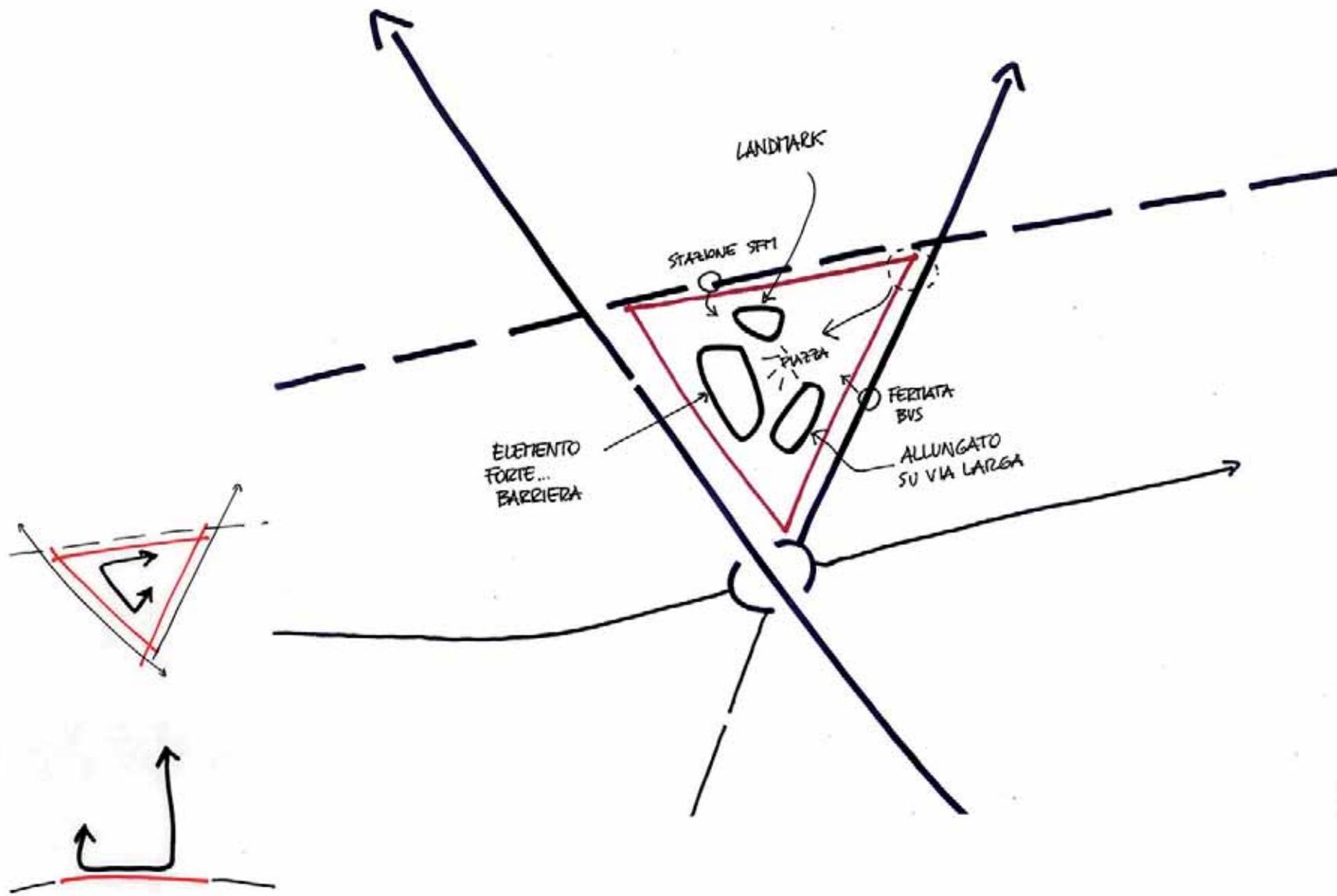
PROGETTAZIONE ARCHITETTONICA,  
DIREZIONE LAVORI,  
PROGETTAZIONE STRUTTURALE  
**OPEN PROJECT**  
**ING. SILVIO ANTONIO MANFREDINI**  
**ARCH. LUCA DRAGO**  
**ARCH. MARCO ORLANDINI**  
**ING. ROMANO PIOLANTI**  
**PROF. ING. MASSIMO MAJOWIECKI**

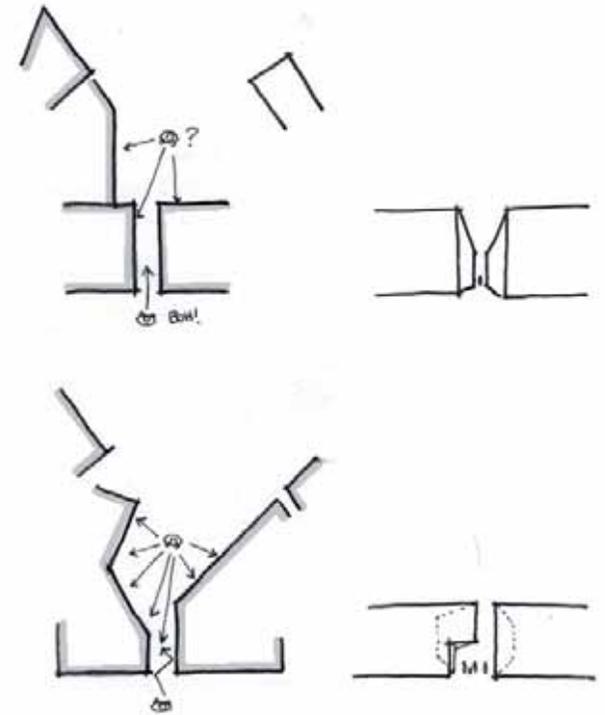
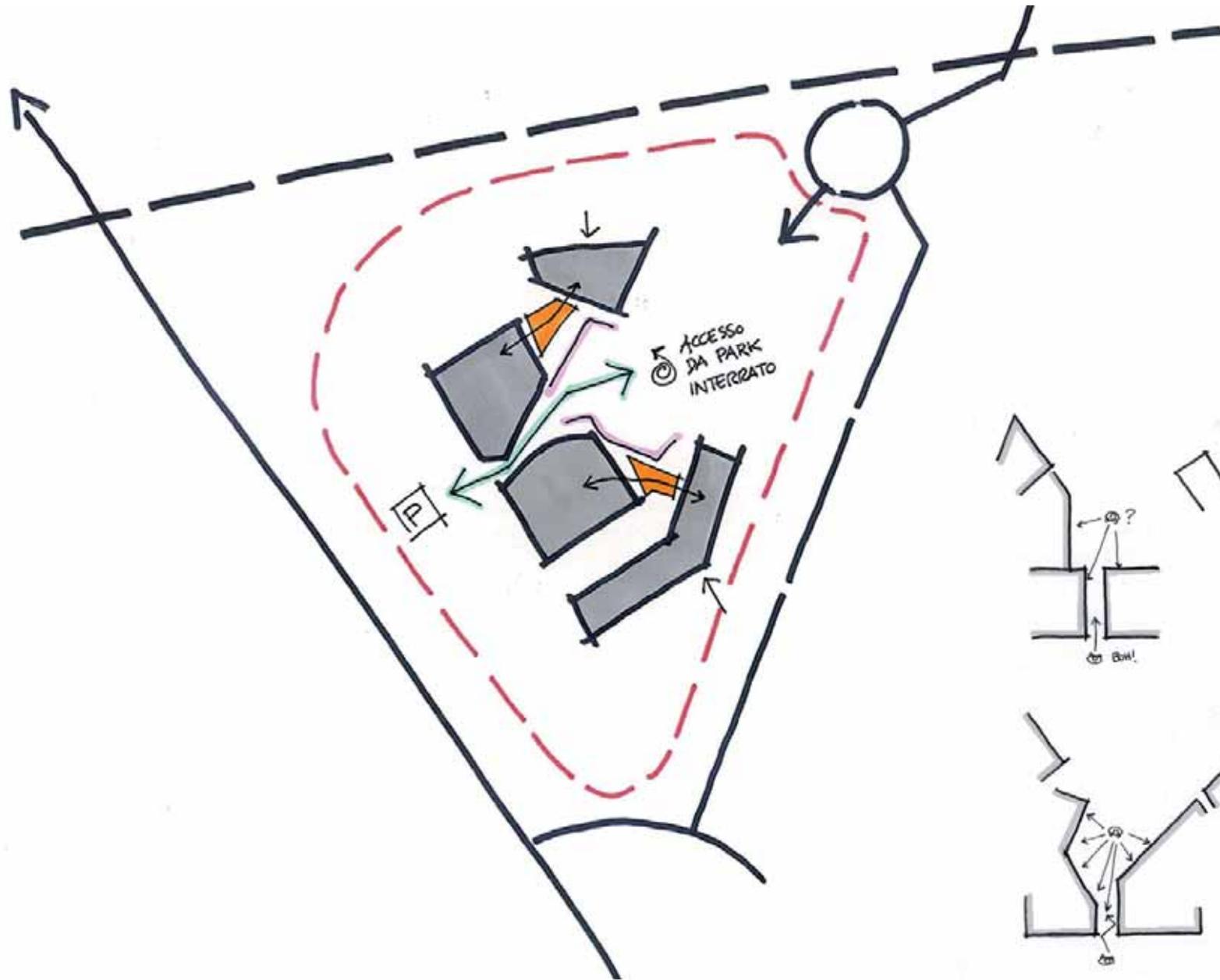
MEP ENGINEERING  
**BETA PROGETTI**

IMPRESE COSTRUTTRICI  
**ATI CMB – TOSONI**

LEED AP – CX AUTHORITY  
**HABITECH DTTN – FTC&H**

**UN'ESPERIENZA  
MULTIDISCIPLINARE**







BOLOGNA S. VITALE

Via Scandellara

FERROVIA SUBURBANA - FERMATA VIA LARGA

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



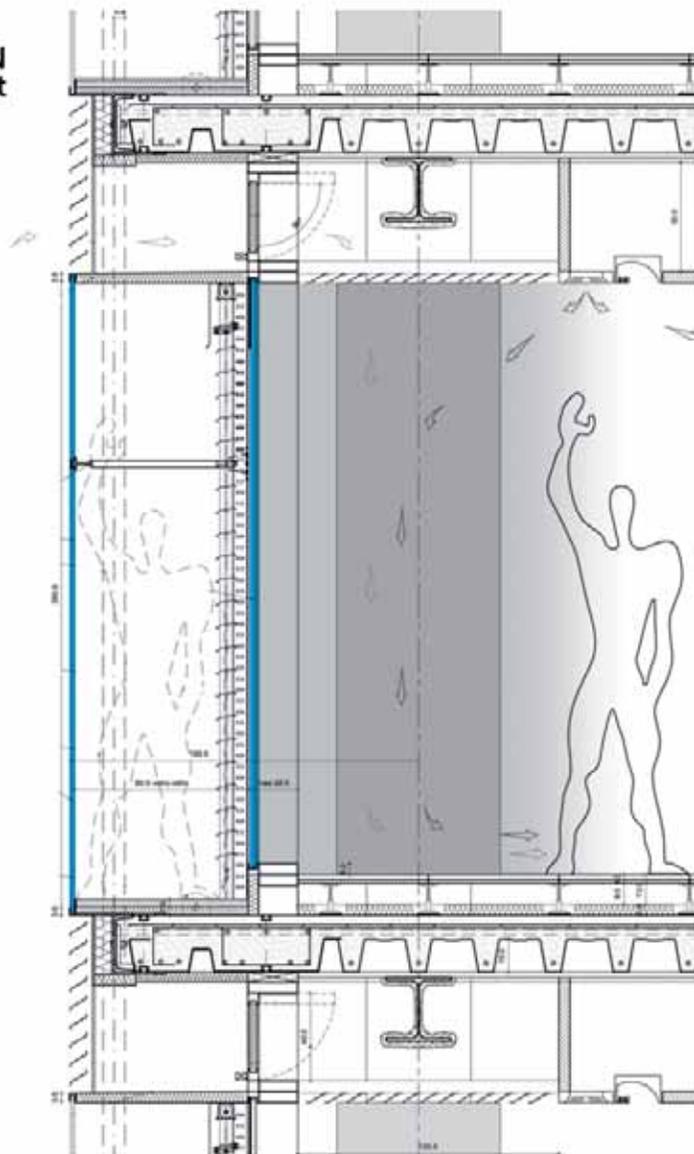
**WINTER:  
PREVAILING  
EASTBOUND WIND**



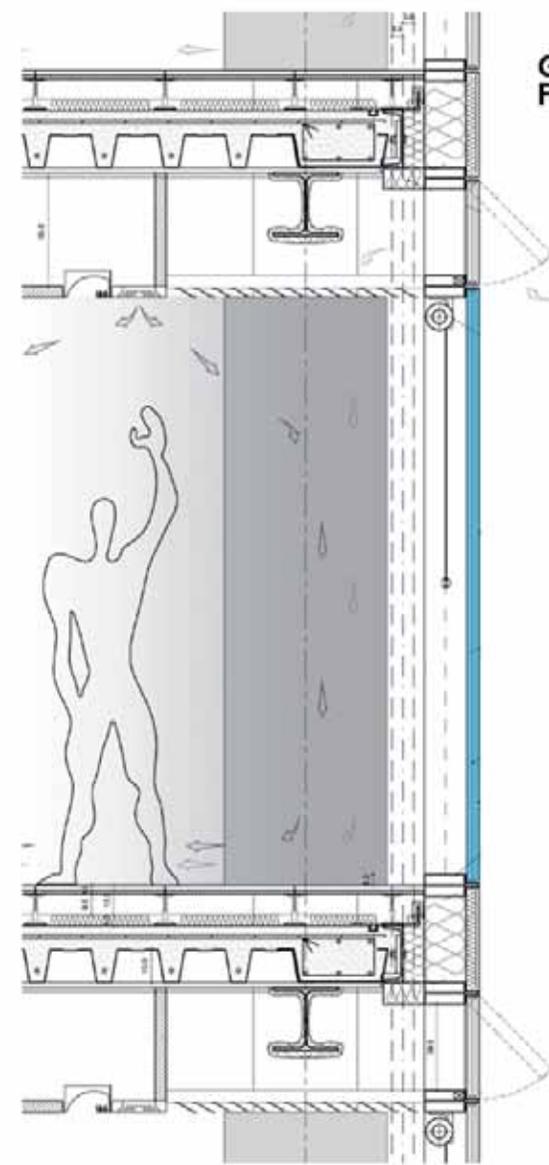
**SUMMER:  
PREVAILING  
WESTBOUND WIND**

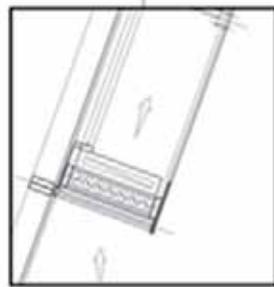
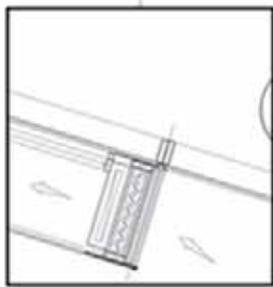
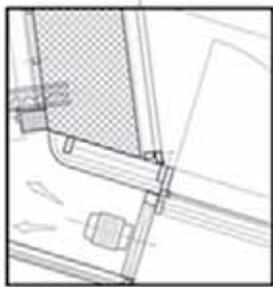
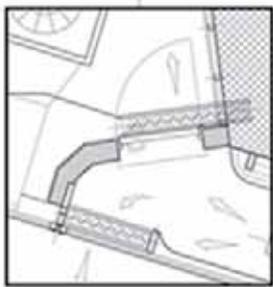
**IL PROGETTO  
I VENTI PREVALENTI**

**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	Prereq 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**