



## CAPABILITY STATEMENT

DOMY i DOMKI  
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timberframe technology contractors

## DOMY i DOMKI

### the contractors: company profile

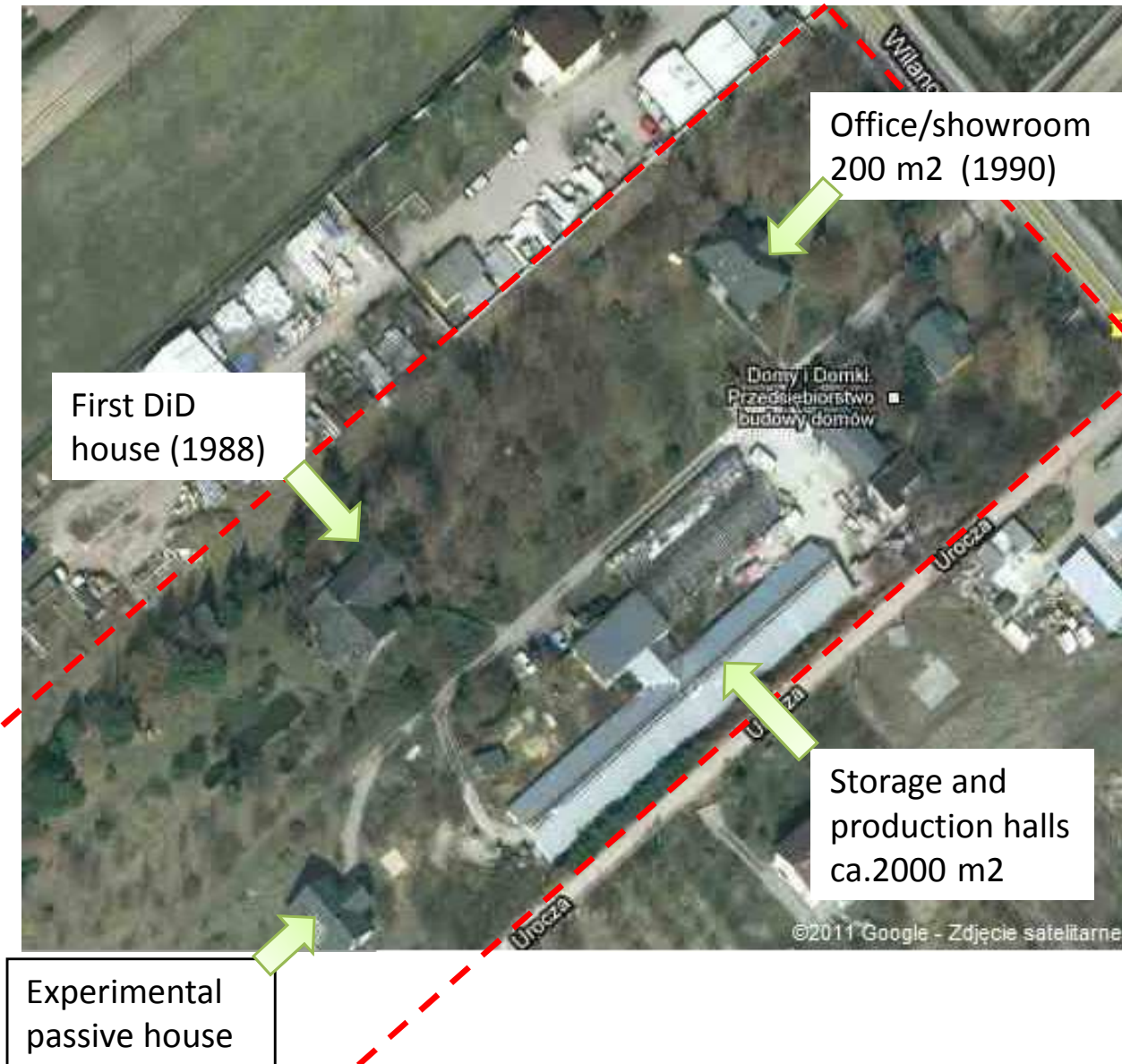
After over 20 years of operations we are one of the most experienced woodframe contractors with numerous structures built across Poland and abroad. We work on site as well as we are able to deliver prefabricated elements to distant locations.

### FACILITIES

The company is located on 20.000m<sup>2</sup> plot ca. 10 miles from Warsaw. We have our own production and storage facilities on site including ca.2.000m<sup>2</sup> covered storage space, several workshop buildings and an office. We possess our own machinery park and transport sufficient to supply our building sites from the central magazine in Słomczyn.

### STAFF

We permanently employ ca. 30 people that enable us to carry 5 building sites at a time. 5 employees serve as administrative and management support working full time in the 200m<sup>2</sup> office/showroom building in Słomczyn.







## TECHNOLOGY and SUSTAINABILITY

We are a woodframe company that believes that timber structures can offer low energy living and be most sustainable solutions for housing. Starting from natural materials through responsible construction to enhanced thermal properties we put our efforts to demonstrate high environmental value of our houses. We also believe, that indoor environment of our buildings provides natural and healthy conditions for humans.

Our most advanced houses are equipped with

- Solar heating panels
- Heat recovery (recuperators)
- CO sensors
- Heat pumps (with ground and air source)
- Advanced windows ( $U=0,8$  W/C\*m<sup>2</sup>)
- Up to 4 levels of thermal insulation (external finish panels, within structural depth, within internal 50mm frame, reflective insulation layer)

to offer extraordinary energy saving properties.



## ENERGY EFFICIENCY

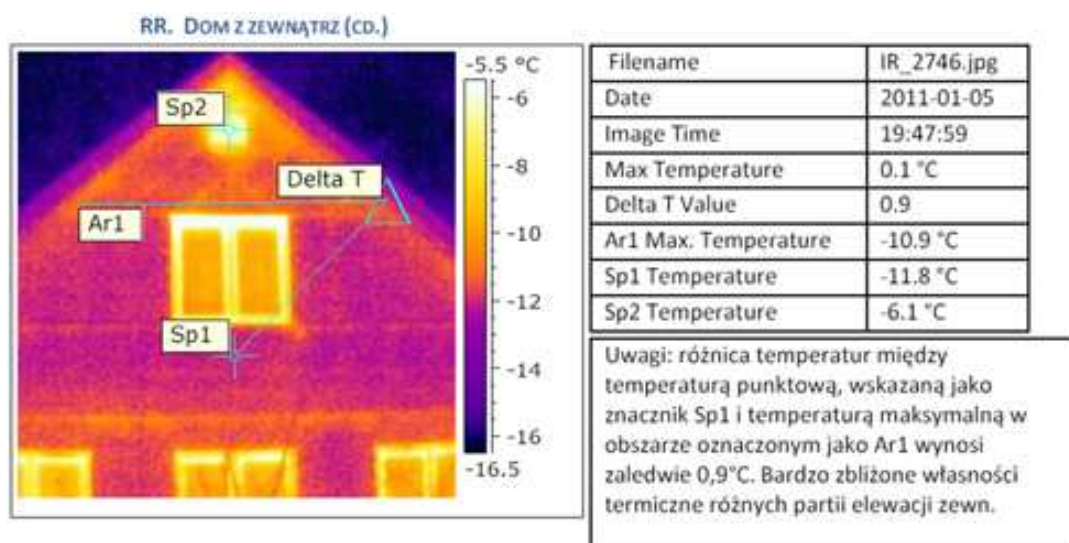
To demonstrate our responsible approach to energy conservation, we constantly improve our solutions, experiment and test new materials and ideas. We have patented a number of solutions (like roof heat exchangers) and are exposing our structures to external audits.

At the company's site in Słomczyn we have built a house that represents our know how and desire to build low-energy buildings.

The house is equipped with

- passive solar heating system at the south facing facade with air intake to the ventilation system (heating in winter) and thermally insulated automated blinds to prevent overheating (in summer).
- Ground air-intake chamber to pre-condition air temperature
- Heat exchanger
- Ground source heat pump
- CO2 and temperature controls
- Super insulation (U value = 0,10)
- Glazing optimised for solar performance (U=0,8 to U=1.1)
- Solar panels

Our aim is to introduce energy efficient housing as a standard solution in the DOMY i DOMKI offer.





## OFFSITE PRODUCTION

We have facilities and skills to produce prefabricated elements in our headquarters in Słomczyn.

We have adequate storage space to maintain quality of the products before the delivery to the site.

In the past we realised a number of panelised structures such as:

- Golf clubhouse and shooting range building
- Restaurant in Cadiz (Spain)
- Family houses in Spain
- Exhibition structures
- Demountable display houses (for our own purposes)
- Military structures





## OTHER EXPERIENCE

With many years of experience in family housing we are with confidence extending our capability beyond the typical work.

Recently we happily accepted a large contract for renovation of a hotel in Northern Poland for B&B Hotels company.

We are also in process of constructing a boutique/SPA hotel in Mazury Lake District for a private investor.

We have experience in carrying construction works in difficult conditions, in dense urban environment and on heights requiring complex logistics and strict management discipline.

We are open to new challenges.





## DOMY i DOMKI

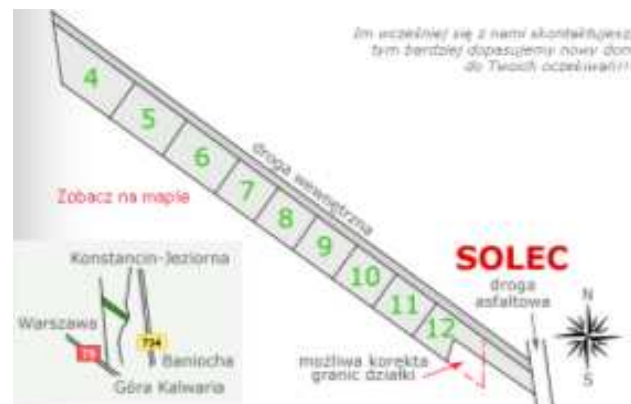
### The developer

In the low season (winter) the company invest in land development projects such as recently acquired plot in Solec (ca.20km from Warsaw). We plan to develop total 9 houses on the plot. After last winter the first 3 houses are ready for sale:

<http://www.domywsolcu.pl/>



In the past Domy i Domki was also a developer of existing housing estates in Chyliczki and Bobrowiec, including roads and utilities infrastructure (ul. Melanii named after the dog of our first Clients and ul. Przy Lesie in Bobrowiec).



## BACKGROUND INFORMATION

### from the beginning: 1988 - 1990



We are a company present on the market from the first years of the free economy in Poland.

The first woodframe house in Poland built by us in 1988 had been widely described in professional magazines. The unexpected interest and number of people visiting the house engaged us in intense consultancy role for wood structures' enthusiasts like us.

By the 1990 we were working full time and the DOMY i DOMKI company was formally established and registered. That is when we took it seriously and started construction of our office building. In the meantime, first construction sites are set up, based on contracts with individual Clients.

The first house constructed in Słomczyn in 1988 – as it is today





## Polskie Stowarzyszenie Budowniczych Domów

rok zał. 1994

## BUILDING THE MARKET

### 1990 - 2000

At the very beginning, in the 1990's, the local market had no typical woodframe products to offer. Therefore, Jacek Dąbrowski (Domy i Domki), started lobbying for the woodframe technology to become recognized by both the authorities and construction industry in Poland.

Jacek Dąbrowski closely cooperated with **National Association of Home Builders** in the US, trade missions department of **USDA** to organize a number of seminars and fairs in Poland promoting woodframe technology and products. This cooperation resulted in the idea of creating the **Polish Association of Home Builders (PSBD)**. In three first cadencies of Jacek Dąbrowski's leadership (elected Chairman 1994 - 1997) the PSBD reached 500 members offering a voice strong enough to convince the manufacturers to introduce typical woodframe products on the market (properly sized timber, OSB, connectors, etc.).

As eventually leading a large association became a full time job itself, Jacek Dąbrowski gave up his role and focused on the Domy i Domki activities again.



DROMET ©2010



## CURRENT POSITION and PLANS FOR FUTURE

The company still remains a member of the PSBD and other leading organizations promoting timber structures like Stowarzyszenie Dom Drewniany.

Domy i Domki cooperates closely with Centrum Budownictwa Szkieletowego and recently, with fellow companies, applied for a European Technical Approval (CE) for its woodframe technology

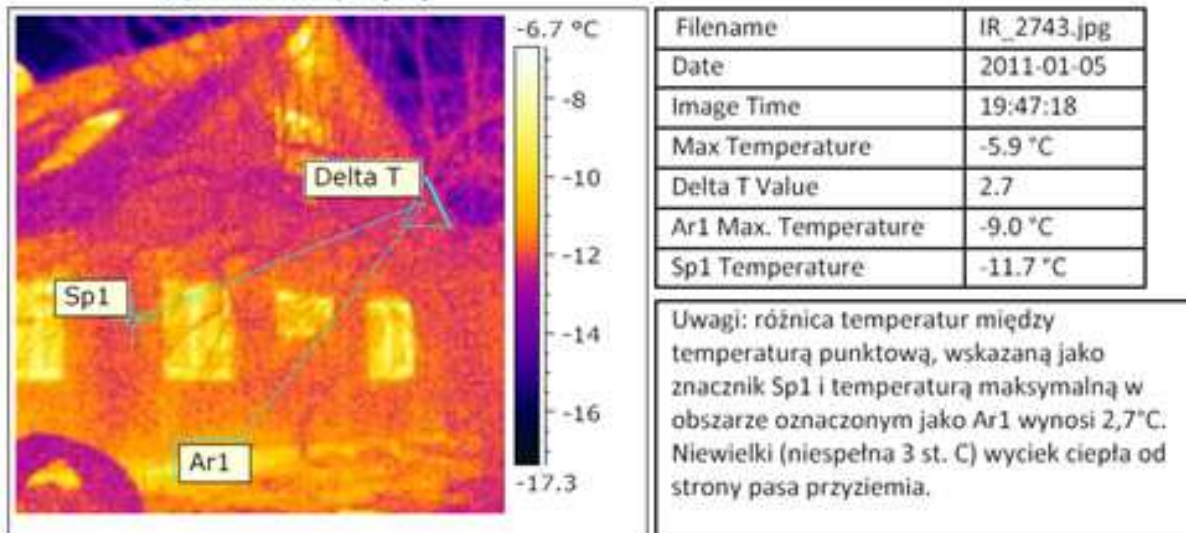
<http://www.szkielet.com.pl/?europejska-aprobata-techniczna-dla-firm-sdd,30>

The company also participates in various events organized by Instytut Domu Pasywnego (Passive House Institute). Domy i Domki ambition is to certify its passive houses in the German Passive House Institute methodology to demonstrate that they are capable of reducing energy use to 15kWh/m2 per year.

We carry out energy tests and audits to ensure that the technology offered by us meets high ambitions of our teams and expectations of our Clients. We want to take the leaders position in providing low-energy solutions on the market.



QQ. DOM Z ZEWNAŁRZ (CD.)





# SELECTED PROJECTS:



we delivered over **500** buildings

## DOMY I DOMKI

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