



THE AUTONOMOUS OFFICE

Model for a green energy autonomous office building (LIFE11 ENV/ES/622)



Name of the Report: Unfavorable results

Partner responsible for this deliverable: All partners



Unfavorable results

A list of unfavourable results and the corrective associated actions is listed:

Project deviation	Corrective actions conducted
<p>The objectives and expected results for the first 18 months of the project were achieved, although some of the corresponding actions had a slight delay because of the delay in the approval of the basic project by the Municipality. Moreover, the tendering process of the construction company took longer than normal because of the project complexity. As a result, the start of the building construction was delayed and therefore also the implementation actions of the project.</p>	<p>The execution project of the building was modified several times to adapt it to the Municipality requirements. The construction work was divided in two phases: a first phase of civil works and a second phase of building finishes and installations. This strategy allowed starting the works as soon as possible while the second phase was under negotiation. A new timetable of LIFE+ implementation actions was approved. As a consequence of this new timetable, a project extension of 12 months was required to ensure that the expected results of the LIFE+ The Autonomous Office project were achieved.</p>
<p>Regarding the working plan, the LIFE+ project experienced more delays during the building construction and therefore, it will not be possible to monitor the performance of the building and its installations during one complete year within the project's extension.</p>	<p>It was considered that 6 months of monitoring (taking into account the time until the final report submission) would be enough to achieve the objectives and expected results of the project. Moreover, monitoring activities will continue after the end of the LIFE+ project and its results will be shared as part of the After-Life Communication plan.</p>
<p>The progress of the LIFE+ implementation activities was very low, awaiting that the building and the associated infrastructure was already built.</p>	<p>It was considered necessary to perform an extraordinary face to face meeting on 2015 with representation from each partner, the External Monitoring Team (Ms. Itxaso Mora and Mr. Iñigo Ortiz de Urbina) and Mr. Santiago Urquijo-Zamora, Technical Desk Officer.</p>
<p>Since the presentation of the last Progress Report (from 31/05/2016) until the reporting of the letter to finalize the project) there was no noteworthy progress by the promotor/developer, thus complicating, if it is possible, the situation further.</p>	<p>TSK and its partners considered the execution of this Project unfeasible given the work pending and the remaining timeframe and requested by means of a letter information that states the following steps necessary to carry out the termination of the LIFE11 ENV/ES/622 reference project.</p>