



Delivering Innovation and Efficient Solutions

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Bog'Art is a privately-owned Romanian construction company established in 1991 with its headquarters in Bucharest. Since its inception as a pioneer on the Romanian market, Bog'Art's main activity delivering turn-key private, institutional and public projects has sustained the dynamic growth pace of the company and its longstanding and well-reputed name among the most important brands in the industry. Our approach to sustainable construction is based on the best building practices that emphasize long-term affordability with minimum environmental impact.

As general contractor, Bog'Art is able to ensure that projects meet the sustainability requirements of BREEAM and LEED certifications by delivering turn-key works where both design and implementation are environmentally responsible and resource efficient.

Among our referential sustainable projects, **Floreasca Park Office Development** is rated *EXCELLENT* in the BREEAM Certification framework, while **Unicredit Tower Office Building** and **Green Gate** were rated Very Good.



Floreasca Park Office Development
Project size: 70 000 sqm
Completion: 2013
Certification: BREEAM Excellent



Green Gate Office Building
Project size: 49 600 sqm
Completion: 2014
Certification: BREEAM Very Good



Unicredit Tower
Project size: 24 600 sqm
Completion: 2012
Certification: BREEAM Very Good

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In order to achieve these standards in sustainability, there are four guiding principles which our design and construction practices aim to provide our delivered buildings with, throughout their entire life cycle:

EFFICIENCY

UTILITY

DURABILITY

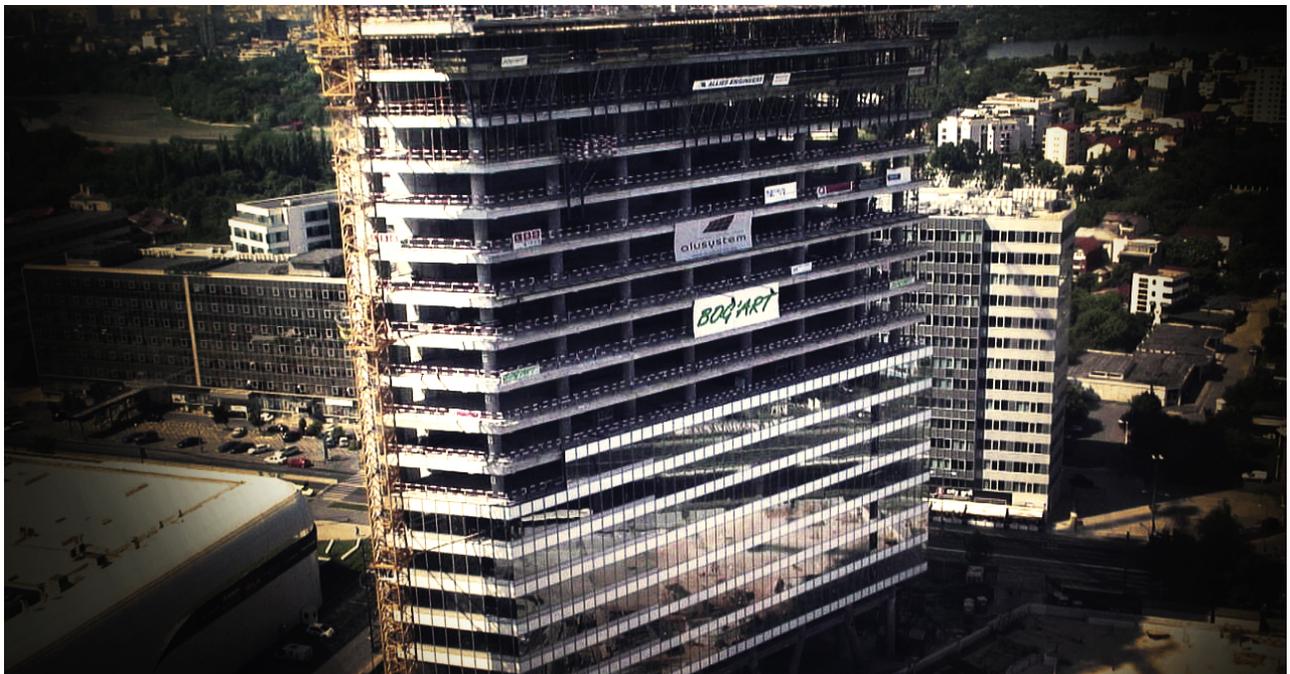
COMFORT

These principles are served by:

- Reducing material usage through the use of recycled materials;
- Generating less solid waste to achieve savings in construction waste;
- Lowering toxic emissions to minimize our carbon footprint;
- Minimizing water and energy use to reduce operating costs for owners.

A building designed in a sustainable way decreases environmental impact over its entire life cycle. Sustainability should also be approached economically, with the aim to reduce costs by using green methods: one of the most effective ways to reduce costs is to be energy efficient, while from a social point of view sustainability means taking into account the future needs of the tenants, thus shaping a healthy and more productive environment.

This year, our flagship project to be completed by December, Bucharest One Tower, will be the first LEED Platinum certified Office Building in Romania.





Our results are achieved through practices and design methods that aim to reduce land and material usage, pollution and waste as well as water and energy consumption. To this end, the methods and technologies encompass, but are not limited to:

- Efficiency on the job site to reduce energy and waste;
- Evaluation of existing infrastructure and renovation of existing structures to minimize land usage;
- Energy-efficient design that optimizes the orientation of the building;
- Façades that minimize solar load and heat loss to reduce the operation of mechanical systems;
- Durable materials that extend the life cycle;
- Low carbon technologies and construction materials to avoid ozone depletion;
- Recycling materials and construction waste whenever feasible;
- Water-saving plumbing fixtures and reusing water supply;
- Energy efficient roofs and water collection systems;
- High-performing mechanical systems for heating, ventilating and cooling that save energy and minimize operational costs;
- Energy efficient lighting such as LED fixtures, daylight, time and motion sensors;
- Optimized coordination with Building Management Systems controls to monitor energy usage;
- Using alternative sources of energy such as solar, geothermal or co-generators that back existing power supplies.

As a result, we are committed to providing the best practices in sustainable building design and implementation, shaping a better built environment with a focus on quality living.