

Environmental quality in construction



***your partner
in risk management***



FPI 11 (C) 05-08

Protecting the planet, preserving natural resources, reducing external noise and pollution, and improving comfort and health at work and at home are all recognized challenges in the industry today, with new social requirements emerging all the time.

Environmental quality in construction aims to improve the social and environmental performance of a project while maintaining a healthy financial balance.

Combined with a global cost approach that helps to minimize costs, this concept is naturally becoming an integral part of the programs and specifications of developer contractors, project managers and real estate administrators.

Most of the environmental objectives relate to performance levels during the operational phase.

However, construction projects must also take account of adaptability criteria so that they can evolve in line with all the targets of the maintenance and servicing plans. The approach must be comprehensive, continuous and progressive.

That's why Socotec offers to work in partnership with each of the successive players over the life of the construction through a comprehensive range of services encompassing diagnoses, consultancy, assistance and training.

With its primary role to assist the project manager, then the administrator, Socotec works independently of the designers and builders to provide objective supervision of the approach over each phase of the project, including during operation, with the aim of improving environmental performance continuously.

Success rests on the global project management system and wide-ranging technical expertise of Socotec's consultants, central Technical Department, and 3500 engineers and specialists, combined with 50 years of experience in the areas of quality, safety, health and the environment.



Services

► Guidance

- ▷ Audit of the sustainable development policy and environmental strategy
- ▷ Assistance in setting up an environmental approach structure
- ▷ Advice on choosing the reference framework and certification
- ▷ Diagnostics of the constraints and potential of the site and/or existing buildings
- ▷ Assistance with the choice of environmental profile
- ▷ *Strategic review of the approach during guidance phase.*

► Scheduling

- ▷ Diagnostics of potential technical issues (local planning, soil, nature and size of construction project, etc.)
- ▷ Diagnostics of the schedule in relation to the approach
- ▷ Appraisal of the schedule's compatibility with company policy
- ▷ Assistance in establishing the over-investments required for eligibility
- ▷ Appraisal of impact in terms of timeframes and overall cost
- ▷ Appraisal of the future adaptability of the construction ("high adaptability" for all the targets)
- ▷ Assistance in defining the environmental objectives
- ▷ *Technical review of the approach during scheduling phase.*

► Design

- ▷ Briefing the project contractor
- ▷ Assistance in defining the technical specifications and overall cost
- ▷ Check that the specifications have been integrated by the project contractor

www.socotec.com

- ▷ Assistance in submitting and monitoring applications for aids and subsidies
- ▷ Verification that the objectives have been incorporated and the technical solutions selected by the project contractor are appropriate, during the pre-project and implementation document phase
- ▷ Establishing the framework for the environmental quality assurance plan
- ▷ *Review of the approach during design phase.*

► Implementation

- ▷ Analysis and evaluations of the skills and resources of the builders
- ▷ Briefing the successful tenderers
- ▷ Check and analyze the environmental quality assurance plans
- ▷ Scheduled and unannounced site inspection visits
- ▷ Assistance with acceptance of works with regard to environmental quality
- ▷ *Review of the approach during implementation phase.*

► Acceptance and operation

- ▷ Assistance in drawing up a usage and information pack for the operator and occupants (good practices to achieve the expected level of performance)
- ▷ Assistance in compiling a post-construction works and maintenance file from an environmental perspective
- ▷ Building visit during operation and audits of the occupants
- ▷ Analysis of efficiency of solutions used: measurements, tests, diagnostics, document reviews (energy consumption detailed in bills)
- ▷ Proposals for operational improvements during maintenance and servicing operations
- ▷ *Annual review of the approach during operational phase.*



SOCOTEC INTERNATIONAL
1 avenue du Parc
78180 MONTIGNY-LE-BRETONNEUX
FRANCE
tel: +33 (0)1 30 12 85 00
fax: +33 (0)1 30 12 86 66