



Annex 6 - Targets to Achieve Gold Certificate

Enabel in Palestine

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Public works contract for the 'Construction of Al-Bakri Green Girls' School in Hebron'

Location: Palestine – Hebron

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1 Overview

- TS-1* To achieve the targeted Gold level certification under the Green Building Rating System (PGBG), a total of 85 points has been established as the project's performance goal, as illustrated in the table below. This target reflects a strong and sustained commitment to sustainability throughout all project phases, including design, construction, and operation.
- TS-2* Following the completion of the detailed design stage, the assessment confirms that the targeted points are fully achievable. The finalized architectural, engineering, and technical solutions demonstrate alignment with PGBG requirements, validating the effectiveness of the proposed sustainability strategies. These outcomes build upon the earlier schematic design evaluations and provide a higher level of confidence in the project's ability to meet or exceed its certification objectives.
- TS-3* The design team, in close coordination with the sustainability consultant, has ensured that green building principles are comprehensively integrated into all aspects of the school's development. This coordinated effort supports a holistic and balanced sustainability strategy, with confirmed performance across all major green building categories:
- **Energy Efficiency:** Optimizing energy performance through passive design strategies, high-efficiency building systems, and the integration of renewable energy solutions.
 - **Water Conservation:** Reducing potable water demand through efficient fixtures, optimized irrigation strategies, and the incorporation of water reuse systems and rainwater harvesting where applicable.
 - **Indoor Environmental Quality:** Enhancing occupant comfort, health, and well-being through effective ventilation, access to daylight, and the use of low-emission materials.
 - **Sustainable Site Development:** Encouraging responsible land use, minimizing environmental impact, and strengthening connectivity with the surrounding context.
 - **Materials and Resources:** Selecting durable, low-impact, and locally sourced materials while implementing waste reduction, recycling, and responsible resource management practices.
- TS-4* Through this integrated, category-driven approach and the validation achieved at the detailed design stage, the project is well-positioned to successfully attain the targeted PGBG Gold certification and deliver a high-performing, environmentally responsible school facility.
- TS-5* In parallel with the confirmation of design performance, the process of compiling and submitting the detailed design documentation to the PGBG Council is currently underway. The submission package has reached approximately 60% completion, with the remaining documentation in progress and being finalized in coordination with the design team and sustainability consultant. This ongoing effort ensures that

all technical drawings, calculations, narratives, and supporting evidence are fully aligned with PGBG requirements in preparation for formal review and assessment.

2 Design achievement against green targets under (PGBG)

	Category
	Targeted elements
	Design stage
	Construction stage
	Operation stage
	Achieved

2.1 Site Sustainability

	Site Sustainability	Target	Design	Construction	operation
1	Preventing pollution resulting from the construction process	Mandatory			
1.1	Environmental protection plans for the site and surroundings	yes			
1.2	Managing construction waste through sorting, reusing or recycling	yes			
1.3	Developing a worksheet for the site maintenance plan	yes			
1.4	Developing a soil management plan for the construction site	yes			
2	Site selection	2 out of 3			
2.1	Site selection in previously exploited lands or gray lands Site selection in available lands within urban areas	1	1		
2.2	Availability of basic services and public transportation within a range of 800 m	1	1		
2.3	Selecting a site considered polluted Brownfield	1	---		
3	Quality of transportation and entry to the site	4 out of 4			
3.1	The distance between the main entrance to the project and the nearest public transportation station does not exceed 500 m	1	1		
3.2	Providing a place and equipment for the use of bicycles or an electric car charging station at a distance not exceeding 200 m from the project entrance	1	1		
3.3	Providing safe entry for each of Pedestrians, bicycles and cars (separate lanes)	1	1		
3.4	Reducing the number of parking spaces as permitted by regulations and laws (by relying on minibuses or bicycles)	1	1		
4	Site coordination and development	3 out of 4			

4.1	Planting at least 10% of the site area and preserving existing trees as much as possible and planting local plants and focusing on plants that do not consume large amounts of water	1	1		
4.2	Employing plants on the site in a way that reduces the energy required for heating and cooling inside the building or using alternative energy sources such as photovoltaic cells to meet the electricity needs on the site, especially lighting	1	---		
4.3	Reducing reliance on potable water to irrigate plants on the site and replacing it with treated gray water	1	1		
4.4	Reducing soil erosion	1	1		
5	Thermal comfort and urban heat islands	3 out of 4			
5.1	Using design strategies such as appropriate orientation, shading (using at least two of these strategies)	1	1		
5.2	Using high reflectance coefficient materials For roofs and external floors not less than 50% of the site area	2	2		
5.3	Use of green roofs not less than 50% of the building surface area	1	---		
6	Rainwater management	1 out of 2			
6.1	Strategy to collect not less than 90% (Percentile of rainfall events) of water and treat it	1	1		
6.2	Existence of stormwater management program and maintenance of the program	1	---		
7	Light pollution prevention	2 out of 2			
7.1	Confirm that light pollution mitigation is consistent with the points for interior lighting	1	1		
7.2	Confirm that light pollution mitigation is consistent with the points for exterior lighting	1	1		
8	Creative design	1			
8.1	Submit a creative design idea	1	---		
Total		15 out of 20			

2.2 Energy Efficiency

	Energy Efficiency	target	Design	Construction	operation
1	Planning for all energy systems in the building	mandatory			
1.1	Designs for energy systems in the building	yes			
1.2	Specifications of devices and equipment used in energy systems or the building	yes			
1.3	Report on any modifications made during	yes			

	the implementation process				
2	Achieving the minimum efficiency of energy use and consumption	mandatory			
2.1	Designs for the building envelope, installation method and thermal conductivity coefficient tables	yes			
2.2	Specifications of devices and equipment used in energy systems or the building	yes			
2.3	Simulation report for the building with a comparison with standard rates proving that the minimum required has been achieved	yes			
2.4	Designs of smart systems and their installation method	yes			
2.5	Comparison report between the actual consumption of the building and the simulation results and standard rates	yes			
3	Air conditioning and refrigeration devices do not contain CFC and Halocarbon gases	mandatory			
3.1	Specifications for all refrigeration and air conditioning devices	yes			
3.2	Brochures with specifications for devices installed in the building	yes			
3.3	Specifications of refrigerants used in operations Maintenance	yes			
4	Adherence to the required specifications for environmental design and building envelope	8 out of 8			
4.1	Building orientation	1	1		
4.2	Building envelope efficiency (thermally insulating the building through the building envelope and preventing air leakage)	4	4		
4.3	Appropriate shading of the building and glass openings in the summer	1	1		
4.4	Natural ventilation in the building	1	1		
4.5	Providing thermal mass to store energy and regulate temperature during the day inside the building	1	1		
5	Achieving the best level of energy efficiency	6 out of 6			
5.1	Reducing consumption by 5% is mandatory	الزامي	---		
5.2	Reducing consumption by 10%	1	---		
5.3	Reducing consumption by 20%	2	---		
5.4	Reducing consumption by 30%	3	---		
5.5	Reducing consumption by 40%	4	---		
5.6	Reducing consumption by 50% or more	6	6		

6	Energy production on site using renewable energy	6 out of 6			
6.1	Production to total consumption ratio 20%	2	---		
6.2	Production to total consumption ratio 40%	4	---		
6.3	Production to total consumption ratio 60%	6	6		
7	Using high-efficiency equipment and devices in the building	2 out of 7			
7.1	Item Air conditioning devices and systems (efficiency of devices used 2, control 1, BMS 0.5, use of recovery systems 0.5)	4	---		
7.2	Water heaters (control 0.5 and insulation 0.5)	1	1		
7.3	Efficiency of washing machines, dishes and refrigerators	1			
7.4	Efficiency of industrial lighting devices (high efficiency lamps 0.5 and commitment to using natural lighting inside and outside 0.5)	1	1		
8	Smart buildings	2 out of 3			
8.1	Consumption of smart devices in controlling heating, air conditioning and ventilation devices Using smart devices in controlling lighting and window shading	1 1	---		
8.2	Using a BMS or BAS device to control and monitor the building Energy consumption monitoring devices, transmission and storage	2 1	2		
Total		24 out of 30			

2.3 Water Efficiency

	Water Efficiency	target	Design	Construction	operation
1	Water efficiency Mandatory	Mandatory			
1.1	Study of water sources and the network supplied to the building and consumption rates	yes			
1.2	Water rationalization plan during all project phases	yes			
1.3	Any printed instructions or awareness posters to rationalize water consumption	yes			
2	Efficiency of sanitary tools, pieces and water-consuming devices	6 out of 6			
2.1	Selection of toilets, bidets and urinals with the required flow rates	2	2		
2.2	Selection of faucets, showers and dishwashing valves with the required flow rates	2	2		

2.3	Selection of washing machines, dishwashers or any water-consuming devices with the required flow rates	2	2		
3	Water efficiency in irrigating gardens and green spaces	3 out of 3			
3.1	The presence of a highly efficient irrigation system	1	1		
3.2	Exploitation of additional water resources (e.g. rain harvesting, grey water treatment, condensed water, etc.)	1	1		
3.3	Existence of a system to reduce evaporation from the soil	1	1		
4	Use of grey water	2 out of 3			
4.1	Existence of an effective system to collect, treat and store grey water	1	1		
4.2	Existence of a system to reuse grey water inside the building	1	---		
4.3	Existence of a system to reuse grey water outside the building	1	1		
5	Wastewater management	2 out of 4			
5.1	Existence of a sewage network affiliated with the local authority or private or treatment of wastewater resulting from the building with a system to reuse it in irrigation and agriculture	2	2		
5.2	Existence of a monitoring system for wastewater management and a record of the quantities and quality of water in the case of on-site treatment	2	---		
6	Water harvesting systems	2 out of 4			
6.1	Availability of a complete system to exploit rainwater for drinking water purposes after meeting all the required conditions	2	---		
6.2	Providing a complete system for exploiting rainwater for non-potable water purposes after meeting all the required conditions	2	2		
7	Water consumption measurement systems	4 out of 4			
7.1	Existence of systems for managing measurement, control and monitoring of water consumption inside and outside the building	1	1		

7.2	Existence of systems for controlling the quality of drinking and non-potable water and taking care of all its components from any health and environmental risks	1	1		
7.3	The presence of security and safety systems and mechanisms for using the water system in the building and identifying sources of danger and containing dangerous events	1	1		
7.4	The presence of awareness, guidance and educational plans for rationalizing water consumption and use targeting owners, users, operators, technicians and visitors of buildings	1	1		
8	Creative design for water efficiency	1			
8.1	Presenting a creative design idea	1	---		
Total		19 out of 25			

2.4 Indoor Environment Quality

	Indoor Environment Quality	target	Design	Construction	operation
1	Minimum indoor air quality	mandatory			
1.1	Conduct a study and monitor the air quality around the site by providing images of the surroundings and pollution sources adjacent to the site	yes			
1.2	In buildings with natural ventilation (passive), architectural plans must be provided showing the distances between windows and ventilated spaces and the areas of each. As for buildings with mechanical ventilation (active) or joint (mixed), plans must be provided showing the mechanical ventilation systems used in the project with an explanation of the distances between fresh air intake points and exhaust air discharge points and an explanation of the distance between discharge areas and public places near the building	yes			
1.3	Calculation results must be provided proving that the ventilation used in the project	yes			

	has been designed based on the minimum requirements contained in the design references for natural and mechanical ventilation for all internal spaces according to the nature of the project.				
1.4	provide the results of computer simulation of the ventilation system used and its relationship to providing the minimum amount of air.	yes			
2	Environmental control of tobacco smoke	Mandatory			
2.1	Submit a written commitment from the building owner that there will be no smoking inside the building for public and private buildings.	yes			
2.2	Submit plans showing the locations of outdoor areas designated for smoking and the use of the necessary equipment to collect smoking waste, and clarifying the distance between these areas and entrances, openable windows and areas where outside air enters the building.	yes			
2.3	Provide images of the use of signs and signals that show the policy that the building as a whole is a smoke-free area and explain the negative impact of smoking in outdoor areas designated for smoking	yes			
3	Ventilation and air quality	3 out of 3			
3.1	Installation of a carbon dioxide monitoring device	1	1		
3.2	Increase the natural ventilation rate by 15% over the forced ventilation rate	1	1		
3.3	Ensure that the ventilation design for parking lots achieves the points in the guide	1	1		
4	Material emissions	2 of 2			
4.1	Adhesives: Ensure that 95% of the adhesives used meet the conditions stated in the guide	1	1		
4.2	Paints and coatings: Ensure that the paints used meet the conditions stated in the guide	1	1		

5	Thermal comfort	5 out of 6			
5.1	Ensure that the building is divided into thermal zones, each equipped with a thermostat to control the temperature	1	1		
5.2	Mechanical ventilation: When provided Occupancy Sensors linked to HVAC control systems	1	---		
	Natural ventilation				
5.3	When manually controlled windows are provided to ensure natural ventilation for 50% of the used spaces	1	---		
5.4	When natural ventilation is provided for 75% of the used spaces	2	2		
5.5	Achieve a PMV value between -0.7 and +0.7, with a PPD of 15%	1	---		
5.6	Achieve a PMV value between -0.5 and +0.5, with a PPD of 10%	2	2		
6	Artificial lighting	2 out of 2			
6.1	The lighting units used meet the requirements stated in the guide	1	1		
6.2	Provide separate lighting control systems and sensors according to the requirements specified in the guide	1	1		
7	Natural lighting	3 out of 3			
7.1	Achieve a natural lighting level that does not Less than 250 lux, in: %80 of the area used in educational buildings	1	1		
7.2	Adding manual, automatic or smart controls to control the intensity of daylighting and combat glare on all windows exposed to direct sunlight	1	1		
7.3	%75 of the spaces used have direct visual contact with the outside	1	1		
8	Optimal acoustic performance	2 out of 2			
8.1	Achieving an internal noise level that respects the recommended values above and achieving the sound transmission coefficient for the building elements as indicated in the guide	1	1		
8.2	Achieving the optimal reverberation time for the occupied spaces according to the recommended values	1	1		

9	Safe and sound environment	1 out of 1			
9.1	Compliance of all pollutants with the specified specifications and not exceeding the limits indicated in the guide	1	1		
10	Creative design	1			
10.1	Presenting a design idea Creativity	1	---		
Total		18 out of 20			

2.5 Materials and resources

	Materials and Resources	target	Design	Construction	operation
1	Construction and demolition waste management plan	Mandatory			
1.1	Develop a construction or demolition waste management plan	yes			
1.2	Develop a solid waste management plan	yes			
1.3	Reduce construction waste for selected materials to be landfilled At least 30% (this figure does not include hazardous waste), or ensure that waste does not exceed 2.5 kg per square meter of work	yes			
2	Use non-hazardous materials	Mandatory			
2.1	Asbestos-free	yes			
2.2	Paints and other materials do not contain heavy metals above acceptable limits	yes			
2.3	Interior and exterior wood does not contain CCA and UF	yes			
2.4	Materials have zero-ODP and low-GWP (100-year time horizon, CO2 equivalent) impacts less than 100	yes			
3	Reduce the construction waste	2 out of 2			
3.1	Option 1: Reduce construction waste by at least 50%	1	---		
3.2	Option 2: Reduce construction waste by at least 70%	Or 2	2		
4	Used and recycled materials	5			
4.1	Use of refurbished or reused/existing materials At least 3 main building materials used in the building and 2 main building materials used during construction must be selected. These materials are called	2			

	selected materials				
	Option 1: For existing buildings (renovation), 50% of the total area of each selected building material must be refurbished or used/existing materials Option 2: Based on the calculation of the entire building life cycle assessment (LCA), 2 out of 4 environmental impact elements must be reduced by a. At least 50% from baseline* -Global warming potential -Ozone Depletion potential -Acidification -Eutrophication LCA must be used for structure, envelope and interior materials/products only b. For new buildings, 50% of the total surface area of each selected building material must be recycled or reused/existing materials, or %20of each selected building material must be recycled or reused/existing materials c. At least 10% of the baseline* *Baseline: Here is the LCA value of the building assuming that all materials used in construction and erection are new materials only even if the building is existing	2 Or 2 Or 2 Or 1			
4.2	Use recycled materials	2 out of 3			
	a. For steel buildings, at least 30% of the total steel structure (by weight) contains recycled materials. For reinforced concrete, at least 20% of the total reinforcement or steel (by weight) contains recycled materials	1	1		
	b. Use at least 15% on-site recycled aggregate (by volume) for both structural and non-structural applications	1	1		
	c. Use 100% recycled aluminum or plastic for at least two of the examples listed in Section 2.9.6 Point 2	1			
5	Improved and non-polluting materials	6 out of 8			
5.1	Select local and regional building materials/products	4			
	Option 1: %20of the total price of building materials/products is the price of local materials/products (within 1500 km between the project and	2	---		

	the manufacture of the material/product)				
	Option 2: %40 of the total price of building materials/products is the price of local materials/products (within 800 km)	Or 4	4		
5.2	Use products with low environmental impact	2			
	1. Select products that are EPD certified or equivalent certification				
	a. Option 1: %10 of the total price of the building envelope and interior products is the price of EPD (Product-Specific Declaration type or Industry-Wide (Generic) type) products	1			
	B. Option 2: %20 of the total price of the building envelope and interior products is the price of EPD-approved products (Type III)	Or 2			
	2. Products improved by reducing the GWP and/or ODP capacity				
	A. Option 1: %5 of the total price of the building envelope and interior materials/products is the price of improved materials/products that have a GWP and/or ODP emissions capacity that is 10% lower than the original product	1			
	B. Option 2: %10 of the total building envelope and interior materials/products cost is the price of improved materials/products that have a GWP and/or ODP emissions capacity of 20% less than the original product	Or 2			
5.3	Use rapidly renewable raw material sources	2			
	Option 1: Use at least 50% of the wood to be used from certified renewable wood that is rapidly reforested.	2			
	Option 2: The use of rapidly renewable materials in the project shall not be less than 2.5% of the total building envelope and interior materials cost.	Or 2			
8	Creative Design	1 out of 1			

8.1	Submit a Creative Design Concept	1	---		
Total		9 out of 15			