

## Vienna's Sustainable New Hospital

VIENNA HOSPITAL ASSOCIATION, AUSTRIA

### Procurement objectives

The Vienna North Hospital is planned as a main hospital in north-east Vienna with 800 beds. The project was launched in Spring 2006 through a European call for tender for cooperation partners and plans. In 2008, an architectural competition was carried out, from which the Viennese architectural office Healthteam Albert Wimmer emerged as the winner. The preliminary draft phase of the planning has now been completed, with construction due to begin in 2012.

### Background

The Vienna Hospital Association (VHA) - the contracting authority - is one of the biggest hospital operators in Europe, providing 8,900 acute care beds and 4,000 geriatric beds. It spends €3.2 billion per year on operating costs and €200 million on investments.



### Criteria used

The initial design contest for appointment of the architect was organised in two stages and included an option for the VHA to purchase the design directly from the architect. In this way, it was possible to apply relatively low entry thresholds for the design contest, and avoid excluding smaller practices due to lack of capacity. The assessment criteria for the design contest related to the urban, architectural and functional characteristics of the design, as well as the economy in construction, operation and maintenance. A Sustainability Charter has been developed for the project, setting out the detailed criteria to be included in each stage of the hospital's planning and building. This draws upon a workshop held with experts and the project team, and a number of established green building standards. The criteria include:

- **Site:** Protecting/restoring areas of unspoiled nature; building structures as part of the landscape; use of potable water and rainwater; good transportation connections
- **Interior:** Thermal comfort; indoor air quality; flexibility of use; accessibility; user control (ventilation, shading, lighting)
- **Energy:** Minimising overall energy demand; facilitating energy management (meters); ecological energy (district heating and cooling; photovoltaic and renewable sources)
- **Construction:** Environmental protection on site; reducing waste, dust, noise and vibrations; complying with the [ÖkoKauf Wien](#) standards; using materials that are easy to clean and maintain.

The Sustainability Charter will be extended to cover the operational phase of the hospital and will also serve as a checklist at the end of each planning step, to identify the degree and the completeness of implementation for each of the identified criteria.

### Results

By considering sustainability criteria early on in the process and applying life-cycle costing, it has been possible to build these considerations into the economic aspect of the project from the outset. However some elements, such as the proposed photovoltaic system, involve additional costs. For all elements incurring additional costs, decisions are made before the start of the procurement process on the basis of including variants provided by the planning team.

### Environmental impacts

The construction and use of buildings are responsible for a high percentage of the EU's CO<sub>2</sub> emissions and use of natural resources. Planning and implementing major new build projects, such as Vienna North Hospital, requires contracting authorities to take account of a wide range of potential impacts. Estimated reductions include: energy demand for heating by 25% and energy for cooling by 20%, below current minimum legal requirements.

For more information, please see the European GPP criteria for [construction works](#) and [products](#) or visit [ÖkoKauf Wien](#).