



VITALI GROUP

A GREEN CAMPUS OF TECHNOLOGY

In the Milan region, Vitali S.p.A. is creating a green campus of technology. Surrounded by an area comprising some 1,000,000 of green, the complex consists of a harmonious group of four buildings, connected by a hub, one of which will be an auditorium. The three other buildings feature an internal courtyard, overlooked by their office spaces. Architecturally, there are echoes of a medieval court, with its open courtyards and green spaces. The organisation of the space will help the campus' objectives to be a meeting place and to inspire technological innovation. High efficiency, flexibility and functionality are wedded to avant-garde technology, top quality construction and excellence in terms of energy use.

The presence of offices, green spaces, a crèche, a fitness centre, restaurant, bar, dining rooms, workshops and related services, indoor and outdoor parking are all part of a way of working which is directed towards innovative wellbeing and constant daily comfort. The aesthetic of the complex are not detached from its sustainable design, in total respect for the environment; the materials chosen guarantee the minimum environmental impact during the buildings' lifetime. Other architectural elements echo the forms of the surrounding fields. A pergola designed by Spanish architectural studio Flores & Prats of Barcelona links the buildings with the green spaces beyond, and from one to the other. The visual impression is of a horizontal display of round steel tubes, which functionally protect visitors from the sun and the rain.

As the scheme's name would suggest, sustainability is at the heart of the design, in terms of energy efficiency and the use of renewable resources. The complex follows the LEED (Leadership in Energy and Environmental Design) criteria, in particular those relating to multiple constructions and to campuses. The LEED rating system contains certain prerequisites, all of which must be met in order to qualify for any certification level, and 69 potential points. These include Sustainable Site Development, Water Savings, Energy Efficiency, Materials Selection, Indoor Environmental Quality, Innovation & Design Process.

Across the entire process, from planning to construction, and to all parts of the project, LEED operates a credits system on the six categories in the certification process.

Sustainable Sites (1 pre-requisite, 14 points): seeks to limit development to only appropriate sites, reuse existing buildings, sites, or both, protect natural and agricultural areas, and reduce need for vehicles

Water Efficiency (5 points): using systems to limit the quantity of water needed and the municipal water supply and treatment burden

Energy & Atmosphere (3 pre-requisites, 17 points): establishes energy efficiency and system performance, optimise energy efficiency, encourage renewable and alternative energy sources, and supply ozone protection protocols

Materials Selection (1 pre-requisite, 13 points): Seeks to reduce the amount of materials needed, use materials with less environmental impact, and reduce and manage waste

Indoor Environmental Quality (2 pre-requisites, 15 points): Establishing good indoor air quality, ensures thermal comfort and system controllability

Innovation & Design Process (5 points): The use of innovative solutions and technology to add value to buildings in the LEED context.

The sum of credits allows for the application of the certification according to the building's environmental impact. These are granted as follows:

- Certified (26-32 points)
- Silver (33-38 points)
- Gold (39-51 points)
- Platinum (52- 69 points)

Each category contains one or more compulsory elements and a number of prerequisites in terms of environmental performance. Credits are



given based on those parameters resulting in a final scoring for the level of certification.

STEZZANO BUSINESS PARK

Another important project which has already been approved by the Public Administration is the Business Park of Stezzano. This particular project, which is taking shape in its eponymous district, in the province of Bergamo, will stand in the area overlooking the A4 Turin-Venice motorway: its location corresponds with the new metro and railway lines. The district is easy to reach from the 525 provincial carriageway, from the southern junction of the Bergamo Ring Road as well as from the motorway junctions of Dalmine and Bergamo. It is also located in a strategic position, in terms of the airports of Orio al Serio and Linate and the new IPB connections BRE-BE-MI.

The development is taking shape on a total surface area of around 55,000 sq m, and will include conference, retail and office elements, with a dynamic design in terms of aesthetics and sustainability. Its green credentials are underlined by its planning in terms of energy efficiency and low environmental impact.

The project's concept focuses on two objectives: its ability to be able to connect with its surrounding landscape, and the necessity to integrate the new site with the available infrastructure in the shape of railways and roads. The guiding lines of the development, which distinguishes itself for particularly high construction standards and avant-garde technology, have been created by the Bologna-based architectural studio MCA – Mario Cucinella Architects, and reflect its surroundings to guarantee its eco-compatibility with the environment. The entire area will also be enriched by the presence of numerous green spaces, including small lawned areas and squares, as well as an imposing tree-lined boulevard. The way in which the buildings have been imagined also takes a new, residential concept into account, where technology and well-being are



natural elements. Air, earth, water and fire become the inspiration and the energy behind an instinct for change, and from an aesthetic, architectural, energetic and functional point of view, are fully integrated with the project as a whole.

The realisation of this scheme, which is being defined as a "green milestone", will also contribute another added value, increasing performance in terms of the efficiency of the building itself, but also in terms of wellness, for the workers and their visitors.

Vitali Group is a major Italian group active in the building and infrastructure sector, split into five divisions – Real Estate, Infrastructure, Special Demolition, Production and Engineering. Vitali operates principally in the realisation of large infrastructure works; real estate investment and development, with a particular focus on headquarters, retail complexes, industrial buildings, logistics parks, conference and service sector structures; and special demolition. The Group has an order book equivalent to some €400m with a total turnover of around €110m (2008 figures). The Group operates as a developer through the entire process: from site research through urban development, planning based on client needs, to the project's realisation as constructors, using the best technologies. Vitali is also involved in property management through its facility management division, which offers turn-key solutions for clients.