



## **PRACTICAL EXPERIENCE OF LEED CERTIFICATION**

19 February 2014, Saint Petersburg

By Jannika Gylling (LEED AP, BREEAM International Assessor)

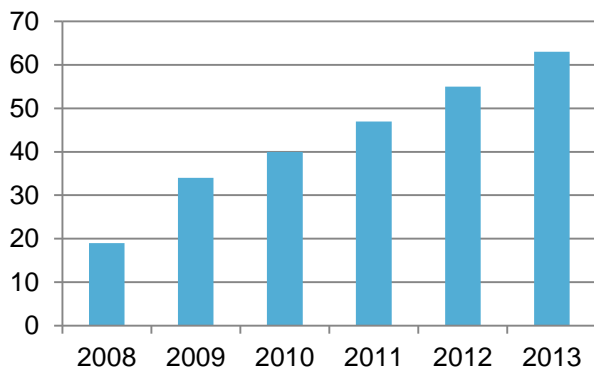
AEB Open event "Sustainable green building: challenges, practice and solutions"

# GREEN BUILDING @ PÖYRY

Green Building team located at Pöyry head office in Finland

- 7 Accredited LEED professionals
- 4 accredited BREEAM assessors
- 1 accredited CEEQUAL assessor

Executed LEED projects  
(cumulative)



# REFERENCE PROJECT

## AVIA LINE 3 – OFFICE BUILDING, VANTAA

### LEED Facts

for LEED BD+C: Core and Shell  
(v2009)

Certification awarded Dec 2013

**Platinum** 87

Sustainable sites 20/28

Water efficiency 10/10

Energy & atmosphere 37/37

Material & resources 3/13

Indoor environmental quality 9/18

Innovation 4/6

Regional priority credits 4/4

- LEED C&S Platinum 2013
- Client: YIT Rakennus Oy
- Size: 3 000 m<sup>2</sup>
- Pöyry involvement
  - LEED consultant
  - HVAC design
- Green highlights
  - Location
  - Max points in water savings
  - 1% of energy produced by solar panels
  - Contract for green power certificates
  - Use of local materials

# REFERENCE PROJECT

## KOY KEILARANNANPUISTO – OFFICE BUILDING, ESPOO

### LEED Facts

for LEED BD+C: Core and Shell (v2.0)

Certification awarded Jun 2013

Platinum 45

Sustainable sites 11/15

Water efficiency 4/5

Energy & atmosphere 10/14

Material & resources 6/11

Indoor environmental quality 9/12

Innovation 5/5

- LEED Platinum 2013
- Client: KEVA / Contractor: Peab Oy
- Size: 10 000 m2
- Pöyry involvement
  - LEED consultant
  - Construction management
  - Electrical design
- Green highlights
  - Location
  - Charging stations for electric cars
  - Minimizing light pollution
  - Tenants can follow energy consumption in real time
  - 95% Construction waste recycling
  - Over 50% of used wood FSC certified

# ONGOING PROJECT

## TECHNOPOLIS PULKOVO – OFFICE BUILDING, ST. PETERSBURG

- Client: LLC Technopolis St. Petersburg
- Size: 20 000 m<sup>2</sup>
- 8 floors + separate parking house
- Pöyry involvement
  - LEED consultant (phase 3)
  - Construction management (phase 2 and 3)
- Building characteristics
  - Good location close to public transport
  - District heating, -water and –sewage
  - Personal temperature control
  - 2nd reliability category of power supply
  - Energy sub metering of tenant spaces
  - Lighting installed with presence and daylight sensors

# ONGOING PROJECT PULKOVO – OFFICE BUILDING, ST. PETERSBURG

## Observations so far

- Environmental certification new in Russia with means that project teams are unaccustomed to many green building concepts
- Importance of communication
  - The better the target of a greener solution is explained, the better the motivation of the project team is to fulfill the requirements
  - Communication is kept open and within given rights
  - Point-of-contacts and decision making authority levels need to be clarified and up-to-date
  - Video meetings are OK but face-to-face meetings are also needed
- Proper guidance of building maintenance and use
  - The building occupants and maintenance personnel ought to be properly instructed and schooled on how to use and maintain the building as it is designed
- Construction waste management targets seem difficult to reach
- Use of local building products may be difficult as the required product information may not be available
- Interest in Green Building is growing!

---

**THANK YOU!**



Jannika Gylling  
Consultant, LEED AP, BREEAM International Assessor  
Pöyry Green Building, global  
E-mail: [firstname.lastname@poyry.com](mailto:firstname.lastname@poyry.com)

Pöyry Finland Oy, Head Office  
P.O.Box 4, Jaakonkatu 3  
FI-01621 VANTAA, Finland  
Phone: +358 10 3311, Fax: +358 10 33 21563

Антон Золкин  
Директор бизнес-направления  
"Управление комплексными проектами в строительстве"  
Россия  
E-mail: [anton.zolkin@poyry.com](mailto:anton.zolkin@poyry.com)

ООО "Пеурь" LLC "Pöyry" (St. Petersburg)  
Ligovsky prospect 266 Liter V  
RU-196084, ST. PETERSBURG, Russia  
Phone: +7 812 320 8703, Fax: +7 812 320 8704