

Social and Solidarity Economy Centre

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Building Type : Other commercial buildings
Construction Year : 1989
Delivery year : 2023
Address 1 - street : 5&7 Impasse Coluche 14700 FALAISE, France
Climate zone : [Cfb] Marine Mild Winter, warm summer, no dry season.

Net Floor Area : 5 250 m² SHON RT
Construction/refurbishment cost : 2 200 000 €
Number of Visitor : 4 Visitor
Cost/m2 : 419.05 €/m²

General information

This project won the Grand Prize of the jury of the Trophées Bâtiments Circulaires 2023 in the “Public project owners – tertiary buildings” category.

Rehabilitation of an abandoned commercial wasteland into a Social and Solidarity Economy (SSE) Centre with the use of reused materials (radiators, sanitary facilities, doors, lighting, parquet flooring and rainwater recovery system). Soil unsealing with the creation of a landscaped valley and installation of 300 photovoltaic panels for a power of 1000Kva/year.

Building users opinion

Satisfied. The project was undertaken with the future tenants.

If you had to do it again?

Reused materials pose constraints related to regulations, insurance and supplies.

The parallel creation of the Plateau Circulaire in Caen made it possible to secure the materials, restore them if necessary and focus on the finishing work (radiators, sanitary facilities and doors), which are easier to insure.

The establishment of a cross-cutting “reuse” criterion and batch no°1 dedicated to reuse was relevant, as was the support of an Assistance to the Contracting Authority specialised on the subject.

See more details about this project

<https://chantierscommuns.fr/le-pole-economie-sociale-et-solidaire-du-pays-de-falaise/>

<https://chantierscommuns.fr/le-pole-economie-sociale-et-solidaire-du-pays-de-falaise-2/>

<https://www.paysdefalaise.fr/economie/jeudi-16-mars-2023-visite-chantier-du-pole-economie-sociale-et-solidaire-du-pays-de-falaise/>

Photo credit

Alban Van Wassenhove

Stakeholders

Contractor

Name : Communauté de communes du Pays de Falaise
Contact : Aurèle TESSON, atesson[a]paysdefalaise.fr, 02 31 90 42 18
<https://www.paysdefalaise.fr/>

Construction Manager

Name : Léonard DAUCHEZ Architectes
Contact : leonard[a]dauchezarchitectes.fr
<https://www.dauchezarchitectes.fr>

Stakeholders

Function : Assistance to the Contracting Authority
G-ON

Maxime ROBERT, mrobert[a]g-on.fr

<https://www.g-on.fr/>
Feasibility studies, resource diagnosis

Type of market

Other

Other type of market

A market for the project manager and a market for the work

Allocation of works contracts

Separate batches

Energy

Energy consumption

Calculation method : RT 2012

Breakdown for energy consumption :

Not known. Rehabilitation of a commercial wasteland abandoned for 10 years, with the aim of reaching BBC (Low energy consumption building) renovation level.

Initial consumption : 450,00 kWh_{ep}/m².an

Real final energy consumption

Final Energy : 80,00 kWh_{ef}/m².an

Renewables & systems

Systems

Heating system :

- Urban network
- Water radiator

Hot water system :

- Gas boiler
- Urban network
- Wood boiler
- Combined Heat and Power

Cooling system :

- Urban network

Ventilation system :

- Double flow heat exchanger

Renewable systems :

- Solar photovoltaic

Renewable energy production : 100,00 %

Environment

Biodiversity approach

- Creation of a landscaped valley.

Mitigation actions on soil and biodiversity :

- Soil unleashing.

Risks

Hazards to which the building is exposed :

- Urban heat island

Risks measures put in place :

Creation of a landscaped valley, soil unleashing and insulation of buildings.

Urban environment

Connection with a cycle path, a green pedestrian path, two roads, proximity to the city centre and access to surrounding buses.

Land plot area : 5 250,00 m²

Built-up area : 35,00 %

Green space : 3 400,00

Products

Product

Le Plateau Circulaire

<https://www.plateaucirculaire.fr/>

Product category : Autres / Autres

Reuse platform: storage, refurbishment, delivery.

Costs

Construction and exploitation costs

Renewable energy systems cost : 96 556,00 €

Cost of studies : 28 145 €

Total cost of the building : 2 207 577 €

Subsidies : 1 700 000 €

Energy bill

Forecasted energy bill/year : 24 000,00 €

Real energy cost/m² : 4.57

Real energy cost/Visitor : 6000

Circular Economy

Circular economy strategy

Phase in which reuse has been integrated : Project stage

Type of circular economy strategy implemented :

- Maximization of the number of impacted batches

Quantified targets for reuse? :

Depending on the feasibility study and resource diagnosis.

Integration of reuse into the written contract documents : Integration of the reuse specifically in the special technical specifications of the concerned batches

Validation protocol for reused materials : Yes

Validation protocol for reused materials :

Resource diagnosis

Feasibility study

Deposit validation form : No

Reuse : same function or different function

Batches concerned by reuse :

- Structural framework
- Indoor joineries
- Raised floors
- Electricity
- Plumbing
- others...

For each batch : Reused Materials / Products / Equipments :

- 50 cast iron radiators (origin: Plateau Circulaire, Colombelles);
- 30 lights (origin: Plateau Circulaire, Colombelles);
- 20 doors (origin: Plateau Circulaire, Colombelles);
- 15 toilets (origin: Plateau Circulaire, Colombelles);
- 1 rainwater recovery system (origin: Hérouville-St-Clair);
- 1 existing wooden floor has been preserved;
- All the existing metal framework has been preserved.

Reused materials rate :

The cast iron radiators, doors and sanitary facilities were recovered and refurbished at the Plateau Circulaire in Colombelles. They were transported and implemented by Le Wip, holder of the reuse batch.

Logistics

Rehabilitation and reconditioning operations (if project concerned by a cleaning/demolition stage) : No

Storage of materials from external supply :

- No problem of storage, supply correlated to the progress of the works

Insurance

Consultation of the technical controller : Yes

Specific mission given to the technical controller :

Specific re-employment mission.

Insurance broker on the project : No

Consultation of the broker : No

Insurer : PILLIOT

Consultation insurer : Yes

Discussion with the insurer :

Yes. Use of reused materials only for finishing work in order to have ten-year insurance.

Additional premium :

Non

Environmental assessment

Impacts avoided : water, waste, CO2 :

- CO2 savings: 16,712 kg
- Water consumption avoided: 127 m3
- Waste avoided: 1,558 kg

Economic assessment

Total cost of reuse : 60 000 €

Reuse quantified in the companies' offers? : Yes

Purchasing process for reused materials :

- Purchase by the company from a reuse platform

Fees of the contracting authority support : 24 000 €

Communication

Communication on the process : Yes

If so, please specify :

- Online articles, social networks, local and regional press;
- Presentation at meetings, clubs, conferences with regional partners.

Project visit : Yes

Social economy

Social economy and professional integration :

Welcoming 4 SSE structures with premises difficulties in the area:

- A green space integration and maintenance company: AIPF;
- A company inserting infographics and reusing cardboard: Poisson d'Avril;
- A resource association: La Ruche;
- A solidarity garage: Transmission 14.

There were also induction hours on the construction site.

Circular design

Responsible consumption :

Land rehabilitation.

Functionality economy :

Intensification of uses.

Industrial and territorial economy :

Pooling of equipment and workspaces.

Eco-design :

Building evolving according to uses.

Sustainable supply :

Use of reused materials.

Recycling :

Maximizing recycling of construction site waste.

Additional information (PDF documents)

Websites

<https://www.paysdefalaise.fr/economie/venez-visiter-le-futur-pole-ess-du-pays-de-falaise/>

Contest



COMPETITION WINNER

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