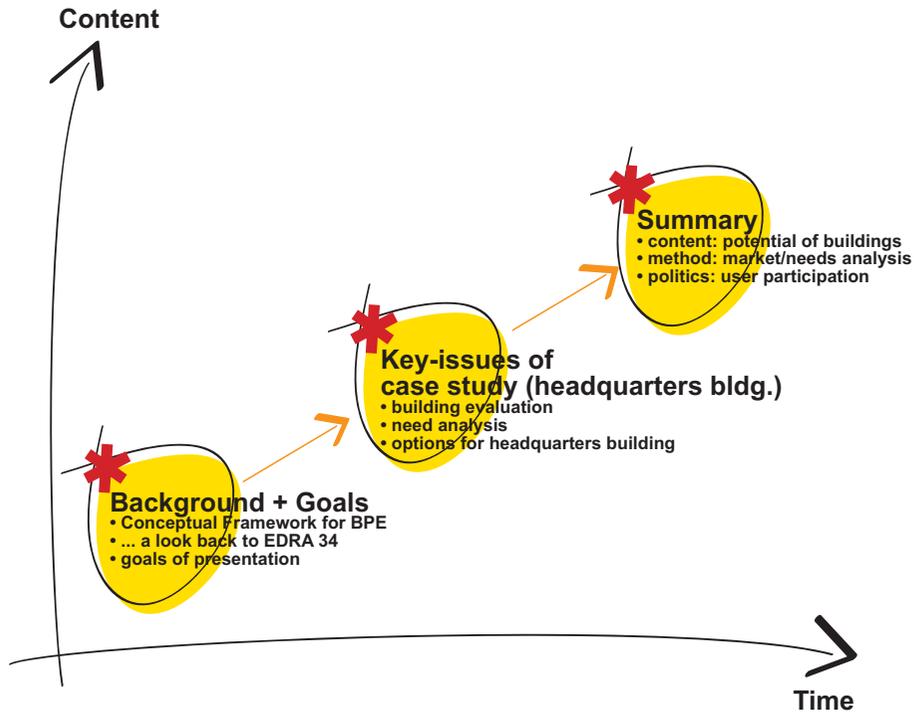**Building Performance Evaluation
at the End of the Building Life Cycle:
Market/Needs Analysis for a Headquarters Building**

**by Ulrich Schramm, Ph.D.
University of Applied Sciences
FH Bielefeld/Germany**

Content

Summary
• content: potential of buildings
• method: market/needs analysis
• politics: user participation

**Key-issues of
case study** (headquarters bldg.)
• building evaluation
• need analysis
• options for headquarters building

Background + Goals
• Conceptual Framework for BPE
• ... a look back to EDRA 34
• goals of presentation

Time

CONSTRUCTION
OF NEW BUILDING

STRATEGIC PLANNING
RECYCLING
PROGRAMMING
OCCUPANCY
DESIGN
CONSTRUCTION

PLANNED
UK HEADQUARTERS BUILDING
SWISS PHARMA COMPANY

BUSINESS NEEDS/
USER REQUIREMENTS

SERVICEABILITY OF
EXISTING BUILDINGS

**MARKET/
NEEDS ANALYSIS**
STRATEGIC PLANNING
ADAPTIVE RE-USE/
RECYCLING
PROGRAMMING
OCCUPANCY
DESIGN
CONSTRUCTION

EXISTING
UK HEADQUARTERS BUILDING
SWISS PHARMA COMPANY

What is the structure of the presentation?
• starting point: background + goals
• report from the practice: key-issues of case study
• summary: results in view of content, methodology, politics
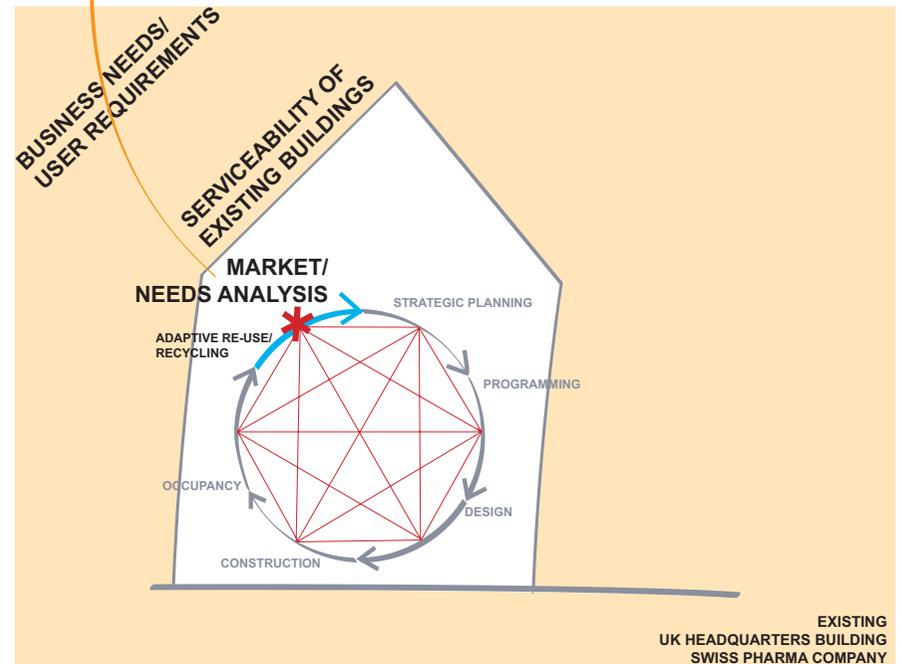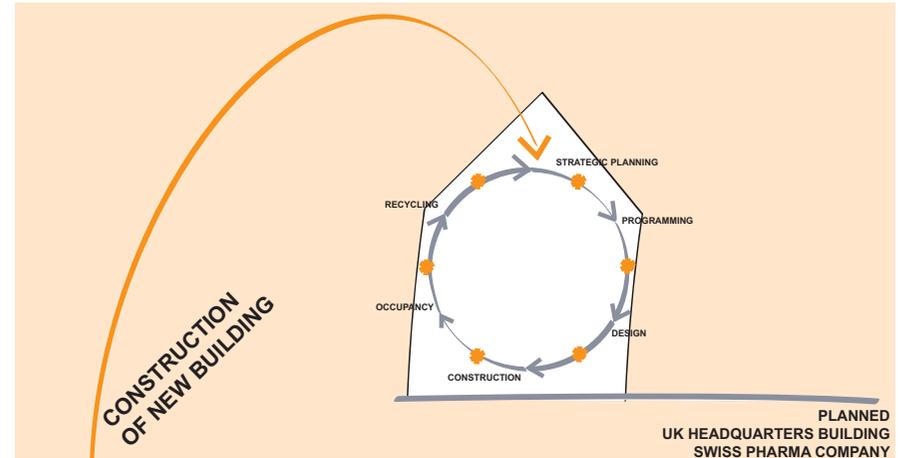
What are the goals of this presentation?
• to talk about a BPE case study at the point of ‚adaptive re-use'
• content: potential of existing buildings for office re-use
• methodology: market/needs analysis as part of adaptive re-use
• politics: user participation in the process of decision-making

Building 33

Main Site

View from North-East

East Elevation

Third Floor, Circulation

Third Floor, Laboratories

GENERAL　Laboratory Building
3172 m² net area
1984
adjacent to buildings 30 and 31
4 floors + basement

SPATIAL　868 m² net area per floor

STRUCTURE　Concrete
SERVICES　Air conditioned, laboratory equipped
USE TODAY　Laboratories

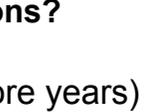Third Floor Plan

First Floor Plan

0m　10m

Building 11

GENERAL　Originally workshop/laboratory building
2964 m² net area
1964
Located between buildings 10 and 12

SPATIAL　3 floors
904 m² net area per floor

STRUCTURE　Steel frame, concrete, brick
SERVICES　Air conditioned
USE TODAY　Offices, site maintenance services

Main Site

Elevation

Ground Floor

First Floor

First Floor

First Floor Plan

Ground Floor Plan

0m　10m　20m

MAJOR FUNCTIONS TO BE UNDER SAME ROOF

COMMUNICATION COULD IMPROVE "UNDER ONE ROOF" IN ONE BUILDING

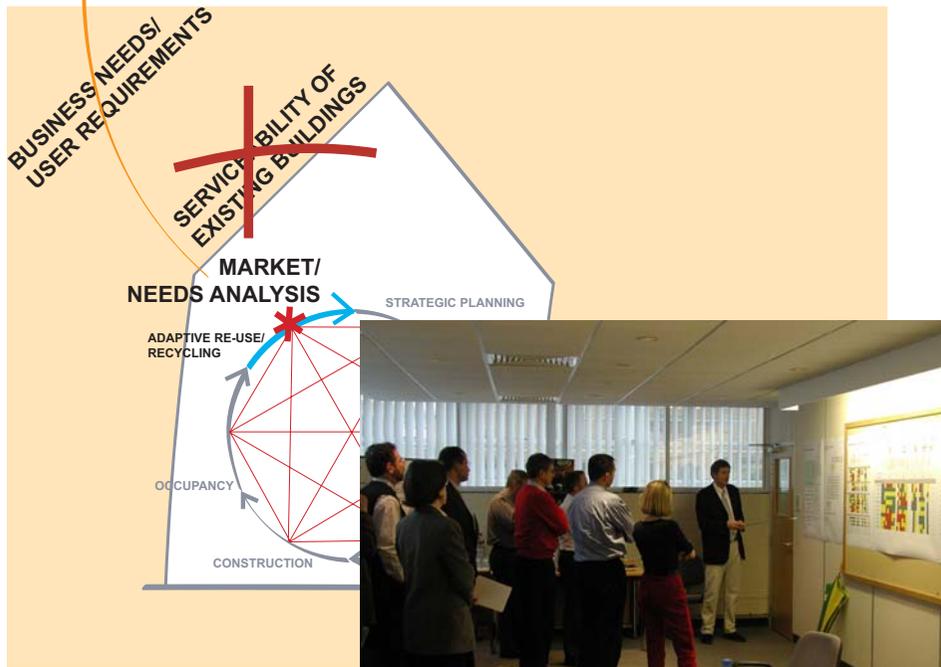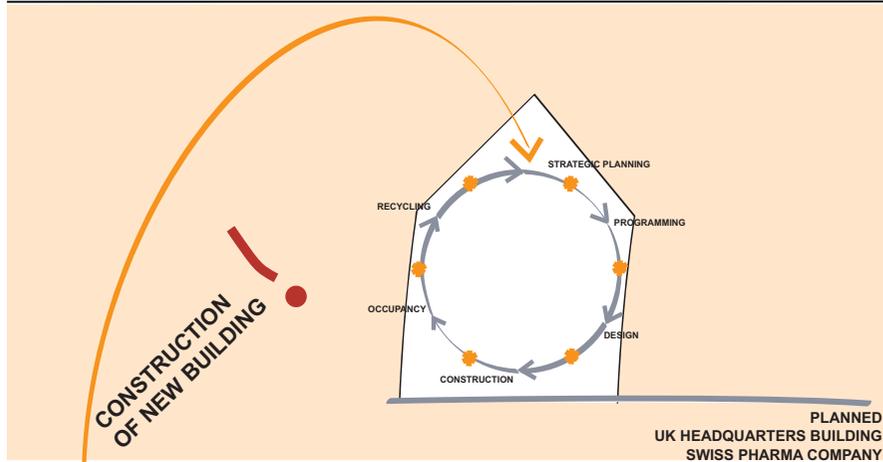ASBESTOS IS OFTEN PROBLEM WHEN CONVERTING BUILDINGS

OLDER + CONVERTED BUILDINGS TEND TO BE MORE EXPENSIVE TO RUN

What were the results of specific building evaluations?
• Agglomeration of different buildings
• many of them were still in use for production (2 more years)
• several were furnished with newest lab technology (research)
• many were in a poor condition

What were the results of the organization's needs analysis
• user involvement in the process of building re-use
• interviews with decision makers, heads of departments, users
• learned about functional needs
• learned about possible risks and fears

Ulrich Schramm

STRATEGIC PLANNING
RECYCLING
PROGRAMMING
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CONSTRUCTION OF NEW BUILDING

PLANNED
UK HEADQUARTERS BUILDING
SWISS PHARMA COMPANY

BUSINESS NEEDS/ USER REQUIREMENTS

SERVICEABILITY OF EXISTING BUILDINGS

MARKET/ NEEDS ANALYSIS

STRATEGIC PLANNING

ADAPTIVE RE-USE/ RECYCLING

OCCUPANCY

CONSTRUCTION

What could be summarized at the end of this presentation?

- content: no potential of existing buildings for office re-use
- methodology: market/needs analysis proofed to be crucial
- politics: users had a say in the process of decision-making
- in summary, BPE during 'adaptive re-use' was beneficial

Ulrich Schramm

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