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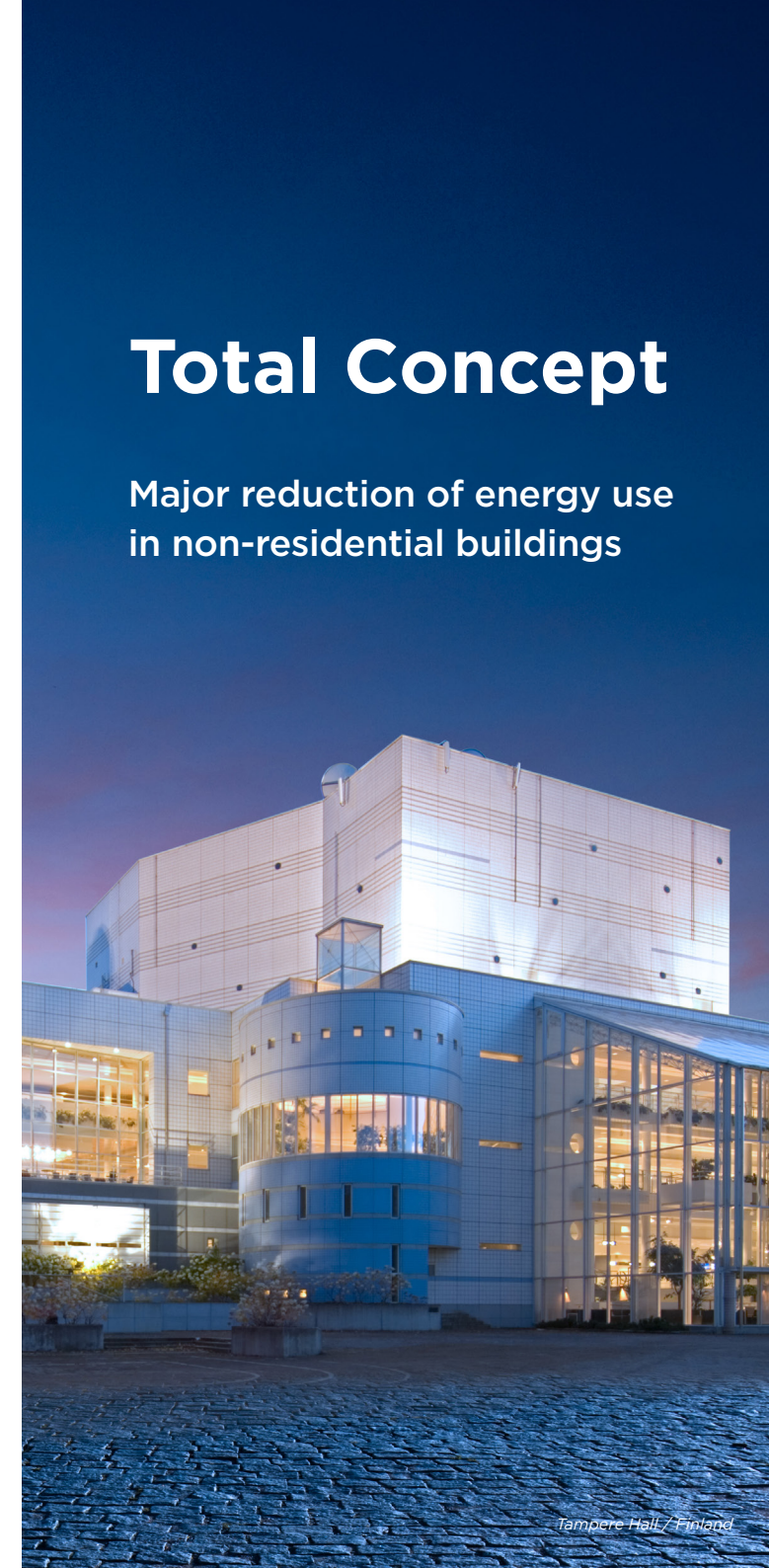
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The Nordic Built project partners



Cover photo:
Tampere Hall / Finland

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Total Concept

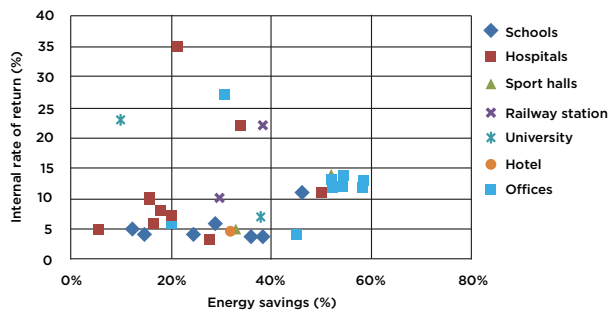
Major reduction of energy use in non-residential buildings

The Total Concept method

The Total Concept is a method for improving energy performance in existing non-residential buildings with the aim of assuring maximum energy savings in a profitable way. By applying a comprehensive approach, accurate investment & return forecasts and close follow-up, the Total Concept provides a reliable way to take informed decisions on your buildings' future. The Total Concept method presents the financial potential of energy efficiency.

Expected results

Past projects show that annual savings over 50 % are possible with internal rate of return of 10 % in average.



The Total Concept is structured in three working steps. For building owners, investments split as follows (mean values based on references):

Step 1: Creating the action package	3-4 €/m²
Step 2: Carrying out the measures	65 €/m²
Step 3: Follow-up of the results	1 €/m²
Total project:	70 €/m²
	(in average)

What can the Total Concept provide you?

Achieve maximum energy savings in a profitable way through a systematic approach in order to identify the energy saving action package that suits best to your yield requirements.



Create better buildings for higher revenues by improving the overall quality of the building. You save energy costs, raise property value and enhance tenants' satisfaction! Total Concept can preferably be embedded in a wider renovation process.

Get an economic tool that is easy to understand and that reflects the actual yield of your investment, expressed as its internal rate of return. With the Total Concept tool it is easy to identify an optimal renovation package, considering also upcoming energy price fluctuations and the specific service time of individual measures.

Secure your investments in energy renovations through a comprehensive approach, including in-depth energy auditing, close follow-up through renovation process and in operation. Clearly defined working structures and responsibilities ensure that your targets are reached.

View the full potential with additional investments. A baseline is evaluated for your building in order to distinguish energy saving measures from required building maintenance. With the baseline you can see how small additional investments in energy savings can provide high returns.



Case study Drivhuset office building

Drivhuset is an office building locating in Gothenburg with heated area of 16 238 m². A total renovation will be carried out in this building in order to improve the function of the building and to adjust for new tenants. Annual measured energy use of the property before renovations was about 221 kWh/m² yr (incl. tenants' electricity). The aim of the Total Concept project has been to incorporate energy efficiency measures to the total renovation of the building and to achieve energy savings of more than 50 %.

Step 1 of the Total Concept was carried out in 2014 resulting in an action package with 15 energy efficiency improvement measures. Estimated profitability of the proposed package is 11 % internal rate of return.

Summary of the action package is:

Energy investment cost	1.540.000 €
Annual cost savings	172.000 €/yr
Internal rate of return	11 %
Total energy saving	ca 50 %
Energy use after	106 kWh/m² yr
(incl. tenants electricity)	

Renovation work (Step 2) is ongoing and will be finished in 2017. Step 3, monitoring and follow-up work will be carried out in 2017-2018.

More detailed factsheet about Drivhuset office building is available online.