

DGNB CERTIFICATE



Building	Building Evaluation	Occupancy Profile
Serdika Offices Sofia 48 Sitnyakovo Blvd 1505 Sofia	Award: Platinum Total Performance Index: 82,1 % Overall Grade: 5,55	New Office and Administrative Buildings, Version 2009
Client	Architect (concept)	Auditor
CEE Property Bulgaria EOOD	ECE Projektmanagement Bulgaria EOOD	Ivanka Boteva, Bulgarconsult A&E EOOD
Issuer		
Georgi Kolarov President Bulgarian Green Building Council		

Certification Number:
NBV09-C-BG-001

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Visualization of Building Evaluation

Preface

Issuer Information



Bulgarian Green Building Council
14 Krum Popov Str, 1st Fl.
Sofia 1164
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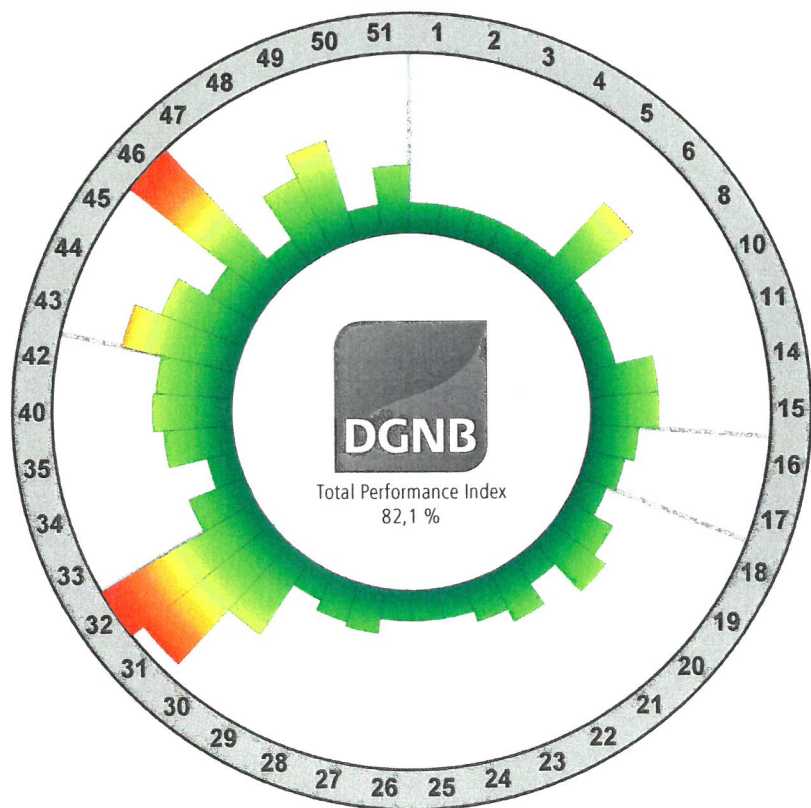
Building Information

Serdika Offices Sofia
48 Sitnyakovo Blvd
1505 Sofia

Occupancy Profile	New Office and Administrative Buildings, Version 2009
Year of Completion	2010
Total Floor Area	52.484 m ²
Applicant	CEE Property Bulgaria EOOD

Building Evaluation

Main Criteria Group	Environmental Quality	Economic Quality	Sociocultural and Functional Quality	Technical Quality	Process Quality
Criteria Numbers	01 – 15	16 – 17	18 – 32	33 – 42	43 – 51



The following criteria have been deferred for the 2009 Version of this Occupancy Profile: 7, 9, 12, 13, 36, 37, 38, 39, 41, 52, 53, 54, 55, 62, 63. These criteria were not considered in the building evaluation and are therefore not represented in this diagram. Also not shown are the site evaluation criteria 56 – 61.

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Evaluation Summary

Building Evaluation

Main Criteria Group	Environmental Quality	Economic Quality	Sociocultural and Functional Quality	Technical Quality	Process Quality
Group Weight	22.5 %	22.5 %	22.5 %	22.5 %	10.0 %
Partial Performance Index	86,9 %	90,0 %	80,6 %	77,9 %	66,0 %
Partial Grade	5,67	5,75	5,52	5,42	5,03
Total Performance Index (%)					82,1
Overall Grade					5,55

Site Evaluation

The Site Evaluation does not contribute to the overall Building Evaluation and is therefore presented separately.

Performance Index (%)	61,2
Grade	4,67

Certification Number

NBV09-C-BG-001
First issue at: May 05, 2011 | New awarding system, issued at: March 10, 2016

Environmental Quality

Criteria	Comments	Points Achieved*	Relevance Factor
01 Global Warming potential		10,0	3.0
02 Stratospheric Ozone Depletion Potential		10,0	1.0
03 Ground-Level Ozone Creation Potential		10,0	1.0
04 Acidification Potential		10,0	1.0
05 Eutrophication Potential		10,0	1.0
06 Local Environmental Impact		5,0	3.0
08 Sustainable Use of Resources / Wood		10,0	1.0
10 Non-Renewable Primary Energy Demand		10,0	3.0
11 Total Primary Energy Demand and Proportion of Renewable Primary Energy		10,0	2.0
14 Drinking Water Demand and Wastewater Volume		7,5	2.0
15 Land Use		7,5	2.0
Criteria Group Performance Index (%)			86,9

Economic Quality

16 Building-Related Life-Cycle Costs		8,77	3.0
17 Suitability for Third-Party Use		9,35	2.0
Criteria Group Performance Index (%)			90,0

Sociocultural and Functional Quality

18 Thermal Comfort in Winter		10,0	2.0
19 Thermal Comfort in Summer		8,5	3.0
20 Indoor Air Quality		7,5	3.0
21 Acoustic Comfort		10,0	1.0
22 Visual Comfort		8,44	3.0
23 User Influence on Building Operation		9,3	2.0
24 Quality Of Outdoor Spaces		10,0	1.0
25 Safety and Security		10,0	1.0
26 Accessibility		10,0	2.0
27 Efficient Use of Floor Area		9,0	1.0
28 Suitability for Conversion		9,3	2.0
29 Public Access		10,0	2.0
30 Cycling Convenience		6,0	1.0
31 Design and Urban Planning Quality Through Competition		1,1	2.0
32 Integration of Public Art		0,0	1.0
Criteria Group Performance Index (%)			80,6

Technical Quality

Criteria	Comments	Points Achieved*	Relevance Factor
33 Fire Prevention		8,0	2.0
34 Indoor Acoustics and Sound Insulation		10,0	2.0
35 Building Envelope Quality		7,38	2.0
40 Ease of Cleaning and Maintenance		6,67	2.0
42 Ease of Dismantling and Recycling		6,9	2.0
Criteria Group Performance Index (%)			77,9

Process Quality

43 Comprehensive Project Definition		4,24	3.0
44 Integral Planning		6,05	3.0
45 Comprehensive Building Design		8,44	3.0
46 Sustainability Aspects in Tender Phase		0,0	2.0
47 Documentation for Facility Management		10,0	2.0
48 Environmental Impact of Construction Site / Construction Process		6,58	2.0
49 Prequalification of Contractors		5,0	2.0
50 Construction Quality Assurance		10,0	3.0
51 Systematic Commissioning		7,5	3.0
Criteria Group Performance Index (%)			66,0

Site Quality

56 Site location Risks		7,2	2.0
57 Site Location Conditions		4,94	2.0
58 Public Image and Social Conditions		6,6	2.0
59 Access to Transportation		7,1	3.0
60 Access to Specific-Use Facilities		8,75	2.0
61 Connections to Utilities		1,67	2.0
Criteria Group Performance Index (%)			61,2