

Technical specifications of the building

According to the Decree No.367s by the Cabinet of Ministers dated April 29 2009, 0.64 hectare was allocated for the construction of the new building of the State Oil Fund of the Republic of Azerbaijan (SOFAZ).

The conceptual project of the new administrative building of SOFAZ was prepared by the French “Inter Art Etudes” company. The building has two underground parking floors, four floors above ground called “podium” which includes common areas (canteen, library, conference hall, board meeting facilities, a museum, a conference hall for 200 seats etc.), eighteen open space office floors including executive director’s floor and three technical floors.

Museum, library, podium and viewing areas of the building (also overall grounds) can be accessed by invitation only.

The construction of the new administrative building was carried out by Besix-Az Besix consortium established by the Belgium “N.A. Besix S.A” and local Az Besix companies.

The company has won Request for Service Proposals held in agreement with the State Procurement Agency of the Republic of Azerbaijan and in accordance with the Law on State Procurement. Respective procurement contract was signed with “N.A. Besix S.A.” amounting Euro 84 916 000. Local sub-contractors have been employed during the construction of the building. Control over the construction process was carried out by “AECOM” Russia limited company.



SOFAZ committed AECOM Russia Limited to scrutinize and evaluate the issues related to defining ecological efficiency of the building and eliminating possible negative effects on environment for the purpose of getting worldwide acknowledged BREEAM certificate by Building Research Establishment Environmental Assessment Methodology Institution.

The design team of AECOM Russia Limited have undertaken a BREEAM pre-assessment consultation for getting familiarized with the requirements of BREEAM and

incorporate as many as possible in the design. The team targeted a BREEAM rating of Good (>45%) and Very Good (>55%).

The building has double skin façade system which meets standards on energy efficiency and steadiness. This feature is applied in the implementation of innovative technologic systems and intellectual infrastructure conceptions and meets the standards of “Green Building” category. Special attention has been paid to the interior design which combines the modern “A” class business center specifications and the ancient cultural inheritance of Azerbaijan.

Technical details of the building are as following:

Basic building cost (Euro/m ²)	2 313
External works cost (Euro/m ²)	51.14
Building Engineering Services (Euro/m ²)	393
IT Services (Euro/m ²)	230
Gross floor area (m ²)	35 834
Total Floor area (net)(m ²)	27 571
Total Floor area (usable)(m ²)	19 042
Parking area (m ²)	6 357
Technical area (m ²)	2 176
Total area of site (hectares)	0.64
Predicted annual electricity consumption (kWh/ m ²)	116
Predicted annual fossil fuel consumption (m ³ / m ²)	9.2
Predicted annual renewal energy generation (kWh/ m ²)	0.77
Predicted annual water use (m ³ /person/year)	14.6

Functional areas on levels:

Level 1	Lobby, Entrance, Lounge	1 100 m ²
Mezzanine;	Library	170 m ²

Level 2	Auditorium	323 m ²
Level 2	Museum	207 m ²
Level 2	Canteen	382 m ²
Level 3	Board room	160 m ²
Level 3	Conference room	279 m ²
Level 3	Executive dining room	111 m ²
Level 3	Lounge	110 m ²
Level 4	Open space area	440 m ²
Levels 5-12, 14-17	Offices	15 x 440 m ²
Level 21;	Executive Director	440 m ²
Level 22	View Point	350 m ²
	Storage	1 400 m ²
	Circulation areas	2 700 m ²

During the execution of the project Besix-AzBesix consortium set up their Quality Assurance Plan and committed itself and their subcontractors to comply with the requirements of the Quality Management ISO 9001 standards and the Environmental Management System ISO 14001 standard.

The site construction activities have also covered technical monitoring, reporting and setting targets for energy usage during the construction, commercial transportation, activities on minimizing air and water (ground and surface) pollution. Sustainability and energy efficiency requirements have been foreseen in design and implemented during the construction. The building has a double skin façade with ventilated cavity providing efficient energy saving. Façade system includes motorized and sun sensor controlled retractable venetian blinds integrated in the cavity of the double skin façade and are grouped and controlled by weather sensors per elevation. Photo Voltaic panels have been installed at the technical floor providing electricity for hot water boilers. Boiler rooms have been equipped with highly efficient systems.

The design also includes bicycle and car parking lots. SOFAZ implements car sharing policy. Digital information screens located at Entrance and Lift lobbies provide useful

information about the building for employees and visitors. Besides, Building User Guide is available as well.

The waste storage facility includes recyclable waste storage dedicated areas. Catering personnel and SOFAZ employees can use the changing rooms and lockers located in basement floors.

Simulation results, held in accordance with BREEAM requirements, show that the assessed building complies with the required daylight factor for the entire relevant spaces in the tower and podium area, especially due to the full height glazed office floors and huge windows.

In 2016, the new administrative building of SOFAZ has undergone BREEAM assessment in new construction fully-fitted methodology and became the first building in Azerbaijan to get the Good rate.