

AEIC, 2012 Cairo, Egypt
Al-Azhar Engineering Twelfth International Conference
Faculty of Engineering, Al-Azhar University, Nasr City, Cairo, Egypt, 25-27 December 2012

The role of the Project Management to apply Sustainability on Architectural Design – Case study “Commercial Buildings”

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Abstract

In the field of project management one of the most important aspects that needs to be identified is the stakeholders of the project. The terminology of stakeholders in project management includes more than building owners. It covers everybody who will contribute to the building construction industry and extends beyond the building construction till the operation of the building. That means tenants and building visitors are part of the Architectural Design process. Their needs are requirements that the architect should meet with his architectural design product. The word of “product” as a terminology here is mentioned on purpose to the architect because if the final building will not satisfy the operators and visitors’ needs, it will be the same as a car which could not find a buyer because it is very difficult to drive it downtown. Meanwhile stakeholder satisfaction is not the only target for the architect, sustainability is another requirement that comes before stakeholder satisfaction. Sustainable design nowadays is not an option for the construction industry all over the world, It becomes a mandatory as a result of environmental requirements.

Commercial Building is a type of buildings that has different categories of stakeholders such as; tenants, operators, and visitors. Each category of those are classified into different types. The architect should design to satisfy all these types of building users. On the other hand it is a type of buildings that consumes a lot of energy and water. They also, consume a big portion of land and needs a huge area for car parking. Beside they operate all day time.

The research objective is to stimulate all architects and consultants to enhance their commercial projects towards sustainability through applying the actual rules and procedures of project management during the design and construction progress of their project specially commercial projects . The methodology focused on applying the project management principles against sustainability of an existing commercial project and study the impact of those principals for the project progress and to achieve satisfaction of project stakeholders and environmental requirement. The outcome is focused highlighting on the areas and phases that the project may face troubles in its execution or may not meet one of project stakeholder or environmental requirements. First we need to define commercial projects, sustainability and project management and project stakeholder.

Keywords: Project Management, Sustainability, Architectural Design, Commercial Buildings

1. Introduction and Background:

Project management has the main role of constructing any building, meanwhile commercial buildings are the heart of the economical and urban planning for any town. In the beginning we need to define the commercial project, sustainability and then project management.

The architect role is to manage and prepare all required data and studies to can execute his task and satisfy stakeholder requirements beside environmental needs. Project management includes; Initiation, Planning, Executing, Monitoring &