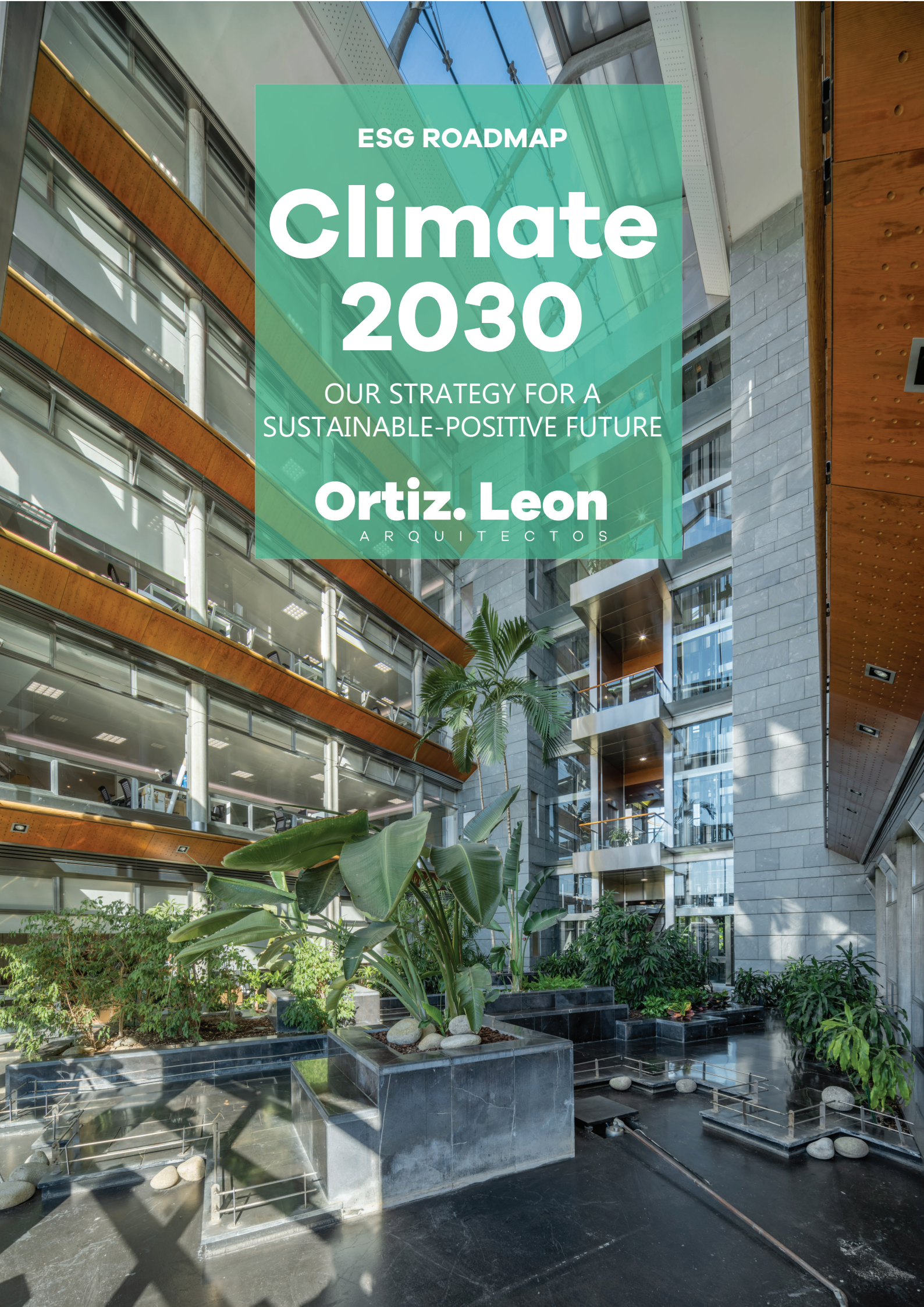


ESG ROADMAP

# Climate 2030

OUR STRATEGY FOR A  
SUSTAINABLE-POSITIVE FUTURE

**Ortiz. Leon**  
ARQUITECTOS



# Contents

00 ABOUT US .

01 OUR GOALS AND STRATEGIES TOWARDS 2030

02 FIVE PILLARS OF OUR COMMITMENT

2.1. Responsible & Sustainable Design Process

2.2. Operational excellence

2.3. Expert knowledge+I+D+i

2.4. Community Engagement & Innovation

2.5. DEI: Diversity ,Equity & Inclusion

03 TOWARDS A NATURE POSITIVE  
ARCHITECTURE FOR NATURE & PEOPLE :

3.1. Decarbonized & more efficient solutions

3.2. Future oriented circular designs

3.3. Healthy and inclusive spaces

04 101 REASONS FOR SUSTAINABILITY AND ENVIRONMENTAL CARE

# Intro

As one of Europe's leading architectural practices, **Ortiz León** has both a responsibility and the desire to drive the climate and sustainability transition within architecture and the built environment.

Our role as architects is to shape the physical environment, and at an early stage we lay the foundation to enable cities and communities to ensure sustainable living for a long time to come.

This roadmap sets out **Ortiz León's** direction until 2030 for how it will contribute to the transition required in society to achieve national and international climate and sustainability goals through **Ortiz León's** own vision and goals.

# Executive Summary

At Ortiz León we understand climate change and sustainability as a commitment that we make to society, which guides our way of working and which has an impact on our relationships, on the services we offer to our clients and on the spaces we design.

Building on our sustainability know-how, accredited since the beginning of our trajectory in 1982, it is in 2015 that the studio began to collaboratively develop our first internal sustainability consultancy. The present document outlines Ortiz León's ESG strategy, and is the evolution of the first version published in 2019.

The following strategies and concepts are the basis on which we rely to help both our clients and ourselves in the achievement of the sustainable development objectives of the United Nations Organization.

1. Responsible & Sustainable Design Process
2. Operational excellence
3. Expert knowledge+I+D+i
4. Community Engagement & Innovation
5. DEI: Diversity ,Equity & Inclusion.

The first substantial change that we are proud of is the opening of our new studio, which reuses the space of an old dairy in the center of the city. This space manifests our understanding architecture. It is a space where natural ventilation, light and biophilia have been the main design drivers. Our employees find in this place something more than just an office but a place to gather, meet their peers and design uplifting places for people. We have a cafeteria , a library , changing rooms to take a shower after doing sports at noon or come by bike . We also have two parking stalls for disabled people, bicycle racks... Ortiz León approaches every design from a sustainable perspective and strive to lead by example by living in a sustainable way.

The second point that we want to highlight is the trajectory developed in the last two years, in which, despite the impact of the COVID 19 Pandemic, we have carried out projects + construction directions both in the office and residential field. The following are some of the most outstanding buildings we have designed during this time:

## OFFICES:

- ARQBÓREA \_new construction . Wiredscore & smartscore platinum. Leed Platinum, Well Platinum, Ais building.
- OMBÚ\_repositioning (\*). Largest timber office building.in Continental Europe.
- KOI \_repositioning. More than 80% of the waste emitted was reused in the construction of the building .
- NATURGY\_repositioning. First timber curtain wall system reducing 70% carbon footprint.
- CASTELLANA 85\_ repositioning. First office building certified AIS 5\* for accesibility.
- RUIZ DE ALARCÓN\_ repositioning. Rethinking every detail to achieve efficiency.

## RESIDENTIAL:

- ESCALONIA \_ new construction. First residential rooftop park in Spain.
- GARDENS OF CUATRO CAMINOS \_ new construction. Urban regeneration.
- JORGE JUAN 53 \_ new construction. From an industrial yard to an oasis in the middle of the city.
- TORREJON\_ new construction. Prefabrication.
- ONCISA\_new construction . Accesibility & Nature .

(\*)\_ collaboration with NORMAN FOSTER & PARTNERS (arch designer)

**At Ortiz León we understand that a project is only completed when it transcends paper and it makes contact with reality....overcoming it. Contributing to making the planet a more sustainable and human centric world.**

# ESG. Selected projects over the last two years

**2022**

**Koi Office Building**  
**Leed Platinum, Well platinum**  
In the construction of the building, more than 80% of the waste emitted has been recovered or reused



**2021**

**Arqbórea, Madrid:** First wired-score & smartscore platinum building in Spain. Leed Platinum, Well Platinum, Ais,



**2020**

**Castellana 85 office building.**  
First office building certified AIS 5\* for accessibility



**2020**

**Escalonia. Las Rozas:**  
**near Zero Energy Building.**  
First roof park on residential building in Spain. Geothermy



**2020**

**Jorge Juan 53**  
Housing . From an industrial yard to an oasis in the middle of the city.



**2020**

**Oncisa .Housing** in S.S.de los Reyes . Madrid. Accesibility & Nature .



**2022**

**Ombú. Largest timber office building in Continental Europe.**  
Madrid.



**2021**

**Naturgy Headquarters**  
First timber curtain wall system reducing 70% carbon footprint



**2020**

**Ruiz de Alarcón ,Madrid:**  
officee Refurbishment .  
Rethinking each  
Detail to achieve efficiency.



**2020**

**Gardens of Cuatro Caminos**  
Housing . Urban regeneration



**2020**

**Modular prefab 3D building** in Torrejon. Madrid.





00

**About us**





# About us. Our vision for sustainability

At **Ortiz León** we understand **climate change** and sustainability as a commitment that we acquire with society, which guides our way of working and that we reflect in our relationships, in the services we offer to our clients and in the spaces we create.

## An internal commitment sustained on five pillars:



**SUSTAINABLE  
DESIGN PROCESS**



**OPERATIONAL  
EXCELLENCE**



**EXPERT  
KNOWLEDGE +  
I+D+i**



**COMMUNITY  
ENGAGEMENT AND  
INNOVATION**



**DIVERSITY,  
EQUITY,  
INCLUSION**

## Which is reflected externally through



**DECARBONIZED AND EFFICIENT  
ARCHITECTURAL SOLUTIONS**

Buildings that prioritize efficiency in the consumption of resources, that eliminate their carbon footprint as much as possible throughout their life cycle and that allow their performance to be monitored



**FUTURE ORIENTED CIRCULAR  
DESIGN IDEAS**

Sustainable and intelligent buildings. Spaces based on sustainable and regenerative materials that are adaptable, flexible and removable and are designed to withstand the effects of climate change.



**HEALTHY AND INCLUSIVE  
SPACES**

Quality solutions that place people at the center, that connect users with the surrounding communities and that contribute to the integration of urbanism and nature.

## And that positions us as the best ally in the future development of future sustainable cities through



**MIXED USE DESIGN  
TO CREATE VIBRANT  
COMMUNITIES**



**ENVIRONMENTAL DESIGN TO  
UPLIFT PEOPLE WELLNESS**



**SUSTAINABLE ARCHITECTURE  
TO PURSUE NET ZERO CARBON  
DEVELOPMENTS**



**REGENERATIVE DESIGN TO  
MAXIMISE CIRCULAR ECONOMY  
AND MINIMISE WASTE**

# 40 years leading innovation in sustainability

**1984**

OL begins its trajectory with **Diagonal Numancia building** in Barcelona  
Lost formwork in facade.  
100% electric powered building



**1992**

**Mapfre Tower**: all electric building  
Prefabricated structure and exterior wall, off site modular bathrooms. Recycled materials.



**1998**

**Sanitas Bupa Headquarters**  
First building designed for near zero energy consumption. First of-ice building designed under circular economy principles with demolition project.



**2006**

**Alvento** First LEED certified building in Europe. Madrid



**2008**

**Cristal Tower**. First double skin active facade for near Zero Energy Consumption. Madrid



**2011**

**Iberdrola Tower**. First LEED Platinum building certified in Europe. Bilbao.



**1988**

**Avenida de Burgos** Full modular precast polished concrete facade and structure. Madrid



**1996**

**Via Augusta**. First post-tensioned structure system reducing concrete use by 20%.



**2004**

Collaboration in the launching of **Spain Green Building Council**



**2007**

**Social Housing in Vallecas** under Sunrise Program  
First evaporative cooling system



**2010**

**Scottish power Headquarters**. First building fully design with BIM. Glasgow



**2015**

BBVA Headquarters . Madrid .  
Largest office building repositioning  
Spain



**2019**

Castellana 85 office building.  
First office building certified AIS  
5\* for accessibility



**2020**

Modular prefab 3D building in  
Torrejon. Madrid.



**2021**

Private Residence:  
First 100% Timber residential  
building.



**2022**

Koi Office Building  
Leed Platinum, Well platinum



**2022**

Ortiz.Leon Office  
Car park warehouse transformed  
into garden office



**2018**

The Window Building  
First office building with private  
landscaped terraces on every floor



**2020**

Escalonia. Las Rozas:  
near Zero Energy Building.  
First roof park on residential  
building in Spain.



**2021**

Arqbórea, Madrid: First wired-  
score & smartscore platinum build-  
ing in Spain. Leed Platinum, Well  
Platinum, Ais,



**2021**

Naturgy Headquarters  
First timber curtain wall system  
reducing 70% carbon footprint



**2022**

Ombú. Largest timber office  
building in Continental Europe.  
Madrid.



# Sustainability Certified Projects

## LEED Certified Projects

- Ombú\_ pre-certificated LEED platinum . Office building in Madrid .2022
- Arq bórea\_ LEED platinum . Office building in Madrid .2021
- KOI Office Building \_LEED platinum . Office building in Madrid.2021
- Castellana 85\_LEED platinum. Office building in Madrid .2020
- Naturgy. LEED platino . Office building in Madrid.2020
- Principe de Vergara 112\_ LEED gold . Office building in Madrid.2020
- Torre Mapfre \_LEED gold\_ Office building in Barcelona. 2019
- Sede BBVA\_LEED gold\_ Office building in Madrid .2015
- Torre Iberdrola \_ LEED platinum. (nº 1 in Spain) . Office building in Bilbao 2011
- Torre Iberdrola fit out\_ LEED platinum. Office building in Bilbao 2011
- Alvento \_LEED silver ( nº 1 in Europe ) . Bussines park .2006

## WELL Certified Projects

- Ombú\_WELL gold . Office building in Madrid.2022
- Arq bórea\_ WELL platinum . Office building in Madrid .2021
- KOI Office Building WELL. Office building in Madrid.2021
- Castellana 85\_WELL platinum. Office building in Madrid .2020

## BREEAM Certified Projects

- Escalonia II\_ BREEAM Excellent. Residential . Madrid . 2018
- Scottish Power HQ\_ BREEAM Excellent.Office. Glasgow. 2012
- Sanitas \_BREEAM Excellent\_ Residential . Madrid . 2002

## SMART SCORE Certified Projects

- Arq bórea\_ SMART Score platino ( nro 1 in Spain ) . Office building in Madrid .2021

## WIREDSCORE Certified Projects

- Arq bórea\_ WIREDSCORE platinum . Office building in Madrid .2021
- Castellana 85\_WIREDSCORE platinum. Office building in Madrid .2020

## AIS (Accesibility) Certified Projects

- Arq bórea\_AIS 5 stars . Office building in Madrid .2021
- Castellana 85\_AIS 5 stars . Office building in Madrid .2020



# Sustainability Design Awards

-2023.WOOD EN ARCHITECTURE . Ombú Office building  
By Universidad De Navarra

-2022.SUSTAINABILITY ARCHITECTURE PRIZE .  
Residential Escalonia III .by Aedas Homes \_

-2020.NEW CONSTRUCTION.BEST BUILDING\_Arqbórea  
office building . By AEO

-2018\_INNOVATION PRIZE 2018\_ Window Building.  
Offices . Principe de Vergara 112. By AEO

-2018 BEST COMMERCIAL BUILDING\_ Scottish Power  
HQ, Glasgow. By RIBA Royal Institute of British Architects

-2016.BEST PERFORMANCE.REHABILITATION. Serrano  
Tower. Offices By ASPRIMA-SIMA

-2015\_NEW CONSTRUCTION.BEST BUILDING\_Sede  
BBVA . Offices. by AEO.

-2012\_ BEST INITIATIVE. TECHNOLOGICAL &  
SUSTAINABLE .Torre Iberdrola.Offices .By Asprima/  
Sima .

-2008\_SUSTAINABILITY , INNOVATION & QUALITY IN THE  
BUILDING. SECTORIAL PRIZE TO THE BEST IDEA IN THE  
USE OF PLASTIC MATERIALS & POLYMERS. Residential  
Sunrise Vallecas 7.Parcela 1.42 By CSCAE-SICE.

-2003\_GREEN BUILDING CHALLENGE. PRIZE TO THE  
BEST EVALUATION PROCESS & TEAMWORK IN THE  
INTERNATIONAL PROJECT ON SUSTAINABLE BUILDING.  
Sanitas Headquarters . By CSCAE.

-2003\_MOST INNOVATIVE BUILDING. Sanitas office  
building . By VIA.

-2002\_PREMIO DÉCADA\_Torre Maphre . Office building .  
By Oscar Tusquets Foundation.

-2001\_ENVIRONMENTAL BUILDING PRIZE . Sanitas Office  
building . By Madrid City Townhall.

-1986\_ URBANISM PRIZE \_South Manzanares lineal park  
. By COAM

-1986.SOUTH MANZANARES SPECIAL MANAGEMENT  
PLAN . By Madrid City Townhall & Coac.





01

**Our goals &  
Strategy  
towards  
2030**



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# Our Goals and Strategy Towards 2030

At **Ortiz León** we are aware of the enormous responsibility that we have as architects and of the enormous power of design to transform communities and work towards sustainability.

Therefore, in each project we put all our efforts into working together with our customers and employees to ensure the incorporation of sustainability in all stages of the life cycle of the buildings we design. This includes addressing efficiency in the consumption of resources, optimization of the carbon content, the quality and toxicity of the materials, the balance between development and conservation and the improvement of the quality of life of occupants and users, as well as of the communities where they are located.

From **Ortiz León** we have created our Sustainability Action Plan with the aim of aligning the objectives of our clients with the best performance of the projects at all levels, creating buildings that provide value for society and are sustainable, durable, resilient, and inclusive.

This plan sets the roadmap to achieve the following goals:

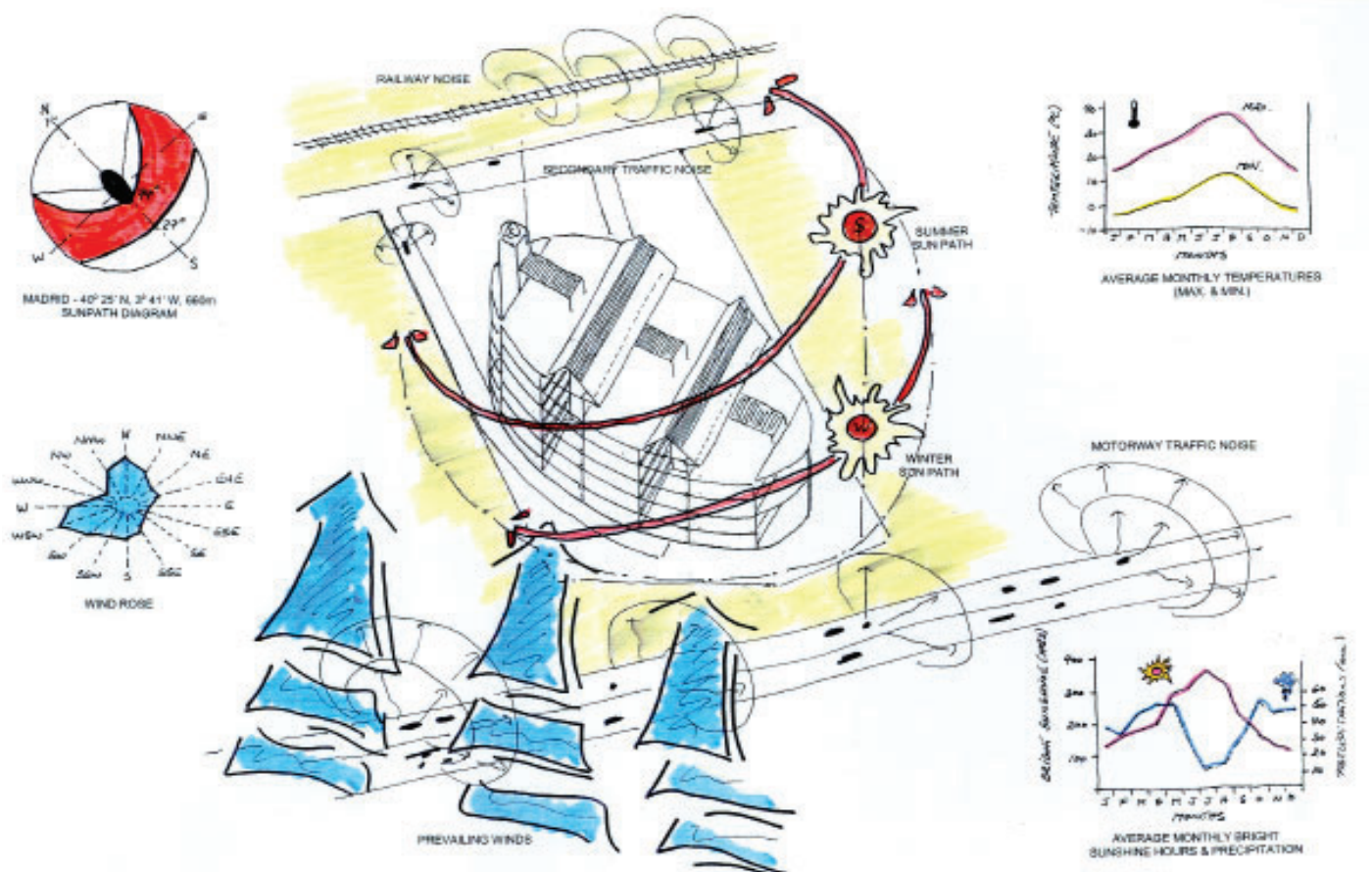
- Develop the necessary capacities to design and deliver buildings with net-zero emissions by 2030 throughout their life cycle, while placing the well-being of people at the centre.

- Establish a robust system for measuring and reporting the performance of our projects in terms of sustainability that fits the needs of our clients and is aligned with benchmarks (e.g., LEVELs, Taxonomy EC Regulation, GRESB, etc.)

- Impulse the transformation of the real estate sector and the built environment through the promotion of alliances, new forms of collaboration and the search for synergies.

- Integrate the best sustainable practices into our office culture, through a system that is continually evolving and improving.

In the following sections, we intend to reflect the approach of our firm in terms of sustainability, demonstrating with concrete projects our experience and establishing the roadmap on which we are going to work to achieve our sustainability goals for each of our identified pillars of action.





02

# **Five pillars of our commitment**

02.1

## **2.1 Responsible & Sustainable Design Process**

# Incorporating sustainable design methodology into all phases of a project

In order to meet the goals of the UN 2030 Agenda , **Ortiz León** is incorporating **new sustainable design tools and lean methods** into our workflow.

**Our management is performed with responsibility and integrity** , which goes beyond regulatory compliance itself and includes the ESG vision and commitments in decision-making.

**We tend to think of architecture from brand new parameters.** Modular and prefabricated architecture is a thing of the past. **The future is to think about design for desassembly.**

By tailoring specific sustainable design initiatives to each phase of a project, the entire design process is enhanced, and project delivery is improved. We start by exploring multiple possibilities, then through a series of informed decisions, arriving at a solution that most effectively meets the client's goals. In the development of our strategies we work the last 3D software in the market ( REVIT) for a better coordination of all the disciplines.

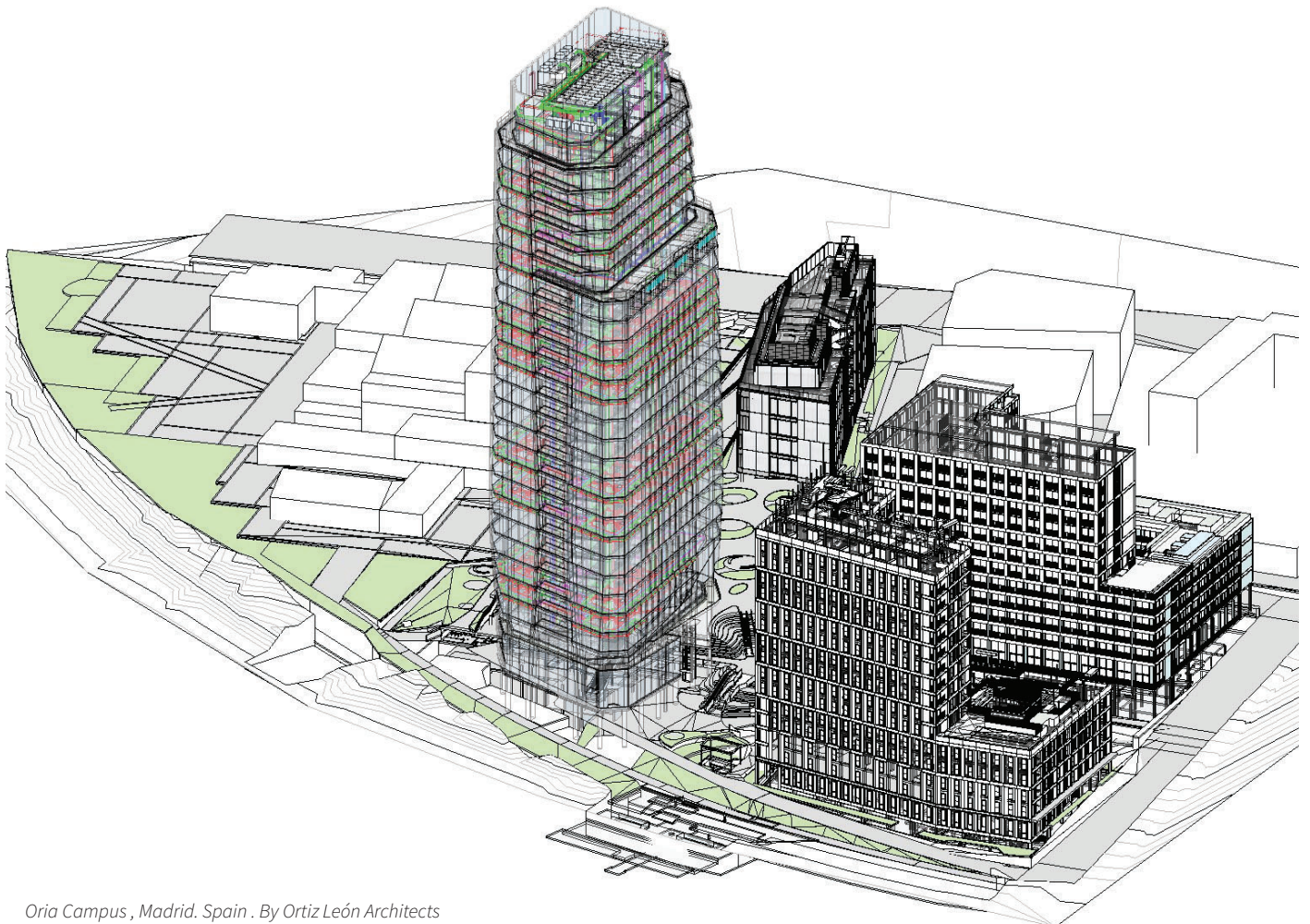
## INTEGRATED DESIGN PROCESS:

-At the **project planning phase:** Establish project goals and energy targets with the client.

-During the **pre-design and concept design phase:** Perform early energy modelling – over multiple iterations – to establish building form, orientation, and performance level.

-Throughout **project execution:** Perform full detailed energy modelling; establish standards for envelope performance; and connect initial system designs to Revit libraries and details.

-**Measurement and verification:** Maintain contact with the properties to get feedback on the behavior of the buildings in order to implement improvements in future designs.



Oria Campus , Madrid. Spain . By Ortiz León Architects

## ACTIONS TAKEN

To achieve our 2025-2030 goals, we have identified the following action items, in benchmarking and reporting, energy & carbon, and materials.

### BENCHMARKING & REPORTING

- As a motto ,we work with transparency throughout the reporting phase .

- Establish a robust system (KPIs) for measuring and reporting the performance of our projects in terms of sustainability that fits the needs of our clients and is aligned with benchmarks (e.g., LEVELs, Taxonomy EC Regulation, GRESB, etc.)

-Develop design checklists for architecture and interior design projects to integrate sustainability measures into each design phase.

-Establish protocols for collecting and reporting energy data.

-Identify a Sustainability Coordinator to lead the implementation across all design studios and project types.

-Redesign the website to include information on sustainability.

-Reissue sustainability .statement.

-implement best practices and anticipate cybersecurity risks.

### ENERGY & CARBON

-Establish energy targets in the predesign phase of each project.

-Evaluate the One click Assessment app for Revit to measure the embodied carbon of building materials.

-Decrease the use of high-embodied carbon materials in current projects.

### MATERIALS

-Require Environmental Product Declarations [EPDs] or Health Product declarations [HPDs] on every project.

-Decrease the use of Red List materials ( asbestos, lead, mercury, PVC...) with the most harmful impact on environmental and human health.

## LONG TERM OBJECTIVES

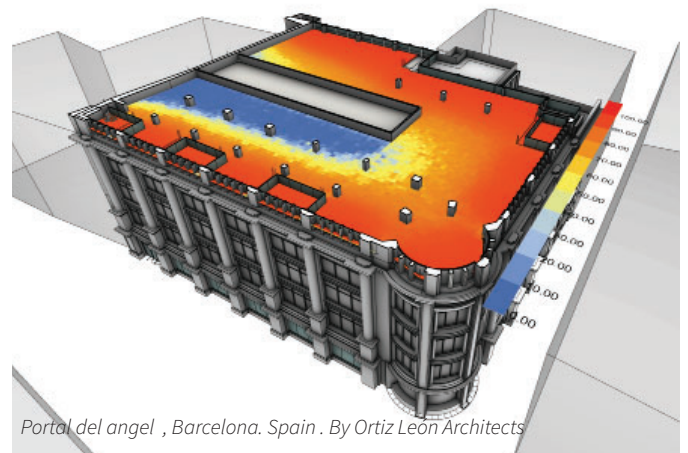
- Develop a library of Revit system families and construction details, including floor, wall, and roof assemblies, to align with the OL 2030 sustainability goals. Details to be updated over time as industry standards and sustainability practices evolve.

- Develop construction specification standards, with environmentally friendly product selections that are compiled and vetted, that are available for use on all projects.

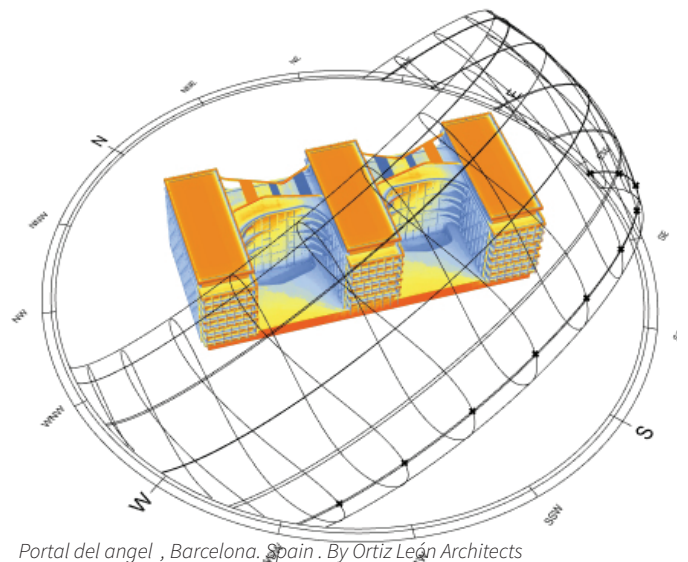
- Conduct envelope commissioning on all architecture projects.

- Perform close-out reviews at the end of every project, collecting data and recording results for reference and comparison against future projects.

-Join the New European Bauhaus Community (Partners and Friends) and the NEBLab ,a inspiring movement of building professionals to adopt Level(s) in their working environments.



Portal del angel , Barcelona. Spain . By Ortiz León Architects



Portal del angel , Barcelona. Spain . By Ortiz León Architects

# Ortiz León sustainable design principles:

**Ortiz León** has a recognized professional reputation for its environmental and social approaches to architectural design. His works and achievements in buildings with low energy consumption, low maintenance, high efficiency and respect for the environment have been published nationally and internationally.

As architects we are aware of the important role we play in transforming the built environment to achieve the United Nations Sustainable Development Goals.

For this reason, at **Ortiz León** we promote passive and sustainable architecture throughout its life cycle; in its design; in its materials; in its construction; in its operation and in its dismantling, assuming a new way of designing and building that is present in all our architectural decisions.

Currently this can be achieved through new technological means (simulations, Revit, certifications) and by choosing the most efficient active systems offered by the market (Certifications).

The points that **Ortiz León** makes incidence in all the projects and in its environment are:

## 1. CLIMATE CHANGE AND ENERGY

We reduce greenhouse gas emissions and energy consumption in our buildings through the following measures:

- Correct orientation of the facades and ultimately of the building.

- Designs with almost zero consumption and low CO2 emissions, optimizing insulation and glazed surfaces, making the best use of natural light and passive energy control systems using the most advanced technologies and materials.

- Avoiding the use of air conditioning whenever possible, designing architecture with natural ventilation and passive cooling systems, favoring active all-water systems instead of using liquid refrigerants.

- Achieving the minimum electrical consumption with the appropriate design and choice of each system, avoiding the use of electricity for heat production and using very low consumption lighting systems favoring natural light in common areas, bathrooms and services.

- Using heat or cold recovery and storage systems within the same building.

- Generating renewable energy in the same building or on its plot if possible.

- Designing low-reflectance covers so as not to favor the greenhouse effect.

- Searching at each water point the minimum consumption and avoiding unnecessary machinery.

- Encouraging our collaborators to support our environmental criteria.

## 2. MATERIALS AND RESOURCES

The materials with which buildings are built are large consumers of energy and natural resources, so in the design process we always make the following considerations:

We estimate the energy value of materials using local materials.

- Circularity, flexibility, modularity.

- We investigate the potential of materials for reuse and recycling.

We avoid whenever possible using materials that cannot be easily recycled.

We try to carry out the minimum actions of topographic modification, achieving a sustainable plot and a low-maintenance native landscaping, recommending composting.

- We try to use materials of sustainable and continuous origin and we prefer the use of natural or terrestrial materials to synthetic ones.

- We look for manufacturers and companies that minimize waste and losses in the production process.

- In the design process, we think about how to demolish and dismantle the building in the distant future, limiting as much as possible the number and diversity of all materials to facilitate proper recycling and avoiding polluting materials during demolition.

### 3. QUALITY AND WELL-BEING

We design a built environment that provides communities with quality buildings that are healthy, equitable, and resilient.

- We do not use CFCs, HCFCs and PCBs or ozone layer reducers such as acoustic insulation, fire extinguishers, etc.
- We do not use glues or additives with volatile organic components (VOC) and we evaluate the latter in the finishes of the habitable pieces.
- We maintain prudent attitudes about products that in their production process and future treatment can generate environmental pollution such as PVC.
- We do not use materials such as cement with a high content of alumina or calcium chloride, asbestos, silicate bricks, lead, arsenic, etc. that may be harmful to health.
- We do not specify materials with fibers smaller than 3 microns in diameter.
- We favor the use of active and passive air cleaning systems and carbon dioxide measurement systems.
- We try to ensure that consumables and cleaning products used within the office are ecologically sound

### 4. COMMUNITY ASPECTS

Buildings affect their immediate surroundings in a very important way and the city must be aware of and participate in each action.

- We connect with like-minded business organizations to advocate for positive changes.
- We try to involve properties and users in the sustainable environment by favoring the preparation of user manuals and brochures for the dissemination of environmental architecture.
- We raise the projects to be able to present them to environmental programs of public subsidy.
- We are convinced of the mimetic effect that an ecological building has on the city and its dissemination within the community.
- We prevent buildings from producing noise outside,

attenuate ambient noise inside and avoid modifying the prevailing winds.

- The building and its environment reflect the relationship between man and nature and it leads us to keep this relationship in mind in the process of designing the buildings and their landscape environment.
- We look for building and furniture designs that favor the comfort of the workplace and home and safety in a healthy environment.
- We are sensitive to the ergonomic and functional opinions of users and we seek indoor environmental comfort.
- We help future users of buildings to understand their operation and use to seek maximum efficiency.
- Both the economic and operational aspects of building maintenance are present in our proposals as well as the ease of replacement of the different elements.

### 5. SUSTAINABILITY AS A PERSONAL COMMITMENT

Fostering a culture of sustainable value is very important and we do it in the following ways:

- Creating a system that integrates sustainable practices into our office culture, not just projects. These internal practices set a standard for how we approach our daily work that is continually evolving and improving.
- We strive to minimize energy and material consumption in our own offices and homes.
- We actively encourage the use of bicycles and public transport, and will support the electric or hybrid urban car when available.



# Sanitas Hq: pioneering sustainable

There are very few buildings in Spain -and even fewer offices -that by the time Sanitas building was built were from their origin conceived as an environmental building.

Perhaps the most unique feature of the Sanitas Building is that it has an architecture that from the first moment stood out for its quality and its innovative image. This is because it was designed and conceived based on sustainable, environmental and energy criteria that are being defined internationally and it is for that reason that it was selected among the projects presented at the Oslo international conference "Green Building Challenge 2002" within the representation led by the Ministry of Development and the Superior Council of Colleges of Architects of Spain.

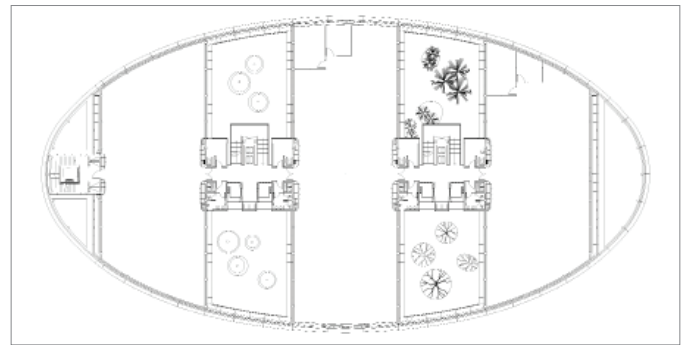
The building from the origin of the project was designed taking into account the problem of maintenance of the same providing it with a Data-Center where "the intelligence" of the same is concentrated and all the data are concentrated to optimize it from the point of view not only of use but also energy, it is the only way to achieve the intended environmental efficiency.

## SUSTAINABILITY FEATURES :

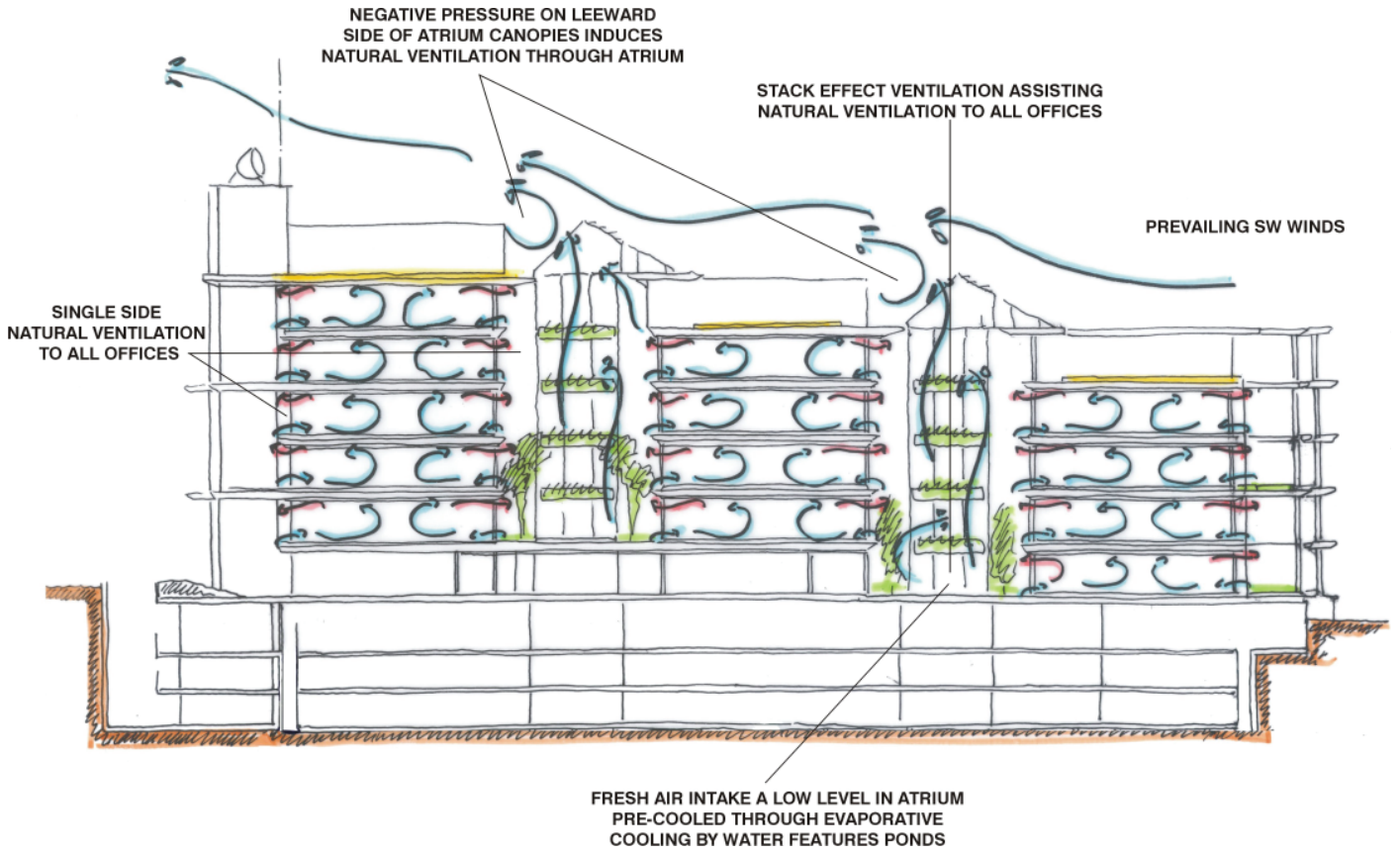
- First Environmental Building in Madrid.
- The building optimizes its energy exchange with the

- outside from its architectural formalization.
- The landscaped courtyards of the interior invite the use of the open stairs.
- Garden roofs and interior courtyards cool the environment and reduce cooling loads in summer.
- Data center for energy efficiency management.
- The building requires less water consumption and 40 percent less electricity, thanks to its design that uses the interior courtyards as energy mattresses.
- The water is heated thanks to the heat air conditioning of the computer center.

**Location :** Madrid  
**Project Type :** Corporative Offices  
**Client:** Sanitas Bupa  
**Project Area:**20.000 m<sup>2</sup>  
**Completion Date:** 2002  
**Certification:** Bream Excellent



Sanitas offices, Madrid Spain, By Ortiz León Architects



02.2

## **2.2 Operational excellence**

# Operational excellence: integrating sustainable practices into our office culture.

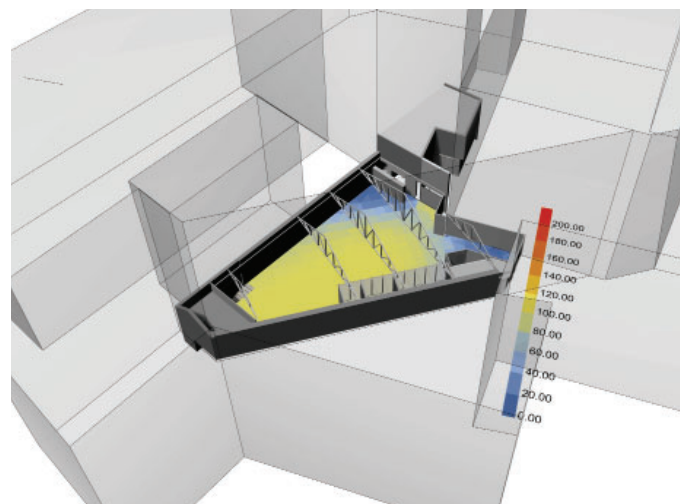


## OFFICE OPERATIONS .REUSED SPACES.

At **Ortiz León**, we have taken steps to reduce our own environmental footprint. Our commitment to a sustainable workplace is measured by everything from energy saving improvements to incentives for alternative transportation.

These internal practices set a standard for how we approach our daily work that is continually evolving and improving.

As we refine our process for designing carbon-neutral buildings and nature positive ones, we look forward to opportunities to apply those lessons to our own space.



## ACTIONS TAKEN

### LOCATION

-Our office is located in downtown Madrid , with easy access to multiple services and amenities, public transit, and the Madrid Greenway Bikepath.

### RECYCLING

-Recycling at each workstation and in the communal kitchen.  
-The kitchen is stocked with reusable dishes, glassware, and utensils to minimize waste.

### ENERGY EFFICIENCY

-Occupancy sensors are installed in shared spaces to reduce lighting loads.

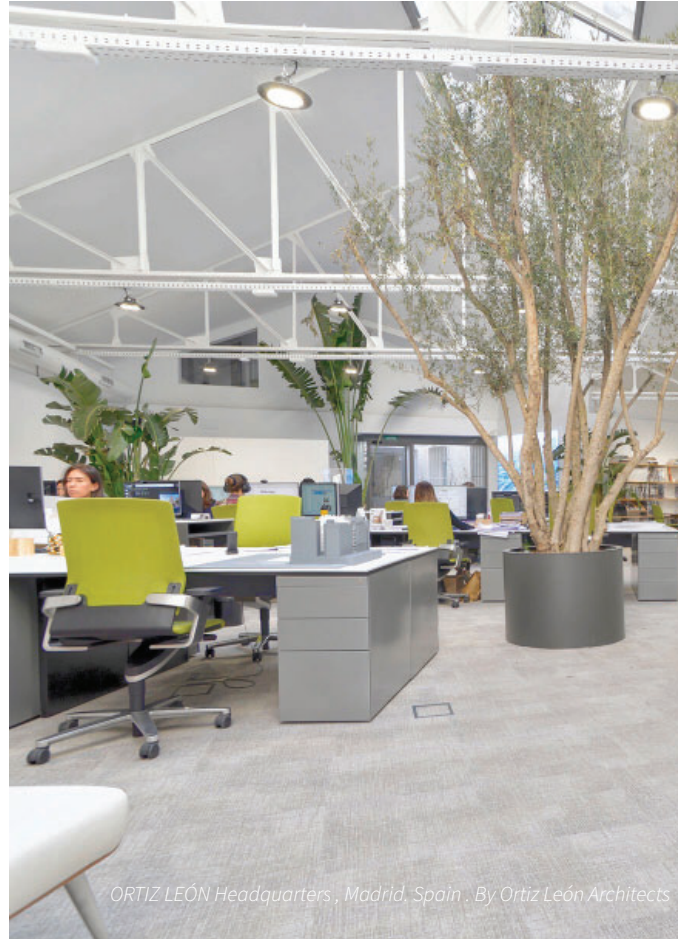
### EFFICIENT EQUIPMENT

-We have established a renting policy with our local distributor so we regularly replace all the computer equipment , moving to more energy efficient stuff .

-All of the exterior windows in our place have been substituted with modern, energy-efficient units.

### HEALTHY LIFE

-Increase vegetarian lunch options at work breaks by requiring that at least 50% of food provided by vendors and product reps be plant-based or vegetarian.



ORTIZ LEÓN Headquarters , Madrid , Spain . By Ortiz León Architects

## LONG TERM OBJECTIVES

### ENERGY & CLIMATE

-Explore computer energy policies to reduce phantom loads and off-hours savings that are compatible with remote access and update management.

-Explore community solar opportunities to offset office energy use with renewable sources of power.

-Track our travel and office greenhouse gas emissions in our aim to become carbon neutral .

## LONG TERM OBJECTIVES

### DAILY OPERATIONS

-Reduce waste from lunch sessions and meetings, including a reduction of food packaging and bottled water.

-Continue with the use of recycled paper trying to reduce paper impressions in favor of digital records.

-Explore the certification of our office under WELL standards advancing and validating a purpose-driven mission.

# Ortiz León Headquarters : The operational excellence



ORTIZ LEÓN Headquarters , Madrid. Spain . By Ortiz León Architects

To support its expansion project, as well as to reflect in its own headquarters the ideals of its vision of biophilic architecture, **Ortiz León** architects transformed an unoccupied warehouse in the heart of Madrid into a new concept of architecture studio and experimentation hub of the latest avant-garde in technology and sustainability.

The original warehouse , of 650 square meters was stripped of all its interior finishes, the steel structure of the roof was maintained and two interior gardens were created delimited by a high-performance envelope.

An addition of 55 square meters on the first floor increased the size of the space of the original warehouse where an office, a rest space and a toilet are housed. The building also houses the open plan on the ground floor where are the workstations . An office, a cupboard, a reprography area, toilets and changing rooms for cyclists are housed, as well as meeting rooms, a library and recycling room.



**Location :** Madrid  
**Project type :** Corporative Offices  
**Client:** Ortiz León Arquitectos  
**Project area :** 650 m<sup>2</sup>  
**Completion date :** 2023

## SUSTAINABILITY FEATURES :

-LED lighting, daylight controls and occupancy sensors installed throughout the studio . Electrical high efficiency lighting and appliances

-High indoor air quality achieved through the use of low-emitting materials, increased ventilation and filtration; and recurring indoor air quality testing

-Biophilic design elements contribute to improved indoor air quality and acoustics, and reflect the company's focus on bio-based products.

-Passive solar building orientation

-Steel structure reuse; air sealing & testing

The project has an envelope that adapts to the circumstances generated by the entry of light fundamentally zenithal and that is controlled by the regulation of the lighting system and the shading strategy of the skylight itself.

The design of the space is completed with the relationship patios provided with design tables and chairs to favor the stay in them, generate interesting conversations or to hold specific meetings with clients in a friendly plant environment.

The plant species also conquer the interior space of the studio favoring a dynamic and relaxed environment from which to face the current challenges to which the architectural debate is subjected.



02.3

**2.3 Expert  
knowledge  
+I+D+i**



# Unique know-how and state-of-the-art software to advance ESG strategies

At **Ortiz León** we equip ourselves with the necessary knowledge and tools ( even AI tools) to properly use ESG strategies in our work and to be able to help our clients understand the benefits of sustainable options and to communicate our intention to our collaborators clearly and effectively.

## ACTIONS TAKEN

### ESG COMITEE

-A committee has been formed to develop firmwide sustainability standards, educate staff on sustainable design, and assist the firm with the best practices to meet the UN agenda for 2030 goals.

### SUTAINABILITY FAIRS

-Our committee regularly attends fairs on sustainability to provide feedback on the organization's standards, publicize its practices and establish contacts with other leading agents in the sector, with the intention of joining efforts to achieve improvements in sustainability.

### ESG Sessions

-Breakfast and-Learn and other educational sessions are provided throughout the year to meet Continuing Education requirements, including for topics related to Health, Safety and Welfare.

### SUSTAINABILITY EDUCATION

-**Ortiz León** favors a flexible schedule so that the employees can attend courses, carry out webinars or face-to-face or online workshops.

-The management of **Ortiz León** is part of the Building Cluster for the improvement of processes in architecture studios, aimed at improving practices in the sector.

-At **Ortiz León** we have a library space where employees have access to a consultation and loan service to keep up to date with the latest developments in the sector.

-At breakfasts and training days, initiatives in favor of sustainability are shared among employees: new materials, courses, including podcasts that deal with topics of interest.

### CERTIFICATION PROMOTION

-**Ortiz León** encourages LEED/BREEAM /WELL accreditation by reimbursing employees for the cost of exams ,fees and study materials.



Ortiz León Campus - Madrid, Spain. By Ortiz León Architects

## LONG TERM OBJECTIVES

-The members of **Ortiz León Teams** will act as **sustainability facilitators**, supporting project managers with the tools they need to meet the firm's sustainability goals.

-A **Sustainability Glossary** to be developed and distributed to all staff firmwide.

-Staff are encouraged to pursue sustainable design credentials (LEED, WELL, BREEAM). OL is committed to reimburse exam fees for the sustainable certification program of the employee's choice.

-Encourage employees to prepare studies and articles on sustainable issues.



ORTIZ LEÓN Headquarters, Madrid, Spain. By Ortiz León Architects

# Arqbórea : Naturally intelligent.

ARQBOREA is a reference office building in Madrid designed for the highest levels of design, quality, efficiency, sustainability, safety, health and technology. It was awarded best office building in Spain in 2021 by the Spanish Association of Offices and with the Global Future Design Award in 2022.

Certified LEED Platinum, WELL Platinum, WiredScore Platinum, SmartScore Platinum and AIS

Independent building composed of 3 volumes connected and aligned with the North-South orientation to maximize the efficiency of the architectural strategies proposed. It has 15,790 m<sup>2</sup> of offices distributed over 5 floors above ground, has 450 parking spaces, with spaces for electric vehicles, scooters and bicycles.

The office floors, of 3.026 m<sup>2</sup> and 2.7 m of free height, are extremely flexible allowing to accommodate between 1 and 8 tenants per floor.

## SUSTAINABILITY FEATURES :

-ARQBÓREA is committed to a concept of biophilic architecture at the service of people's health and well-being.

-North-South orientation to maximize the efficiency of the architectural strategies proposed.

-Differentiation of facades depending on the orientation. Green facades vegetated in the sunniest ends and active facades with solar control system integrated into the curtain wall itself. High performance glass that minimizes the contribution of thermal heating and cooling loads.

-Highly efficient equipment and "carbon neutral" surfaces. by offsetting the carbon footprint in toilets .

**Location :**Madrid

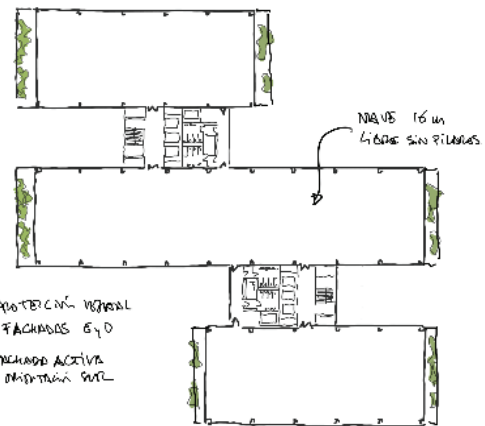
**Project Type :** Corporate Offices

**Client:**GMP

**Project Area :** 15.790 m<sup>2</sup>

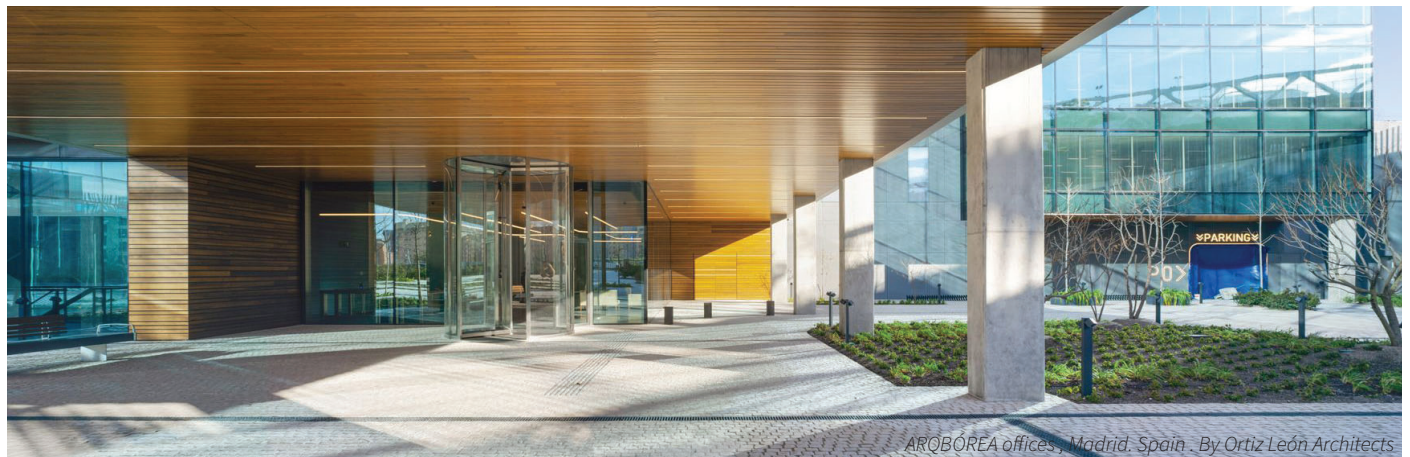
**Completion Date :** 2021

**Certification:** LEED Platinum + WELL Platinum





ARQBOREA offices, Madrid, Spain. By Ortiz León Architects



ARQBOREA offices, Madrid, Spain. By Ortiz León Architects

02.4

## 2.4 Community engagement & innovation

# We act as a leading agent of change promoting ESG factors in Real Estate industry.



KOI offices, Madrid, Spain. By Ortiz León Architects

**Ortiz León** has been a positive voice in the public realm over its entire 40 year history. Moving forward, engagement with community groups and organizations will be even more important to **advance green building practices and encourage public adoption of sustainability initiatives**. A collaborative flexible spirit and informed communications are critical to the success of this Action Plan for the future.





## ACTIONS TAKEN

### NETWORKING

-Networking and **Connecting with like-minded business organizations** to advocate for positive change. **Ortiz León** is a participating member of: **Building Cluster**, **CTBUH** ( Council on Tall Buildings & Urban Habitat) .

### CULTURAL DIVULGATION

- Ortiz León** regularly participates in presentations and debates on sustainable issues.
- Ortiz León** regularly publishes articles in the sector media, as well as on its website, referring to sustainable issues.
- As restless agents we are moved by the connection of architecture with other disciplines (**neuroarchitecture**)

### ADHERENCE TO PUBLIC POLICIES

- **Ortiz León** advocates for public policies that support sustainability in the built environment.

### CORPORATE SOCIAL RESPONSIBILITY ( CSR)

- **Ortiz León** supports initiatives that promote the development of local traditions, promote fair and supportive markets and favor job creation in the most disadvantaged regions. In this sense, it collaborates with several brands (ex. HEMPER)

## LONG TERM OBJECTIVES

- Promote **Ortiz León** representation at ESG events.
- Join the New European Bauhaus Community (Partners and Friends) and the NEBLab ,a inspiring movement of building professionals to adopt Level(s) in their working environments.
- Increase external communications on office sustainability initiatives, including through press releases and blog posts.
- Work with contractors, engineers, consultants, and clients to encourage sustainable design and include them on the path toward reaching 2030 sustainability goals.
- Open the studio to the families of employees in open house sessions.

# Oria Innovation Campus: Setting the bar for future sustainable cities.



Clesa's project, commercially known as Oria Innovation Campus, is a modern example of placemaking promoted by Metrovacesa, which aims to align a consolidated urban environment with new market demands.

Oria is a complex with a buildable area of 89,000 m<sup>2</sup> above ground, distributed in two office buildings, a student residence and a habitable building, all mixed with commercial spaces.

Specifically, **Ortiz León** has been responsible for the preparation of the master plan of the set and the development of the projects of the two office buildings: Oria Terra and Oria Vision. In the coming months the start of these construction management is planned.

The campus connects the different buildings through an outdoor area consisting of a large central plaza adapted to the terrain, connecting the different levels of the plant. This plaza has been designed as an extension of the interior ground floor primarily for commercial uses.

This connects the complex, thus enhancing the sense of community. Underground, Oria will house 1,240 parking spaces, with more than 50% of them for electric vehicles, as well as spaces for carpooling vehicles.

## Sustainability Features :

- Nearly-Zero energy consumption buildings surrounded by more than 50% green areas.
- Green roofs and active facades with vegetation in interrelation courtyards.
- Reduction of water use of 45% below the annual reference water use of a standard office space.
- LED lighting, daylight controls and occupancy sensors installed in all buildings.
- High indoor air quality achieved through the use of low emission materials, increased ventilation and filtration.
- Biophilic design elements contribute to improving indoor air quality and acoustics.
- More than 50% of the parking floors reserved for electric vehicles and car-sharing vehicles.

**Location :** Madrid

**Project Type :** Offices

**Client:** Metrovacesa

**Project Area :** 89.000m<sup>2</sup>

**Completion Date :** 2023-2026 ( Estimated )





In addition, the area where there was once a dairy factory will become a Life Science Center with 10,500 square meters, complemented by workspaces and laboratories that will turn life into a complete unique experience.

Surrounded by the main hospitals and universities, leisure and residential areas, its proximity to the Central Business District and also to the future development of Madrid Nuevo Norte has aroused the interest of many investors and occupiers with a long-term vision.

The highlight of the development are the Net Zero Carbon buildings surrounded by more than 50% green areas. Obtaining the best environmental and social standards from Leed, Breeam and Well is crucial for us, but it is also an honor for Oria Innovation Campus to be the first development in Spain to achieve Well Community certification, which emphasizes the factors that best define The Campus today: Connectivity, Community, Talent and Innovation, all in a sustainable development.



02.5

**2.5 DEI\_**

**Diversity, Equity &  
Inclusion.**

# Our employees comprise the core of our business.



**Ortiz León** strives to maintain a healthy, engaged and connected workforce such that we all share the same values in advancing innovation and pursuing sustainability.

We understand that **diversity brings broad perspectives that lead to better decision-making**, and hence we select partners and employees according to their skills and potential, irrespective of their gender, ethnicity or any other minorities.

We recognize that our 30 employees are the most important asset and resource in advancing innovation and will create new opportunities for them to contribute to our efforts.

**Ortiz León** takes a part in WPN ( Women ´s Professional Network ) & WIRES (Women in Real State Spain) as many of our female employees belong to this initiative. 50% of our employees are women.

## ACTIONS TAKEN

### STAFF DEVELOPMENT

- **Agile and flexible professional environment** enables an **entrepreneurial and creative culture**. We strongly encourage personal accountability across every level of the organisation.
- **Professional development opportunities** are also supported to ensure that our people are equipped with the skills necessary to do their job and enable them to grow. **All employees benefit from specialised courses**.
- **Some of our employees** have certified as PMP (Project Management Professional) by the PMI (Project Management Institute) .
- **Ortiz León** Employees have objectives and performance feedback is provided on an ongoing basis.

### WELLBEING

- We encourage **free green transportation (bikes)**
- We provide **flexible working policies**.
- We Provide **seasonal fruit and complementary healthy lunch**



©Ortiz León, Rembrandt, Madrid, Spain. By Ortiz León Architects

## LONG TERM OBJECTIVES

### STAFF DEVELOPMENT

-To establish a **mandatory certified training in responsible investment from PRI Academy to all employees**, so that all employees implement the most up to date sustainability processes to their day to day jobs.

<https://priacademy.org/pages/academy-syllabus>

- **Promote more of our employees to get certified as PMP (Project Management Professional) by the PMI (Project Management Institute) .**

### WELLBEING

- **Encourage and organise group sport activities for our employees.**

- **Adopt teambuilding policies so that our staff can create a bond that enables them an improved performance.**

- **English lessons**

- **Team / voluntary work.**

# Sunrise .Vallecas : a step towards social equality.



Sunrise Vallecas residential , Madrid. Spain . By Ortiz León Architects

The SUNRISE housing project houses 139 homes, two commercial premises and 141 parking spaces. Promoted by the EMVS, it participates in a research and technological development program of the European Union.

In these sustainable homes in the expansion of Vallecas solar control and ventilation facilitate user comfort while limiting energy consumption.

The building is planned with an insulation system on the outside, with differentiated facades according to their orientation and large ventilation chimneys to favor the natural ventilation of the rooms.

Mobile lattices allow the control of direct solar radiation, preventing overheating of the interior during the hottest months. The ventilation chimneys are connected with ducts that run through the building from the ground floors to the roof and that through adjustable grilles allow the natural ventilation of the rooms.

In this building, cooling systems were used using evaporative systems.

## SUSTAINABILITY FEATURES :

- The facades favor the use of the sun. Efficient thermal insulation, heating and hot water by solar energy, or taps and cisterns to reduce water consumption are its characteristics

- The high energy efficiency building allows, thanks to solar use, to cover 75% of the needs of domestic hot water.

- The project is capable of reducing both energy consumption and polluting emissions by around 50%.

- Solar energy is allowed to cover at least 75% of the domestic hot water needs, and the surplus energy can be used for the heating system.

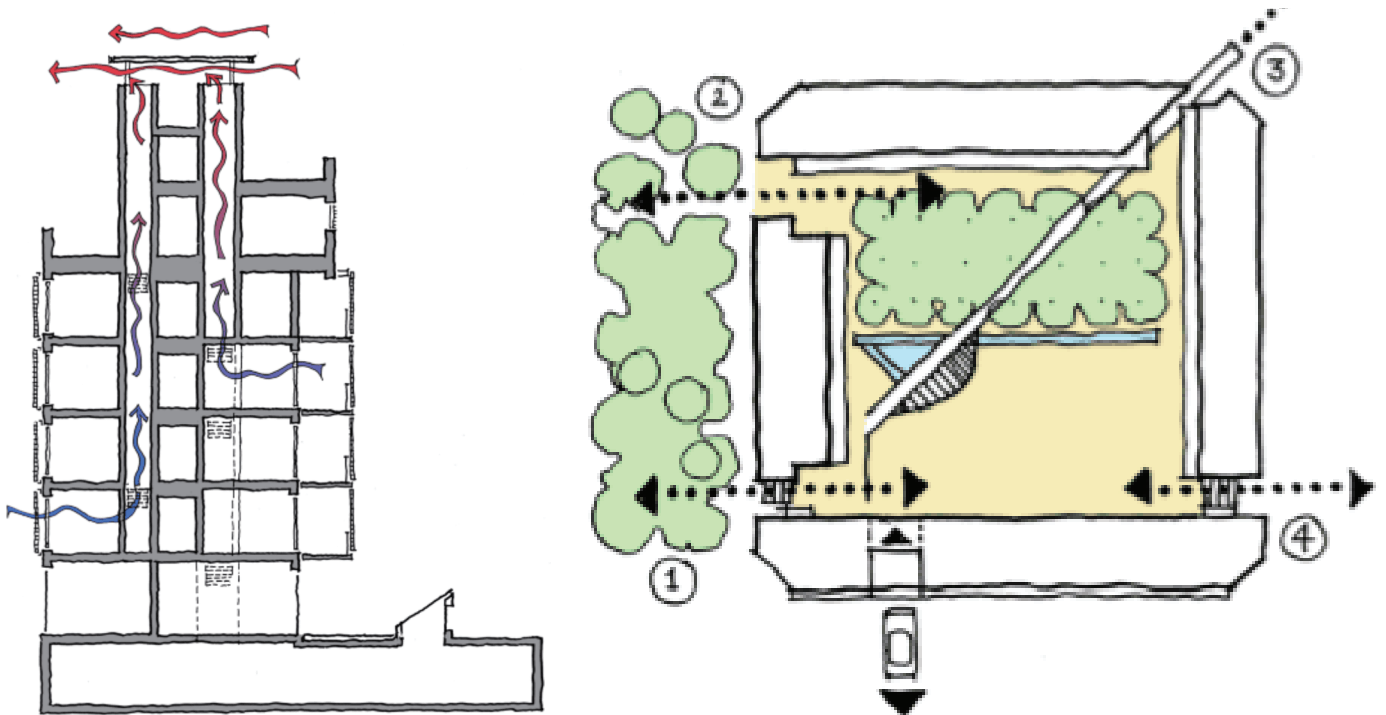
**Location** :Madrid

**Project Type** :Residential

**Client** :EMV

**Project Area** : 14.000 m<sup>2</sup>

**Completion Date** : 2006





03

**Towards a  
positive  
architecture for  
nature & people**



03.1

## **3.1 Decarbonized & more efficient solutions**

# Ombú : Wood conscious.



Ombú offices, Madrid, Spain.

## SUSTAINABILITY FEATURES :

The rehabilitation of OMBÚ has circular economy and urban regeneration actions that achieve a positive impact in the area:

**- 10,000 TONS OF ORIGINAL BRICKS.** More than 10,000 tons of original bricks from the work of Luis de Landecho have been reused from OMBÚ. Circular economy to promote energy and economic savings, while respecting the old countenance of the property.

### - LAND REMEDIATION

The lands degraded by its previous use have been treated and decontaminated by ACCIONA. In addition, the remaining area that has remained as an outdoor area has been recovered for the planting of native flora thanks to the biochemical remediation work carried out by the company.

### - ENVIRONMENTAL REGENERATION

For the landscape regeneration of OMBÚ, more than 350 trees and 28,000 plants of various local species and low water requirements have been planted.

### - LOCAL MATERIALS

With the aim of reducing emissions, the new interior structure of the building has been made of chestnut wood from local forests. A structure of more than 1,600 m<sup>3</sup> whose wood has absorbed more than 1,600 tons of CO<sub>2</sub>.

### - FLEXIBLE AND SUSTAINABLE STRUCTURE

This wooden structure is not only sustainable and recyclable, but it is also removable, bringing flexibility to the space, while integrating lighting, ventilation and other services inside.

**Location :** Madrid

**Project Type :** Offices

**Client:** ACCIONA

**Project Area :** 10.000 m<sup>2</sup>

**Completion Date :** 2022

**Certification :** Pre-certified LEED Platinum + WELL Gold

**International Architects:** Foster& Partners

**Local Architects:** Ortiz León Architects

### - SUSTAINABLE MOBILITY

The enclave of the building has several urban and interurban connections, as well as shared electric transport solutions such as electric motorcycles. A project that regenerates urban with a positive impact on mobility that contributes to the reduction of emissions.

### - POSITIVE IMPACT ON THE AREA

The outdoor garden area ceded by ACCIONA to the Madrid City Council acts as a link between the South Bus Station, the Méndez Álvaro Cercanías Station, an environmental and social benefit for the area.



*Ombú offices, Madrid, Spain.*



*Ombú offices, Madrid, Spain*

The Ombú project, designed for Acciona Inmobiliaria together with Foster+ Partners, breathes new life into a historic industrial building in Madrid, creating a **sustainable example of building reuse and urban regeneration**. The project takes advantage of the load-bearing structure of the existing warehouse that supports the inclined steel trusses. **The historic envelope of the building has been maintained** to preserve more than 10,000 tons of original brick and mitigate the environmental impact.

Inside the historic container is inserted a lightweight structure of more than 10,000 square meters of new offices, made with wood of sustainable origin from Asturian forests. The wooden structure will save more than 1,600 tons of CO2 and is recyclable and removable. **A central skylight brings natural light to the interior**, reducing the need for artificial lighting, while **the glazing incorporates photovoltaic technologies that generate electricity**.

Ombú has an ecological footprint of 1.0, which means that its carbon emissions will be absorbed by the earth's current capacity. In this way, the balance of sources and sinks required by the Paris Agreement is achieved, with their environmental impact compatible with the original objective of +2°C.

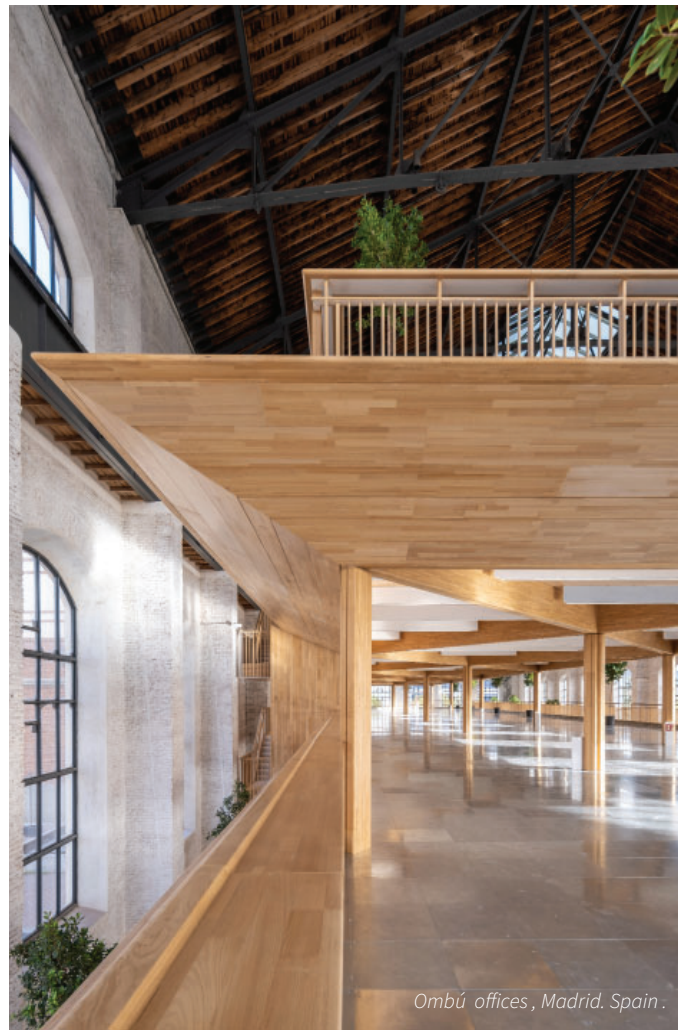
The warehouse is integrated into 10,000 square meters of newly created urban landscape, consists of a main nave, an annex building and another building with large premises for tertiary use. **The ensemble forms an outstanding combination of architectural innovation and sustainability, in a privileged environment.**

The project has been guided by the highest standards of sustainability and social welfare, with the aim of becoming an example of sustainability and certified by sustainability seals.

The building has an energy rating that meets the European Commission's Nearly Zero Consumption Building standards and is pre-certified LEED Platinum. It is equipped to obtain the WELL gold level welfare standard and registered to obtain the Net Zero Energy certificate granted by the International Living Future Institute of the USA.



Ombú offices, Madrid, Spain



Ombú offices, Madrid, Spain .

03.2

## **3.2 Future oriented circular designs.**



# KOI : Future is circular.

The repositioning project of Juan Hurtado de Mendoza (KOI) responds to a triple objective:

- 1-adapt the building to the new trends of the office real estate sector reaching the highest possible levels of flexibility,
- 2-generate the greatest possible positive impact on the people who use it by making a firm commitment to sustainability
- 3-create a new urban landmark in the axis of Castellana.

The new KOI Building, designed for Royal Metropolitan, has more than 2,000m<sup>2</sup> of landscaped surface distributed over all its floors that will mark the **organic and natural character of the new spaces** and define an undulating geometry that seeks to boost the pedestrian circulations of users. The main façade consists of a curtain wall with wooden mullions and laminated double glazing, flat and curved, made in a single piece throughout the height of the building.

The interior space revolves around a landscaped atrium in the center of which is located a core of glass elevators through which the different offices are accessed and which will be illuminated from above by a large wooden skylight.

The new building have facilities of better performance and lower consumption and thus adapt them to current regulations, improve energy efficiency and improve the exterior image of the building from the adjacent buildings.

The building is LEED Platinum and WELL Platinum certified.

## SUSTAINABILITY FEATURES :

- A new specific cistern has been built for the reuse of rainwater for irrigation of garden areas.
- More than 70% of the existing structure has been maintained.
- Wooden studs have been used on the main façade instead of aluminum extrusions.
- In the construction of the building, more than 80% of the waste emitted has been recovered or reused
- The species used are mostly native species or adapted to the climatic zone of Madrid.
- The previous opaque facades have been replaced by new glazed facades that provide more natural light to the building and therefore lower light consumption.
- The luminaires in common areas and the perimeter of offices are dimmable and LED technology.

**Location :** Madrid

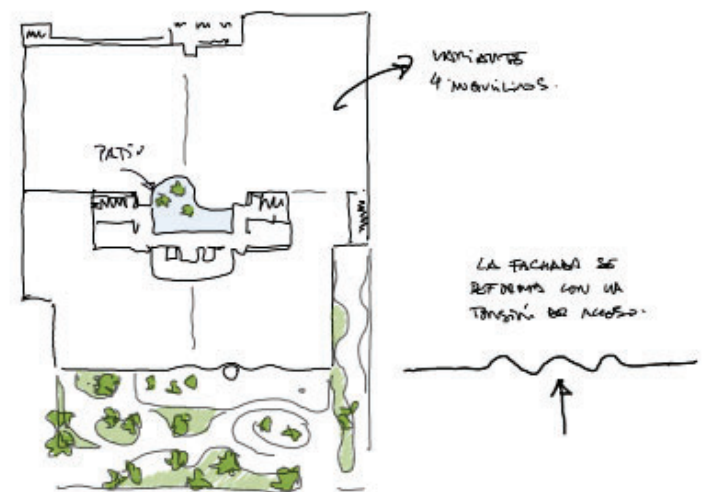
**Project Type :** Offices

**Client :** Royal Met

**Project Area :** 11.319 m<sup>2</sup>

**Completion Date :** 2022

**Certification :** LEED Platinum+ WELL Platinum







91 490 1120

# KOI : Future is circular.

Estado original / Original state



Estado original / Outdoor terrace



KOI offices , Madrid , Spain . By Ortiz León Architects

Estado reformado / Renovated state



Estado reformado / Renovated state



KOI offices , Madrid , Spain . By Ortiz León Architects

03.3

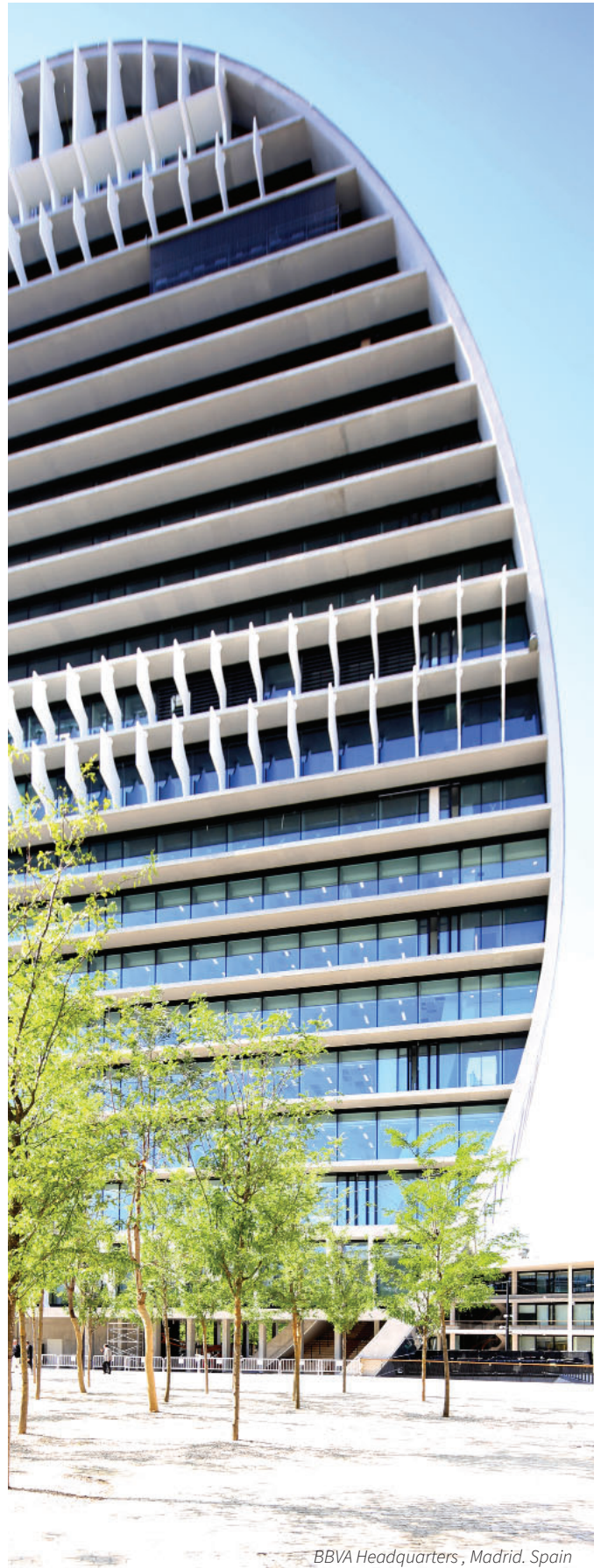
## **3.3 Healthy & inclusive spaces**

# BBVA Headquarters: Doing business in a garden.

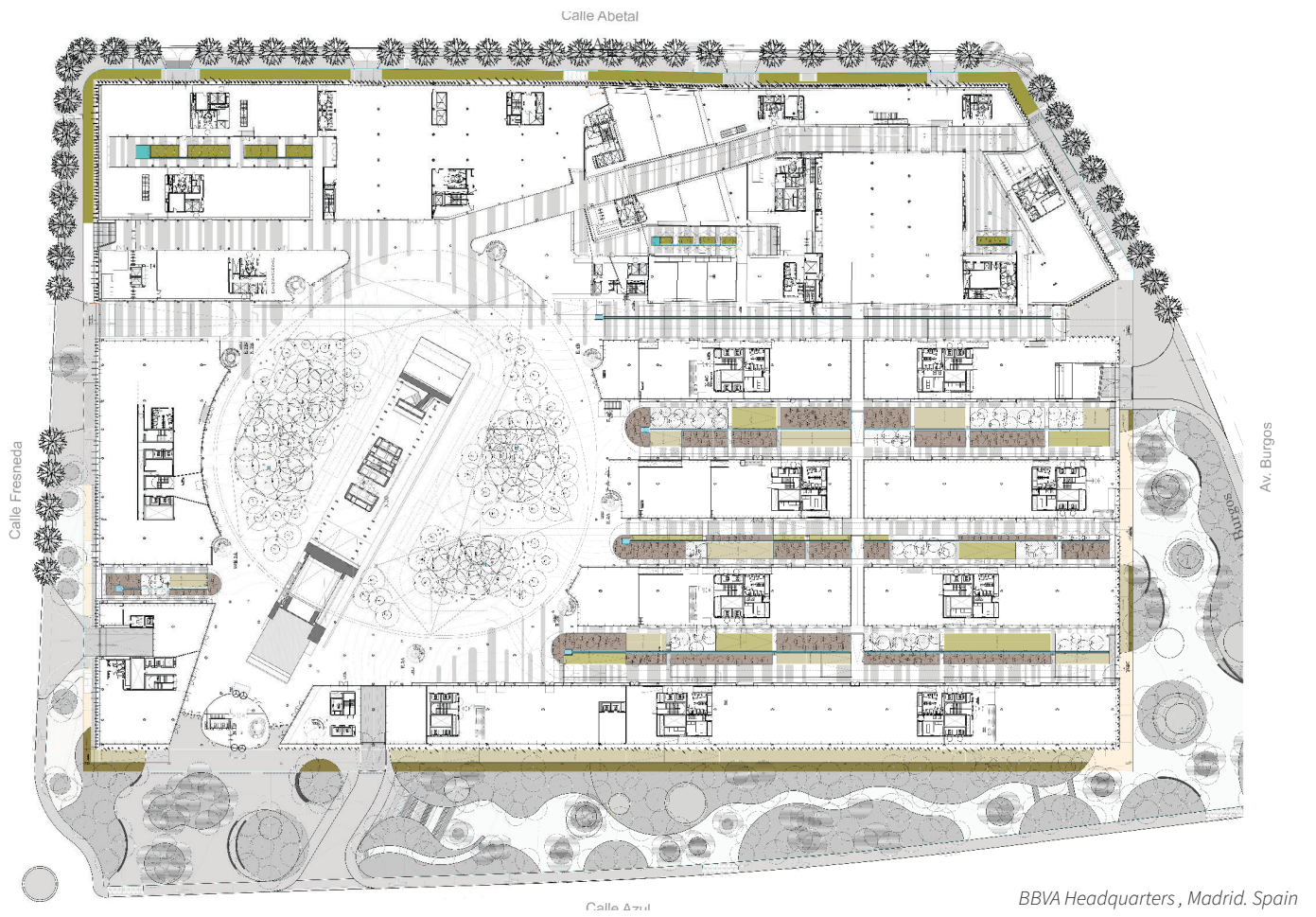
**Location :** MADRID  
**Project Type :** Corporative Offices  
**Client :** BBVA  
**Project Area :** 250.000 m<sup>2</sup>  
**Completion Date :** 2016  
**Certification :** LEED Gold  
**International Architects :** Herzog & De Meuron  
**Local Architects:** Ortiz León Architects

## Sustainability Features :

- Energy saving systems
- Water harvesting system
- Facade blinds and intelligent awnings.
- Robotic LED lighting
- Slats on windows to protect from the sun and take advantage of natural light
- The wood placed complies with FSC.
- Finishes with low VOC content
- views and natural light, open spaces without offices, gardens and patios as part of the working environment
- green roofs, solar control slats, green awnings and protection in interior streets, natural lighting, parking spaces for electric cars
- Installation equipped with 20 geothermal probes 100 meters deep and a cooling power of 100kw that, in addition to reducing energy consumption, also reduce CO2 emissions by 2.5%.
- Installation of 1,032 m<sup>2</sup> of photovoltaic panels located on the covered floor of the complex for self-consumption. This means a reduction in energy expenditure by 750,000 kw / hour per year, which implies a reduction of 3.3% in energy consumption and 1.6% in CO2 emissions.
- The project has 500 m<sup>2</sup> of solar thermal installation, which also contributes to the reduction of energy consumption.
- Use of low-flow faucets and controlled consumption, reduces drinking water consumption by 30%. Also, almost 50% the consumption of drinking water.
- The paperless digitization plan has saved 80% of the paper.



BBVA Headquarters , Madrid. Spain





BBVA Headquarters, Madrid.

The project of the new headquarters of the BBVA bank is the execution of a large corporate complex composed of several buildings of three heights above ground and a building in height of almost one hundred meters.

The low bodies are buildings of three heights above ground which extend throughout the plot **adapting topographically to the terrain**. The complex is connected through a large square from which the building is born in height. This building consists of 19 floors and curved silhouette.

The main use of the buildings is office but also has restaurant areas on the ground floor, an auditorium and a press room. Between each office building, numerous living areas have been designed with the presence of vegetation and ditches that are used as meeting and recreation spaces.

In terms of material palette, **concrete and glass are selected as main finishes**, although in its exterior image **the presence of the slats** has great power, which **protect office buildings from solar radiation**.

The building was executed maintaining part of the structure of several existing buildings on which the new program was adapted by demolishing the previous structure and executing new connection structures between the different volumes.

**The offices are articulated between water patios and vegetation.**

The main building ( known as the sail ) rises in the building as a reflection of the inner square.

**The perimeter lattice formally configures the building while filtering solar radiation.**







04

**101 actions for  
sustainability &  
environmental  
care**

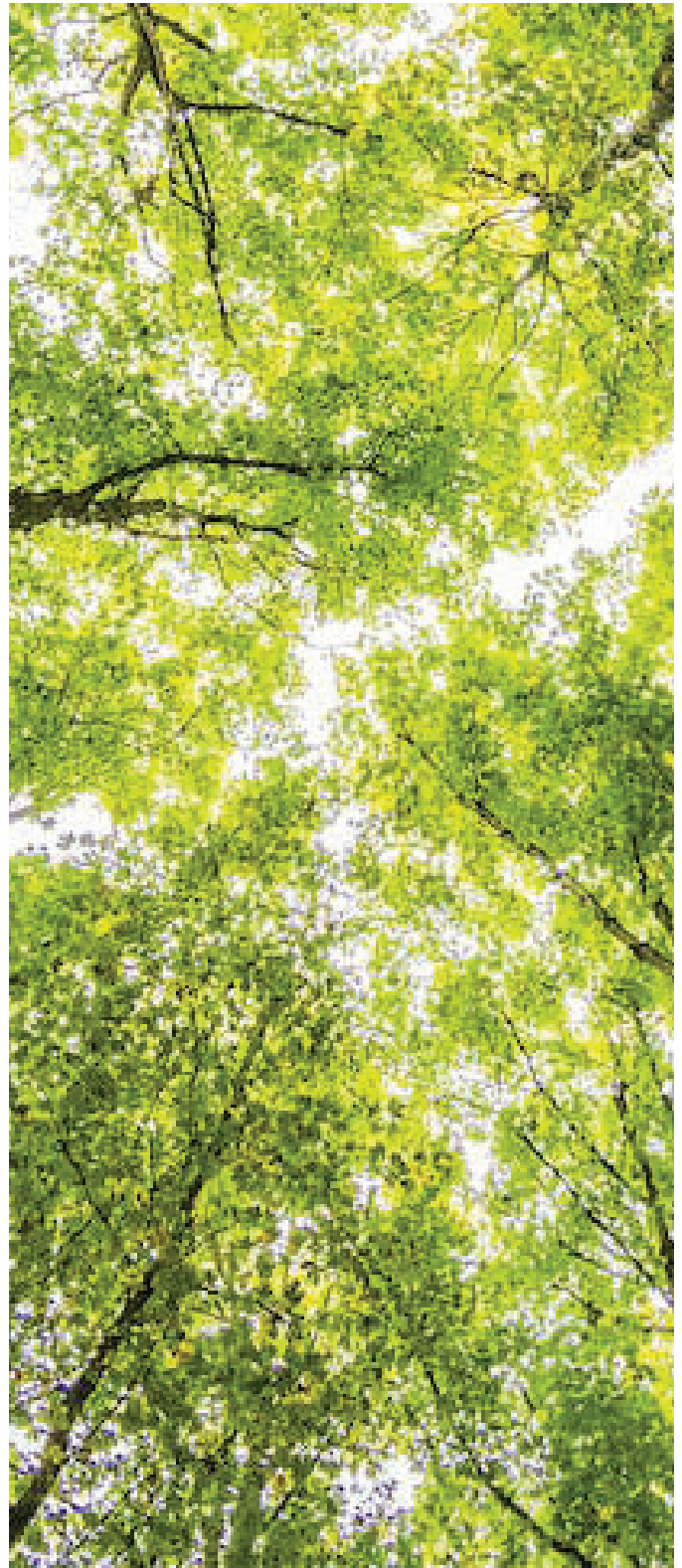
# 101 Actions for Sustainability & Environmental care :

## ARCHITECTURE

- Building oriented in North-South direction.
- East-West blind facades.
- Elliptical ground plan with organic form.
- Stepped section towards the South.
- Organic volumetric form.
- Respect for prevailing winds aerodynamics).
- Transventilated blind facades with heat autodissipation.
- Stairs open to patios for a better use.
- Prefabricated architecture for an easy demolition and future recycling.
- Free height in offices (3 metres).
- Without architectural barriers.
- Special rooms for photocopiers, player equipment and telecommunication boxes.
- Building with big thermal inertia.
- Previous simulation of energy and natural ventilation in the building.
- Independent environmental engineering in the design of the building.

## ENERGY EFFICIENCY: ACTIVE SYSTEMS

- Cold radiant panels in office ceilings.
- Free-cooling of water and air.
- Air conditioning by selective false floor flooding.
- Smart lighting systems .
- Electronic switchgear in lighting of offices.
- Luminaires with low consumption lamps.
- Selective artificial lighting coordinated with natural lighting.
- Taps and delivery cisterns with low water consumption.
- Hot water by heat recovery from computer equipment (24 hours).
- Pre-installation of photovoltaic cell panels.
- Computer equipment with low consumption.
- Computer equipment with low thermal emission.
- Lifts with very low consumption and low speed.
- Last generation Data Center for permanent control of energy and confort.
- Heat radiant floor in patios.
- Humidity control in offices.
- Contract for high voltage power supply.
- Transference of water and air by means of variable speed systems.
- High performance gas boilers with condenser.
- Supply of outdoor air based on occupancy levels.



## ENERGY EFFICIENCY: PASSIVE SYSTEMS

- Indoor patios with natural ventilation (top and bottom).
- Offices with manually driven windows (top and bottom).
- Canopies and terraces for solar protection.
- Double facade in North and South ends(ventilated).
- High acoustic protection in front of motorway and railway.
- Insulated garden terraces.
- High heat insulation in the external side of facades.
- Roller blinds in patios for direct solar protection.
- Natural lighting in all rooms, including toilets.
- Transparent glasses for high energy protection.
- Natural ventilation in basement floors.
- Suppression of unnecessary motors:manually driven access doors, etc.
- Lifts without machine room (A/C not necessary)
- Photovoltaic lamps

## INNOVATION - MATERIALS

- . Materials with low energy level.
- . Local materials.
- . Stainless steel; the only metallic material.
- . Recycled stainless steel.
- . National woods from reforestation (pine).
- . Water-bases paints and varnishes.
- . Natural stones .
- .Sanitary system of high density polyethylene.
- . Electrical installation without halogen devices.
- . Building without plaster products.
- . Natural rock wool (basalt) insulation.
- . Recyclable carpets.
- . Furniture manufactured according to ISO-14000.
- . Glasses with low iron content.
- . Natural stones with finishing of low energy content.
- . Building work of concrete and rendering instead of plaster panels.
- . Prefabricated structure and facades.
- . Glasses with ultraviolet rays protection.
- . 90% of building work with only 8 materials.
- .Waste control during the construction work.

## INNOVATION - INDOOR ENVIRONMENTAL QUALITY

- . High level of ventilation.
- . Materials without toxic volatile elements.
- . Permanent control of air quality.
- .Washing and filtering of outdoor air.

## INNOVATION - LANDSCAPING

- . Organic landscaping with low consumption.
- . Suppression of grass.
- . Wide variety of autochthonous species.
- . Garden terraces and roofs.
- . Use of exterior water and fountains.
- . Use of water in patios for environmental control.
- . Garden patios with species of big dimensions.
- . Wood panels for acoustic protection against noise from motorway.
- . Use of local stones and pavings with low energy level.
- . Minimum need of watering and decentralized control.
- . Compost plant to be provided.
- . Adaptation to preexisting topography.
- . Botanic description of all species for didactic purposes.

## INNOVATION - BUSINESS COMMITMENT

- . Architecture tender with sustainable bases.
- . Smoking not allowed inside the building.
- . Brochure with environmental information about the building.
- . Ergonomic study of workstations (chairs and tables).
- . Spaces for leisure and health care (gymnasium, lounge, relax, etc.).
- . Special rooms for organic waste recycling.
- . Use of recycled paper.
- . Changing areas available for all employees.
- . Medical centre in the building.
- . Yearly energy auditing.
- . Calorific value of menus in self-service.
- . Open building. Arranged environmental tours.
- . Room and terrace for leisure and rest of all employees.



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A R Q U I T E C T O S

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