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Success contracting enables 15-year guarantee

Optimising building services equipment in the long term

Success contracting is a new approach for achieving and guaranteeing permanent quality during the building operation through the use of a modified tendering procedure. This is because building services equipment is complex, and new and fully renovated buildings provide no guarantee that the heating and ventilation systems automatically achieve the target values in practice that were specified during planning. The newly published BINE-Projektinfo brochure “Ensuring sustained user quality in buildings” (14/2012) presents the concept and the initial practical experience. As part of a pilot project, the tender for the building services equipment was awarded using success contracting as part of the refurbishment and expansion of a school in Marktoberdorf in Bavaria.

A new aspect particular to success contracting is that the client and the contractor jointly define target values for the building services equipment to be installed in new buildings or existing buildings undergoing comprehensive refurbishment. Maximum permissible limit values for the energy consumption, CO₂ emissions and the quality of the light, air and heating are therefore specified for the entire system. The client transfers responsibility for the operational management to the contractor for the entire contractual period and it guarantees that the target values will be maintained during this period. In addition, the contractor has a permanent obligation to remedy any faults. An economic incentive is provided by a bonus-malus system. Success contracting is based on a function-oriented tendering procedure that is already legally permitted.

The construction measures in the Marktoberdorf pilot project will be completed in 2013. A one-year monitoring programme will then be launched during which the calculation process that provides the basis for the success contracting will be evaluated and the ventilation concept will be checked. The BINE-Projektinfo brochure “Ensuring sustained user quality in buildings” (14/2012), which can be obtained free of charge from the BINE Information Service at FIZ Karlsruhe, is available online at www.bine.info or by calling +49 (0)228 92379-0.

Contact
Uwe Milles
presse@bine.info

BINE information service
Kaiserstraße 185-197
53113 Bonn
www.bine.info