

Ecobuildings in the new Member States: Innovative Decision Support Web-based System for Building Refurbishment

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The Main Building of Vilnius Gediminas Technical University (VGTU)

Building owner: Vilnius Gediminas Technical University Location/address: Sauletekio av. 11, Vilnius Building type and size:

The main building was built in 1971. The total floor area 8484,20 sq.m. It includes several departments and lecture halls seating from 50 to 100 students. Number of storeys –

7.

The Main Building of Vilnius Gediminas Technical University (VGTU)











New technologies are rarely applied because of a lack of knowledge at the decision makers. Yet those of them, having reliable information on innovative technologies tend to realize these technologies more often. Therefore it is important to provide them with profound knowledge including advantages and disadvantages, priority, utility degree and market value of analyzed retrofit technologies.

Sector PuBs Bringing Retrofit Innovation to Application in Public Buildings

Main Tasks

- Development and Implementation of Innovative Decision Support Web-based System for Building Refurbishment (DSS-BR) which makes it easy to compare various retrofitting measures and scenarios according to different systems of criteria.
- Assist designers and evaluation teams to calculate the integral efficiency of the whole building.
- Improve the life cycle cost and quality of building.
- Develop DSS-BR that is immediately replicable at large scale in many locations.

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The DSS-BR tasks aims to optimize the building retrofit process by analyzing the sectional and overall performance of a building considering all the major subsystems and in particular:

- The outdoor environment defining the microclimate
- The building envelope
- The indoor environment
- The HVAC system as well as the lighting
- The facilities management system

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Refurbishment decisions influenced on many:

 microlevel factors: deterioration and obsolescence of building, indoor environmental quality, technological, technical, the lower fuel bills for householders, health benefits (reduced cold and damp related illness);

Bringing Retrofit Innovation to Application in Public Buildings

 macrolevel factors: environmental (a less polluted environment, the saving of limited nature resources), social (increasing social equity, improving human health) and economic (increasing employment, the creation of wealth) benefits.

Decision making models and methods

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- A thorough building refurbishment evaluation is quite difficult to undertake, because a building and its environment are complex system (technical, technological, ecological, social, comfort, esthetical, etc.), where all sub-systems influences to the total efficiency performance, and where the interdependence between sub-systems are playing a significance role.
- Many decision making models and methods (cost-benefit analysis, multiple criteria analysis, the lattice method for optimisation, predicted building habitability index, an energy rating systems for existing houses, multiple criteria analysis, etc.) have been developed in the world for solving above and other problems.

MULTIPLE CRITERIA DECISION SUPPORT WEB-BASED SYSTEM FOR BUILDING REFURBISHMENT

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Based on the analysis of the existing neural networks, information, expert and decision support systems and in order to determine most efficient versions of building refurbishment a MULTIPLE CRITERIA DECISION SUPPORT WEB-BASED SYSTEM FOR BUILDING REFURBISHMENT (DSS-BR) was developed. This System consisting of a database, database management system, model-base, model-base management system and user interface.

Signification in Public Buildings

Database

The presentation of information needed for decisionmaking in the DSS-BR may be in a conceptual form (i.e. digital/numerical, textual, graphical, diagrams, graphs and drawing, etc), photographic, sound, video and quantitative forms.

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The following tables form the DSS-BR's database:

- Initial data tables. These contain general facts about the building considered and the information of its deterioration and obsolescence. The reasons for refurbishing and their significance as well as the money to be spent on it are also included.
- Tables assessing refurbishment solutions (data base of best practice). These contain quantitative and conceptual information about alternative building refurbishment solutions relating to a building's enclosures, utilities and space planning, etc.
- Tables of multi-variant design. These provide quantitative and conceptual information on the interconnection of the elements to be renovated, their compatibility and the possible combinations as well as data on the complex multi-variant design of a building refurbishment.



Database of Best Practice

- Walls,
- Windows,
- Roof,
- Thermal Units,
- Etc.

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Walls - Database of Best Practice

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Vilnius Gediminas Technical University

Department of Construction Economics and Property Management

Department of Construction Technology and Management

Decision Support System for Building Refurbishment and Facilities Management



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Windows - Database of Best Practice

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Thermal unit - Database of Best Practice

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The following models form the DSS-BR's model base:

- Search for alternatives (walls, windows, heating systems, roof, FM, etc.).
- Finding out or developing alternatives and making initial negotiation table.
- Multiple criteria analysis of alternatives.
- Development of suggestions as to what interested parties to use and for what reasons further negotiation should be carried out.
- Negotiations based on real calculations.
- Determination of the most rational variant (walls, windows, FM, roof, etc.).
- Provision of recommendations for future actions to interested parties.
- **Computer**-aided formation of versions of whole building refurbishment.
- Multiple criteria analysis of alternatives.
- Negotiations based on real calculations.
- Selection of the most efficient alternatives of the whole building refurbishment.



Search results for specific heating system can be submitted in textual, photo/video, graphical, etc. information

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Results of multiple criteria evaluation of the heating system's alternatives

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Calculation of the market value in numerical and graphic form

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	4	14.711,51		-0,67 <1	%	
	5	14.613,38		0,33 < 1	%	
nmon Symp	Price adjustment graph The corrected value of a refurbishment variant 1 2	3 4 5				
ne of Pres	Appr	oximation				_1



Example - The initial data for multiple criteria analysis of thermal renovation of walls

	The criteria considered	*	Measu-ring units	Signifi-cance	Numerical values of criteria of the compared 1 sqm wall versions					
					1	2	3		10	11
1	Cost	-1	Lt/sqm	0.3550	160	175	360		158	101
2	Annual fuel economy	1	Lt/sqm	0.1630	5.75	5.97	5.97		5.54	5.87
3	Tentative pay-back time	-1	Years	0.2069	10.2	10.3	17.4		10.3	6.9
4	Harmfulness to health	1	Points	0.0245	6.0	8.0	9.0		9.0	8.0
5	Aesthetics	1	Points	0.0350	5.0	6.0	8.0		9.0	6.0
6	Maintenance properties	1	Points	0.0342	6.4	7.4	8.2		5.8	6.6
7	Functionality	1	Points	0.0220	1.0	1.0	1.0		1.0	1.0
8	Comfortability	1	Points	0.0948	7.0	7.0	10.0		7.0	5.0
9	Sound insulation	1	Points	0.0215	7.0	8.0	10.0		7.0	7.0
10	Longevity	1	Years	0.0875	20.0	25.0	25.0		25.0	20.0

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Example - The multiple criteria analysis of wall versions

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	Number of versions	eight of version	Priority of versions	Utility degree of versions, %	*	Negotiated cos of versions, Lt/sqm
OF THERMAL RENOVATION	1	0.078690	8	75.589	5.758	169.21
OF WALLS	2	0.080445	6	77.275	9.183	191.07
THE KNOWLED GE BASE	3	0.068570	11	65.868	-2.096	352.46
OFROOF	4	0.079965	7	76.814	-1.150	187.82
THE KNOWLED GE BASE	5	0.090381	3	86.819	8.855	131.72
FTHERMAL RENOVATION	6	0.070195	10	67.429	-10.535	286.29
OF BASENENI	7	0.070448	9	67.672	-10.292	260.15
THE KNOWLED GE BASE	8	0.104103	1	100.00	22.037	134.24
OF WINDOWS	9	0.086524	4	83.114	5.151	129.34
	10	0.082299	5	79.056	1.092	159.73
	11	0.098557	2	94.672	16.709	117.88



Example - Three best versions of solutions under consideration



Computer-aided formation of versions of building refurbishment

Bringing Retrofit Innovation to Application in Public Buildings



BRITA in PuBs

1	The solutions	considered													-			
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	Thermal	roof	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
2	renovation	walls	8	8	8	8	8	8	8	8	8	8	8	8	8	8	5	5
3	of	basement	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4		windows	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
5	Planimetric ric cł	and volumet- nanges	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
6	The improv chitectural	vement of ar-	6	6	6	6	3	3	3	3	5	5	5	5	2	2	2	2
7	The elimination of the cal determined	tion of physi- rioration	5	1	4	2	5	1	4	2	5	1	4	2	5	1	4	2

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Fragment of formation of complex building refurbishment versions

	The criteria considered	*	Measu-ring units	Signifi- cance	Numerical values of criteria of the compared building refurbishment versions							
					1		65		129		193	
1	Cost	-1	Lt/sqm	0.3900	369		214		230		352	
2	Annual fuel economy	1	1000 Lt	0.0650	13.2		13.5		13.8		13.1	
3	Tentative pay-back time	-1	Years	0.0662	17.2		15.5		15.6		16.5	
4	Harmfulness to health	1	Points	0.0145	6.25		6.5		6.5		7	
5	Aesthetics	1	Points	0.0680	7.5		6.3		6.3		7	
6	Maintenance properties	1	Points	0.0442	8.65		7.9		7.9		8.15	
7	Longevity	1	Points	0.0875	20		20		20		15	
8	Sound insulation	1	Points	0.0536	8		7		7		8	
9	Comfortability	1	Points	0.0948	9		7		⁸ www.bi	ita-in-p	_{8.5} ubs.con	1
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1	The elimination of physical deterioration	1	Points	0.0522	4		4		4		4	

Example - Selection of the most efficient alternatives of the building refurbishment

THE KNOWLED GE BASE OF THERMAL RENOVATION OF WALLS] =
THE KNOWLED GE BASE OF THERMAL RENOVATION OF ROOF	j
THE KNOWLED GE BASE OF THERMAL RENOVATION OF BASEMENT	
THE KNOWLED GE BASE OF THERMAL RENOVATION OF WINDOWS	_
THREE BEST VERSIONS OF SOLUTIONS UNDER CONSUDERATION	1

Selection of the most efficient alternatives of the building refurbishment

Priority	Numeration	Total weight	Total utility degree
1	1	61.50	100.00
2	1729	61.42	99.87
3	3457	61.27	99.63
4	193	61.13	99.40
5	1921	61.05	99.27
6	3713	60.90	99.02
7	577	60.48	98.36
8	2305	60.41	98.23
9	65	60.33	98.10
10	4033	60.26	97.98
11	1793	60.25	97.97
EVEN DOI:			0

Negotiation - Business Benefits

- Development and evaluation of unlimited number solutions.
- Common data and knowledge bases of best practices.
- Negotiators can use intelligent sub-systems for resolve disputes, agree upon courses of action, bargain for individual or collective advantage, and attempt to craft outcomes which serve their mutual interests.
- Negotiations can be performed in different places and time.
- Reduction in meeting time as compared with equivalent conventional meetings.
- More open and fuller alternatives analysis based on the use of anonymous input where appropriate.
- e-Support for different optimization criteria.

The presented System for Building Refurbishment enables to form up to 100,000 of alternative versions. This system allows to determine weak and strong points of each building refurbishment project and its constituent parts and provide negotiation facilities. Calculations are made to find out by what degree one version is better than the other and reasons are disclosed why it is so. Landmarks are set for efficiency increase of project versions. All this is done argumentatively, basing oneself on indexes under investigation, as well as on their values and weights.

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Practical application of System to the VGTU main university building

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At the moment the windows in VGTU are replaced. Total cost of windows replacement is 106 501 €.

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Alternative windows of 5 companies according to 16 indicators were analyzed:

- Price
- Mechanical strength and stiffness
- Reliability
- Thermal transmittance Up of profile
- Thermal transmittance Uw of double glazing unit
- Emission ability of low emissive glass coating ε
- Parameter *Rw* of air sound isolation
- Air leakage, when pressure difference *Dp* = 50 Pa
- Waterproof-ness
- Guarantee period
- Longevity
- Light transmission of double glazing unit
- Pay-back period
- Duration of works
- Quantity of windows with two opening positions (horizontal and vertical) (in percent of the area of all windows)
- Quantity of windows with closing infiltration air vent or the third opening position (in percent of the area of all windows

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At the moment the side doors of VGTU main building are changed

Currently the glass partitions off are changed in the corridors

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Total costs Current situation Energy saving Area measure/investment [€] [m²] 105.350 Insulation of facades 2425 The project is under preparation. The works are planned to be done from 2005 06 01 to 2005 09 01 Windows 1000 144,800 Changed for 106501 € Roof 1306 17.020 The works are planned to be made from 2005 08 01 to 2005 09 01 Change of side 25 6.150 Changed entrance door Renovation of the thermal unit 3.650 The renovation is foreseen to take place from 2005 01 01 to 2005 02 01 185.030 Heating system Convector heaters in lobbies are being changed, the project under preparation. The works will be done from 2005 06 01 to 2005 10 01. Total € 462.000

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