

Client
Street
ZIP / City
Country

11. März 2024

Ecological construction contract Construction project xxx, location xxx

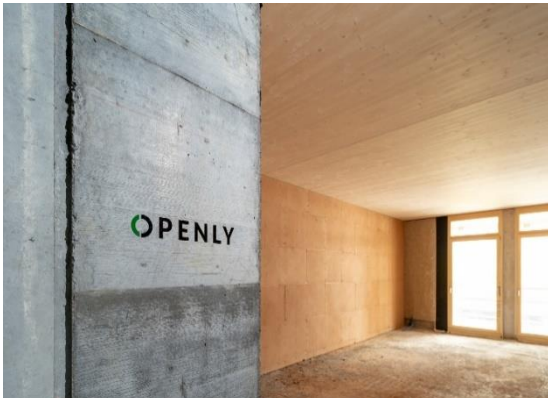
Dear client

We are pleased to submit an OPENLY offer for project support. Our basis for the fee calculation is 3500 EUR construction costs per m2 GFA. We estimate our consulting costs at approx. 2% of these construction costs, whereby the fees should be largely cost-neutral due to synergies of the planners and any CO2 certificate credits (see enclosed offer). The OPENLY advantages:

- Shorter planning time & greater project and cost certainty
- Short construction time (6-8 months from completion of the basement)
- Authorities goodwill (The state must take responsibility, OPENLY is a reference)
- CO2 certificates from building construction for your insetting

Below you will find a checklist of OPENLY components which we will use to guide your construction project through the various phases. We provide you with all the know-how, plan details and OPENLY DATA. For the realization phase, we create a construction description and component catalog as well as sample tender texts and supply guide prices, material purchase prices and suppliers.

We have defined two basic pillars as a prerequisite for cooperation with OPENLY:



A) We, the client, are committed to an ecological building and are striving to reduce emissions by at least xx%. This means that at least the walls or ceilings will be made of structural timber construction. (pm: A reduction of up to 70% to approx. 4 kg/m2 gross floor area is possible with the construction system)

B) We, the client, are installing a maximally dimensioned solar system on the main roof and are aiming for a PlusEnergy house (annual view) or a ZERO EMISSION BUILDING

Checklist for optional OPENLY components:

- U-value building envelope 0.17
- U-value building envelope 0.15 (Minergie Eco P, passive house standard)

- Control dimension & support grid (can be adapted as required in the future)
- Overheight first floor (possible conversions in the future)

- Conventional controlled domestic ventilation (pipes, heat recovery, short service life)
- Controlled living space ventilation with OPENLY airboxes

- Reduction in heating costs through activated mass in the ceilings (Our recommendation, contributes significantly to PlusEnergy. Ceiling thickness approx. 50cm vs. approx. 35-40cm in conventional construction)
- Air conditioning or cooling with floor heating (pm: OPENLYs cool by themselves through the mass and through the OPENLY airboxes with night cooling)

- Concrete with biochar (additional costs approx. 100 EUR/m3)
- Concrete with CO2 neutralized recycled steel (additional costs approx. 20 EUR/ton steel)

- Ceiling system made of prefabricated timber construction. Flat visible sides without beams.
- Wall system made from prefabricated timber construction
- Avoidance of CO2-intensive facades and building components (concrete, Eternit, PVC, ceramics, etc.)

- Clay as a building material (ceilings & unit/unit partitions)
- Hemp as a building material (external insulation & partition walls)

- House as a Software: home technology control with digital power / control with Alexa / no complex electrical installation / integration of heating, inverter, buffer storage, battery storage, etc.
- Overall concept PV system, inverter and battery storage

- Construction speed: Prefabrication of wet rooms
- Heat recovery shower trays (additional costs approx. 2000 chf/shower)
- Efficiency A appliances (washing machine, tumble dryer & dishwasher)

- Commitment to use as little/no plastic and bitumen as possible and no zinc, Non-mineral facade plaster and paints (bionic architecture)
- Commitment to local companies wherever possible (access routes, strengthening the local economy)
- Commitment to local building materials wherever possible (emissions from transportation routes)

- Are there building materials from deconstruction or other objects for re-use? (circular economy)
If yes, which ones?

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- What other concerns do you have?

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- Sanitary & heating specialist planner (if already determined)

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- Civil engineer (if already appointed)

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- Timber construction engineer (if already appointed)

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- Building physics (if already determined)

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- Fire protection (if already determined)

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Kind regards

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