



**Sustainable Construction in Public and Private Works
through IPP approach**

Minutes of the Third Advisory Board Meeting held in Nicosia
on 20 June 2007



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1. Organisation

The meeting, organised by the University of Cyprus, was held in amphitheatre HOD 01-109 at the new University campus.

2. Participants

SUSCON PARTNERS

Organisation	Participants
University of Cyprus (organiser)	Dr. Despo Fatta Dr. Ioannis Ioannou Ms. Margarita Vatyliotou Ms. Maria Monou
Cybarco (partner)	Mr. Takis Palekyhritis
Cyprus Scientific and Technical Chamber - ETEK (partner)	Mr. Linos Chrysostomou

ADVISORY BOARD MEMBERS

No	Organisation	Participants
1	Cyprus Association of Architects	Mr. Christos Theodorou
2	Cyprus Association of Certified Quantity Surveyors & Construction Economists	Ms. Anna Iakovou-Stylianou
3	University of Cyprus, Department of Civil and Environmental Engineering	Dr. Ioannis Ioannou
4	Cyprus Energy Regulatory Authority (CERA)	Mr. Panayiotis Keliris
5	Union of Cyprus Municipalities	Ms. Lena Machlouzarides
6	Cyprus Scientific and Technical Chamber	Mr. Linos Chrysostomou
7	Ministry of Agriculture, Natural Resources and Environment (Environment Service)	Ms. Ioanna Konstantinidou
8	Ministry of Agriculture, Natural Resources and Environment (Mines Service)	Mr. Stelios Michael
9	Geological Survey Department	Dr. Polis Michaelides

10	Cyprus Association of Civil Engineers	Mr. Panicos Nicolaides
11	Cyprus Civil Engineers and Architects Association	Mr. Christos Panagiotides
12	Cyprus Chamber of Commerce and Industry	Mr. Petros Samanis
13	Council of Building and Civil Engineering Contractors	Mr. Pantelis Tziallis
14	Cybarco (private construction company)	Mr. Takis Palekythritis
15	Public Works Department (Building Sector)	Ms. Stella Fylaktidi
16	Department of Architecture University of Cyprus	Asst. Prof. Marios Phocas
17	Water Development Department	Ms. Panayiota Hadjigeorgiou
18	Cyprus Geological and Mineralogical Association	Mr. Christodoulos Hadjigeorgiou

3. Meeting Agenda

- 12:00 – 12:15 Arrival and Registration
- 12:15 – 12:20 Welcome by Dr. Despo Fatta, Lecturer, Department of Civil and Environmental Engineering, University of Cyprus
- 12:20 – 12:40 Progress of the SUSCON project to date by Ms. Margarita Vatyliotou, Department of Civil and Environmental Engineering, University of Cyprus.
 Organisation of the 1st Sustainable Construction Competition by Dr Ioannis Ioannou, Lecturer, Department of Civil and Environmental Engineering, University of Cyprus
 The importance of the competition for the construction industry by Mr Takis Palekythritis, Cybarco.
- 12:40 - 13:30 Open discussion on the competition and other issues related to the project, coordinated by Mr. Linos Chrysostomou, ETEK

4. Arrival - Registration

All participants were registered and supporting material, including the agenda, the third issue of the project newsletter and informative leaflets (one of which provides information for the competition) were distributed to all participants.

5. Presentations

1. Dr. Fatta (UCY) welcomed all participants. Her introduction stressed the importance of the competition, stating that the Advisory Board participation and feedback was crucial for its success.
2. Ms. Vatyliotou (UCY) briefly summarised the project aims and progress to date. Reference was made to the completed tasks: Task 1: Project management, Task 2: Analysis and Documentation of the Construction in Greece and Cyprus, Task 3: Life Cycle Analysis in two construction activities, Task 4: Development of ecodesign criteria. Reference was also made to the ongoing tasks: Task 5: Application of eco-design criteria in construction, Task 6: Online Database for the Construction Industry, Task 7: Dissemination. Within the framework of Task 7 the organisation of the 1st Sustainable Construction Project competition was introduced.
3. Dr Ioannis Ioannou (UCY) discussed the 1st Sustainable Construction Project competition in more detail, briefly mentioning the time-plan of the competition, the criteria on which the 2 chosen categories ('Buildings' and 'Other Public Works') would be assessed, who can participate in the competition and how to maximise the success of the competition.
4. Mr. Takis Palekythritis (Cybarco) mentioned the benefits construction companies could gain from the competition thus stressing the importance of their participation.

6. Discussion

1. Ms. Konstantinidou (Environment Service, Ministry of Agriculture, Natural Resources and Environment) presented some useful material relevant to the project from the Environment Service; “Action plan to promote green public procurement” which includes provisions for new and refurbished buildings and other environmentally friendly provisions, such as the use of energy efficient electrical appliances and products (e.g. use of energy saving lamps in road works). Most of these provisions will be implemented from the second half of 2007 / beginning of 2008 and are related to public construction works (buildings or road works). In addition to the Green Public Procurement Action Plan, Ms. Konstantinidou also made reference to some general guidelines, established in February 2005, related to the environmental design of new buildings and road works of the public sector. These include guidelines for the reduction of pollution and ground / subsoil impacts, for choosing environment friendly construction materials and the general management and maintenance of construction works.
2. Ms. Hadjigeorgiou (Water Development Department) enquired about the weighting that would be given to the criteria during the assessment. Dr Ioannou (UCY) replied on behalf of the partners present that equal weighting would be given to the different assessment criteria. However, the Competition Assessment Committee could further discuss this issue when finalising the assessment sheets.
3. Mr. Panayiotides (Cyprus Civil Engineers and Architects Association) suggested the competition should be:
 - Trustworthy: the choice of the assessors should be persons of variable relevant backgrounds whose reputation is respected, the criteria should be easy to understand and clear, the requirements from the competitors should be clear so as to avoid any rejected applications. He also mentioned that 9 people would be too many for the assessment committee and suggested a number of 5 - 7 assessors, not including any outside consultants that the committee should refer to. Mr. Chrysostomou (Cyprus Scientific and Technical

Chamber) added that the fact that the University of Cyprus was organising the competition was very important.

- Beneficial: the competition should provide recognition, a symbolic monetary prize and other incentives for potential participants to compete.
- Specific: the requirements needed from the competitors to participate should be covered by the monetary prize.
- Finally he suggested that the evaluation of the proposals by the Assessment Committee should, if possible, only take one day and that the assessors should be paid given their time and effort put into the competition.

4. Mr Theodorou (Cyprus Association of Architects) asked on what criteria an existing building that was not used by the public would be assessed, i.e. how influential the social factor would be. Dr Ioannou (UCY) replied that this would be an issue the assessment committee would deal with and this could be discussed in the assessment committee meeting that would be organised in two weeks. According to Ms. Vatyliotou (UCY), the social factor is also included in the criteria, thus, a building of no or low usefulness could get a low score for the social factor.

5. Ms. Stylianou (Cyprus Association of Certified Quantity Surveyors & Construction Economists) enquired how an accurate assessment of the economic factor could be achieved. A life-cycle cost analysis (LCA) is considered necessary for this reason. Through the use of the LCA, present costs (e.g. construction costs) and future costs (e.g. maintenance costs, energy costs) can be accurately estimated and therefore the building efficiency may be determined. Using this analysis, it can be confirmed that the initial construction (or purchasing) costs are depreciated due to e.g. lower energy costs during the use of a building. The cost factor could consider, amongst other issues, energy savings, the materials used, co-generation of energy and maintenance parameters. For already existing construction works it is possible that these analyses already took place. However, in the cases where LCA has not been implemented, the relevant cost data should be provided for a surveyor to make this analysis. Ms. Stylianou expressed her willingness to assist us in conducting such an analysis if needed.

6. Mr. Panayiotides (Cyprus Civil Engineers and Architects Association) opened up a discussion on the question of prize money that would be given and sponsors by enquiring on the status of these issues. For the private construction works, he suggested that rather than one prize is given with a large amount of money, that it was preferable to have several prizes, e.g. 1st prize 300 CYP, 2nd prize 200 CYP and 3rd prize 100 CYP. He mentioned that the Cyprus Civil Engineers and Architects Association may be able to contribute to the prize money. Regarding the public works he stated that a simple recognition of the project could be fair.
7. Mr. Chrysostomou (Cyprus Scientific and Technical Chamber) gave an update on where applications had been made for potential sponsors for the competition. These included the Cyprus Telecommunications Authority, The Electricity Authority of Cyprus, Cybarco Ltd and the Special Fund Management Committee for Renewable Energy Sources (RES) and Energy Conservation (Econ).
8. Mr. Nicolaides (Cyprus Association of Civil Engineers) also added that some banks could also financially support the competition while, it would also be important to have sponsors from the public authorities that relate to environment, energy or construction issues.
9. Mr. Theodorou (Cyprus Association of Architects) expressed that for the architects the competition was a big enough attraction aside the prize money and that the press releases to date (via internal databases within the relevant associations) were adequate to attract a large number of participants.
10. Ms. Machlouzarides (Union of Cyprus Municipalities) raised an issue on the way in which applications would be submitted; would each application represent the construction project or would it represent the applicant. In the former case, how would the application be made and who would be awarded. Mr Palekythritis (Cybarco), with the agreement of the rest of the partners, replied that the former case would be valid and the construction project and all the stakeholders would be awarded. Ms. Hadjigeorgiou (Water Development Department) added that the users of the construction works (e.g. building owners) were also important stakeholders and should be awarded since the maintenance and way in which the building is used is an important aspect. Mr Chrysostomou (Cyprus Scientific

and Technical Chamber) stated that all the relevant stakeholders of a construction work would all receive an honorary certificate. Finally, according to Mr. Chrysostomou all the involved partners (consultants with contractors and owners) could all submit a common form for entry into the competition and in that case the monetary price could be given to the project.

11. Ms. Fylaktidi (Buildings Section of the Public Works Department) referred to the State Prizes for Architecture, organised by the Department of Town Planning and Housing every. In these prizes the consultant (architect) is the one who submits the proposal, however, the owner gives grant written consent. The consultant (architect) is awarded, however, both the owner and the contractor get an award plaque. Ms. Fylaktidi added that both the Cyprus Chamber of Commerce and Industry (KEBE) and the Cyprus Employers and Industrialists Federation (OEB) also give special awards for the industry and their feedback could be requested for the organisation of this competition.
12. Mr. Panayiotides (Cyprus Civil Engineers and Architects Association) enquired whether Cybarco would participate in the competition to which Mr Palekythritis (Cybarco) replied they would not. However, Dr Fatta (University of Cyprus) stated that the University of Cyprus (Technical Services) and members of the Cyprus Scientific and Technical Chamber could participate as the background of the assessment committee was not biased in any way.
13. All participants were requested by Dr. Fatta (University of Cyprus) to raise their comments on the assessment criteria for the competition within a period of one week from the organisation of the 3rd Advisory Board meeting.
14. Mr Theodorou (Cyprus Association of Architects) suggested that apart from the criteria, the assessment forms and the competition entry forms could be prepared at this stage of the competition. Dr. Ioannou (UCY) mentioned that these forms have been prepared and Ms Vatyliotou (UCY) stated that these will be sent to the assessment committee with the finalisation of the assessment criteria to be discussed in the assessment committee meeting.

7. Closing Remarks

Since a lot of issues were raised during the discussion stage of the meeting, regarding the competition criteria, it was agreed that a period of one week could be given to the members of the Advisory Board Committee to comment on them prior to the finalisation of the competition entry and assessment forms.

The main issues raised during the discussion stage and the conclusions of the meeting are summarised in the following table:

No	Issue	Raised by
1	The Advisory Board members should comment on the assessment criteria until 29 June 2007.	Dr. Despo Fatta (UCY)
2	The Assessment Forms will be soon finalised and the weighting of the criteria will be decided.	Ms. Vatyliotou (UCY)
3	The competitors could directly provide information on the economic parameters (and savings) regarding the project or a surveyor could be asked to make an estimation of these parameters.	Ms. Stylianou (Cyprus Association of Certified Quantity Surveyors & Construction Economists)
4	It was agreed that all the involved stakeholders (consultants with contractors and owners) should submit a common entry form for the competition. However, it will be decided in the near future whether one award will be given for the project or if an Honorary Award will be given to each stakeholder.	Mr. Chrysostomou (ETEK)