

**BUILDING PERFORMANCE EVALUATION
AT THE END OF THE BUILDING LIFE CYCLE:
MARKET/NEEDS ANALYSIS FOR A HEADQUARTERS BUILDING**

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The Integrative Framework for Building Performance Evaluation is the conceptual background for the IBPE-project. This framework takes the complex nature of performance evaluation in the building delivery cycle as well as the life cycle of buildings into consideration. Therefore, the respective six sub-phases are strategic planning, programming, design, construction, occupancy, and, recycling – each of these phases with internal reviews and feedback loops. While reports on progress in the IBPE-project at former EDRA-conferences in Edinburgh, Philadelphia or Minneapolis had their focus on sub-phases like strategic planning, programming and especially occupancy, this presentation has the purpose to report about a building performance evaluation case study at the point of phase 6 – 're-cycling'. Here, the feedback loop involves the evaluation of the market of the building type in question and the client organization's needs as well.

For the project of the UK Corporate Headquarters Building of a Swiss pharmaceutical company the potential of a prospective site with abandoned production and lab facilities had to be assessed, in terms of the anticipated project needs. Thus, the endpoint of one building life cycle was about to become also the beginning point of the next building delivery cycle ('re-cycling'). The paper will

- describe the required process steps within phase 6 - recycling,
- present the outcomes of this research effort, and
- stress the pivotal role of loop 6 – market/needs analysis as part of the Integrative Framework of Building Performance Evaluation.

Key Words: Building Performance Evaluation; Office Building, Building Life Cycle; Recycling; Needs Analysis.

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