



Philippe Zivkovic, Chairman of Woodeum*, made a compelling case for wood as a renewable material with insulating properties that also absorbs CO₂. In addition, it lends itself to factory prefabrication, which reduces work on construction sites.

Its low inertia enables it to rapidly modulate ambient indoor temperature.**

Jean-Louis Missika, Assistant to the Mayor of Paris in charge of urban planning, hopes to build mixed-use residential/work neighbourhoods to foster "walkability". He said urban environments should be cooled using solutions such as misting machines, and more use should be made of **small to medium sized green areas** (similar to urban forests in Japan?).

Concrete is not a good material in terms of carbon emissions, and in addition it depletes sand from the seabed.

The **carbon footprint** only recently became a criterion in construction.

Manuelle Gautrand, Architect, designs housing with shared spaces - rooftop vegetable gardens, common areas for activities such as sports and culture; this makes it possible to reduce the space required for private areas (bedrooms, bathroom).

Benoît Bazin, Chief Operating Officer, Saint Gobain, stresses the urgent need for energy upgrades, which could be paid for via an "energy savings plan" (similar to the home savings plans of the past). He mentioned other ideas to be pursued: re-thinking urban logistics (supplying urban construction sites with fewer trucks) and promoting modular construction, which is widespread in the Nordic countries.

Pierre Verzat, Chief Executive Officer, Systra (transport engineering) talked about "capillary mobility", a necessary complement to mass transit.

François Pitti, Group Director, Strategic Marketing at Bouygues Construction, explained that BIM is coming into widespread use and that the goal will now be to connect the links of a **design chain**. He also said that cities must be built with a service-focused vision (the vision of the GAFAs).

Xavier Fournet, Partner at KPMG, presented the results of a survey covering innovation. The top spot went to BIM, with data analysis coming in second place; 3D printing ranked much

lower. Among construction players, 20% are leaders, 60% are followers and 20% are considered "drop-outs".

Chloé Clair, Engineering Director, VINCI Construction, drew attention to the need to **train** seniors in digital technology to avoid destroying value. She also discussed the difficulty of **disseminating innovation** in large organisations.

Benoît Piguet is Director of Institutional Relations at Solideo (the 2024 Olympic Games Delivery Authority). He said that 100% of the buildings with fewer than eight storeys are made of wood. The issue to be tackled is how to **transform** accommodation built to house 16,000 athletes into apartments and offices for 6,000 people.

Bernard Cathelain, Member of the Management Board of Société du Grand Paris, said he has four concerns: what to do with large volumes of materials excavated from the Grand Paris Express (GPE) project; how to ensure **public safety** around stations; how to provide **continuous wifi coverage**; and how to design intermodal transport connecting with GPE stations.

Florence Marin-Poillot, Director of Urbalia, presented the case study of the future **Agro Paris Saclay campus**, which will have 6,000 sq. metres of **green roofs** accessible to students and professors and a park with 300 trees. The goal is to **cool** the site naturally, absorb rainwater and conserve existing species.

The day-long event included a startup competition. Two of the entrants are supported by Building Solutions:

- **Immoblade**: innovative passive sun protection using miniaturised metallic blades to block out sun in summer and let it in in winter;
- **Lancey Energy Storage**: decentralised energy storage using a battery and an electric radiator.

Lancey Energy Storage won the competition.

NB:

* Several days after the event, it was announced that Altarea Cogedim had acquired a 50% stake in Woodeum.

** We have doubts about this assertion. The inertia of a structure makes it possible to manage thermal phase shift, reduce energy consumption and improve comfort. The low inertia of wood is probably its main defect.