



Topping-out ceremony for the new corporate building at the Albstadtweg (left to right): Felix Streitenberger, Joachim Zabel and Stephan von der Heyde (Copyright: Ed. Züblin AG / Heiko Potthoff)

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Focus on sustainability: STRABAG and ZÜBLIN celebrate topping-out ceremony for new corporate building in Stuttgart

- **New building at Albstadtweg: a pilot project for the use of climate-friendly building materials and technologies**
- **STRABAG Real Estate (SRE) and ZÜBLIN realising project together under teamconcept® partnering process**
- **Corporate entities Zentrale Technik, IT and STRABAG Innovation & Digitalisation (SID) to move into six-storey office building in autumn 2022**

The STRABAG Group today celebrated the topping-out ceremony for its new corporate building next to the ZÜBLIN campus in Stuttgart-Möhringen as a first milestone in the construction of the six-storey office building at Albstadtweg 10.

The pilot project for sustainable construction, a joint effort by the corporate entities STRABAG Real Estate as project developer, ZÜBLIN as general contractor and Zentrale Technik as general planner, aims to achieve significant CO₂ savings, efficient building operations and a DGNB sustainability certificate in gold.

The construction project, being realised under the teamconcept® partnering scheme, systematically and comprehensively uses energy-efficient technologies and resource-saving building materials. The structural works, which have now been completed on schedule, were carried out in a climate-friendly manner from the floor slab up to the roof using low-carbon concrete and reinforcing steel. Full carbon neutrality for these two building materials is achieved through compensation measures. Overall, sustainable and efficient processes are ensured through integral design and construction using BIM 5D® in combination with LEAN principles.

“Project thrives on teamwork”

“This project thrives on and is defined by teamwork. Teams from different corporate entities are working here hand in hand, demonstrating what is possible when we at ZÜBLIN and STRABAG pool our expertise to meet our goals. In addition, the new corporate building also serves as a pilot project for sustainable construction,” explains Stephan Keinath, Member of the Management Board of Ed. Züblin AG. This is especially true for the complex use of low-carbon concrete in the building construction, adds ZÜBLIN Senior Construction Manager Joachim Zabel from the Stuttgart Subdivision, Business Unit Turnkey Construction 2: “The end-to-end use of low-carbon concretes with significantly delayed early curing times also requires special measures in formwork technology and concrete curing. But our structural works team from the Stuttgart Business Unit brilliantly managed to compensate for this disadvantage through higher formwork and scaffolding provisions to complete the structural works on schedule.”

Climate-friendly in all aspects of construction and operation

In addition to climate-friendly concrete and steel, SRE and ZÜBLIN have also focused on resource conservation in the selection of the other building materials. The aluminium used in the post-and-beam structure of the façade and the window frames has a high recycling content of up to 70 % and is completely recyclable. Climate-friendly rock wool is being used in the insulation of the roof and façade instead of expanded polystyrene (EPS foam). The rock wool is extracted from rock types that occur in almost unlimited quantities (e.g. basalt diabase) and is almost completely recyclable. Finally, the carpet tiles laid in the building are certified cradle-to-cradle (C2C), consist entirely of recycled material and are 100 % recyclable.

“With regenerative energy sources, intelligent landscaping concepts, a focus on biodiversity and rainwater reclamation, we are making an active contribution to cooling down our overheated cities,” says Axel Möhrle, head of SRE’s Stuttgart Business Unit, underlining the urban development focus. This is why SRE and ZÜBLIN have opted for a 4-pipe heat pump, stratified storage combinations and a highly efficient photovoltaic system on the roof of the new office building. At very low temperatures (< -10°C), a gas condensing boiler is also used. The plants on the façades and in the landscaping of the inner and front courtyards are irrigated from a rainwater storage tank with a capacity of around 60,000 litres.

An extensive infrastructure for electric vehicles rounds off the sustainability concept of the new corporate building. The 24 EV charging stations in the underground car park and in the outdoor parking lot are fed by solar power from the photovoltaic system, with a supplementary battery storage system to optimise the charging capacity. Additional charging points are also available in the large bicycle garage with 106 spaces.

Open plan office for collaborative working

Three STRABAG Group entities with a total of around 400 employees will move into the new corporate building in the autumn of 2022 to work together under one roof. The approximately 10,000 m² of office space, spread over six floors, will be shared by the Stuttgart teams of STRABAG Innovation & Digitalisation (SID), Ed. Züblin AG’s Zentrale Technik and STRABAG BRVZ IT. In addition to the high technical standards of the equipment, the new building will also feature a modern office concept with desk sharing and no fixed workplaces. The open office design on the 3rd floor is intended to specifically support collaborative working – in line with the corporate motto:

TEAMS WORK.

Facts & Figures

PROJECT DEVELOPER:

STRABAG Real Estate GmbH, Business Unit Stuttgart

GENERAL CONTRACTOR:

Ed. Züblin AG, Subdivision Stuttgart

GENERAL PLANNER:

Ed. Züblin AG, Zentrale Technik

DESIGN:

MHM architects, Vienna

PROJECT SCHEDULE:

12/2020–autumn 2022

GROSS FLOOR AREA:

approx. 15.000 m²

Stuttgart-based Ed. Züblin AG, with more than 13,000 employees and an annual output of around € 4 billion, is one of Germany's largest construction companies. Since its foundation in 1898, ZÜBLIN has been successfully realising challenging construction projects in Germany and abroad and today is the STRABAG Group's leading brand for building construction and civil engineering. The company's range of services covers all construction-related

tasks – from complex turnkey construction, civil engineering and tunnelling to construction logistics, structural maintenance, ground engineering and timber or steel construction. In recent years, ZÜBLIN has been promoting the topics of digitalisation, LEAN.Construction and sustainability and – supported by the many years of experience of its Zentrale Technik competence centre – is also increasingly offering integrated design and construction from a single source as a general planner. When it comes to partnering, ZÜBLIN has set new standards with its teamconcept partnering model, which has proven its worth on the market for more than 25 years. Current construction projects of the company, a subsidiary of globally operating STRABAG SE, include the EDGE East Side Berlin high-rise project, the Rinsdorf and Rälsbach viaducts on the A45 motorway and the Boyneburg Tunnel on the A44. More information is available at www.zueblin.de.

STRABAG Real Estate GmbH (SRE) ranks among Europe's leading property developers. Since its foundation in 1965, the company has successfully developed over 600 projects in the asset classes of residential, office, hotels and retail. Projects include individual and mixed-use properties as well as large-scale urban developments. The company's mission is to create real estate value for generations, a goal it pursues through end-to-end planning and a commitment to collaborative partnerships. As a member company of the STRABAG SE Group, SRE benefits from the financial strength and innovative power of one of the world's largest technology enterprises for construction services. The SRE portfolio covers all project stages, from initiation and financing to implementation, marketing and sales. All these phases can also be booked as third-party services through the Development Services business. The company's largest projects currently being developed in Germany include the MesseCity Cologne and Businessmile Freiburg urban developments as well as Obrkssl in Düsseldorf and Turm am Mailänder Platz in Stuttgart.

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