WLS ENGINEERING
+ PROJEKTMANAGEMENT
GmbH & Co. KG Wiesbaden
LEBHERZ STUMPP + EXPERTEN

Conference 2013

Vienna – University of Economics and Business

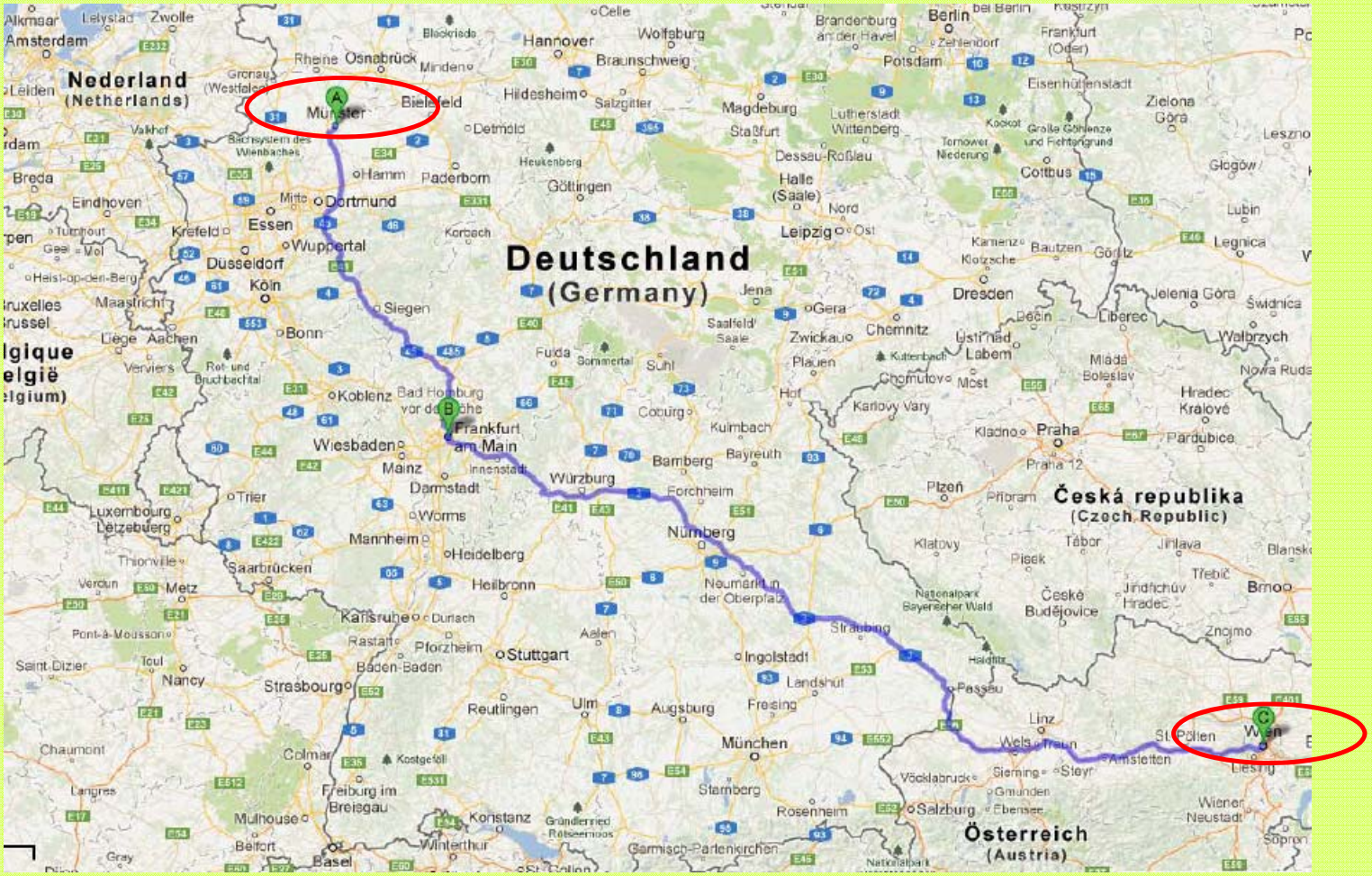
Hermann Lebherz und Annelie Stumpp present:

Transforming a 120 Year Old Building in Use to a Green Building

A case Study of "Die Direktion" Muenster, transforming in a Multi-Tenant Green Building

Muenster, is situated in the north of Germany close to the dutch border, with an uneployment rate of 2,5 %

Muenster



Wien/Vienna

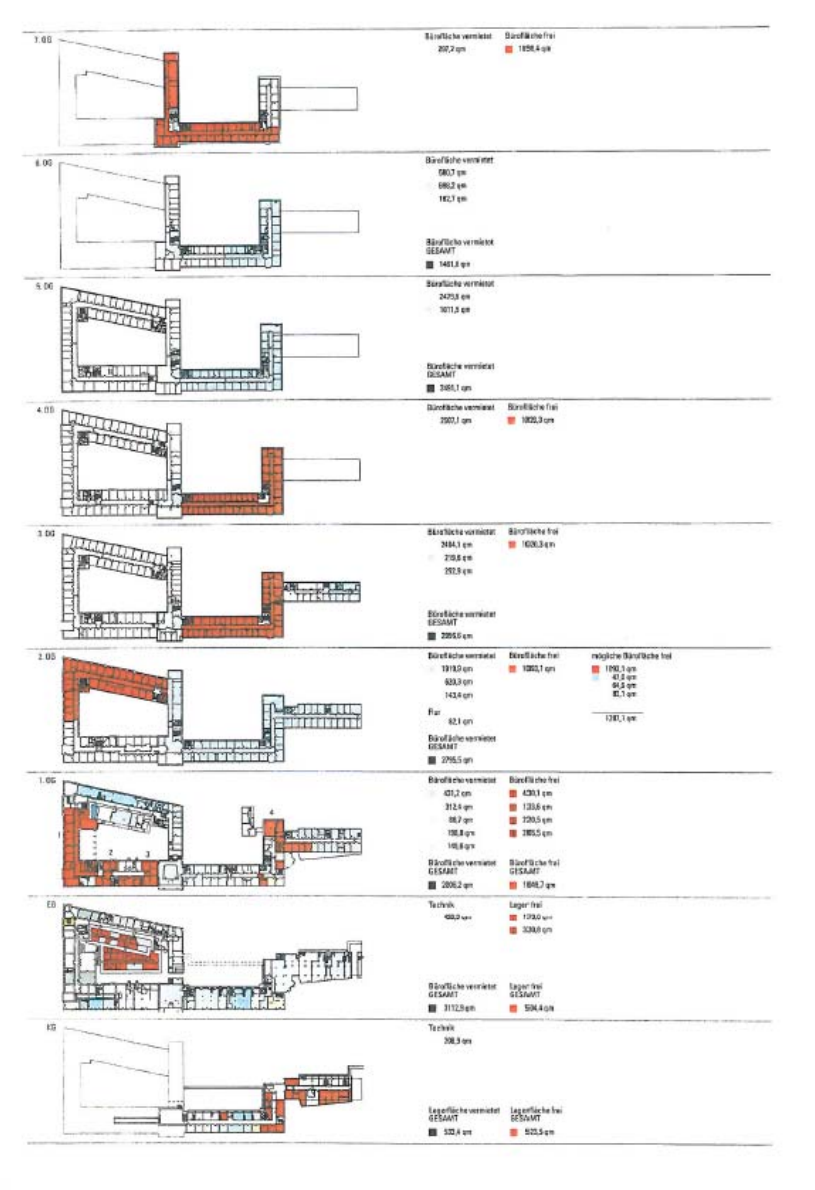
aurelis Real Estate GmbH –
a joint venture of HOCHTIEF SOLUTION AG and REDWOOD PLC – bought approx. 50 % of all disused German railway buildings and plots of railway good yards to redevelop the properties and to give them a new lease of live .
WLS has been appointed as project manager and tenant coordinator for this project from aurelis R E.

The case study reports about a 120 year old railway building, which got partly damaged in the second world war and afterwards ceaply rebuilt in the late 50s.

- **Originally the building was laid out as a single tenant building, as a former railway head quarter.**

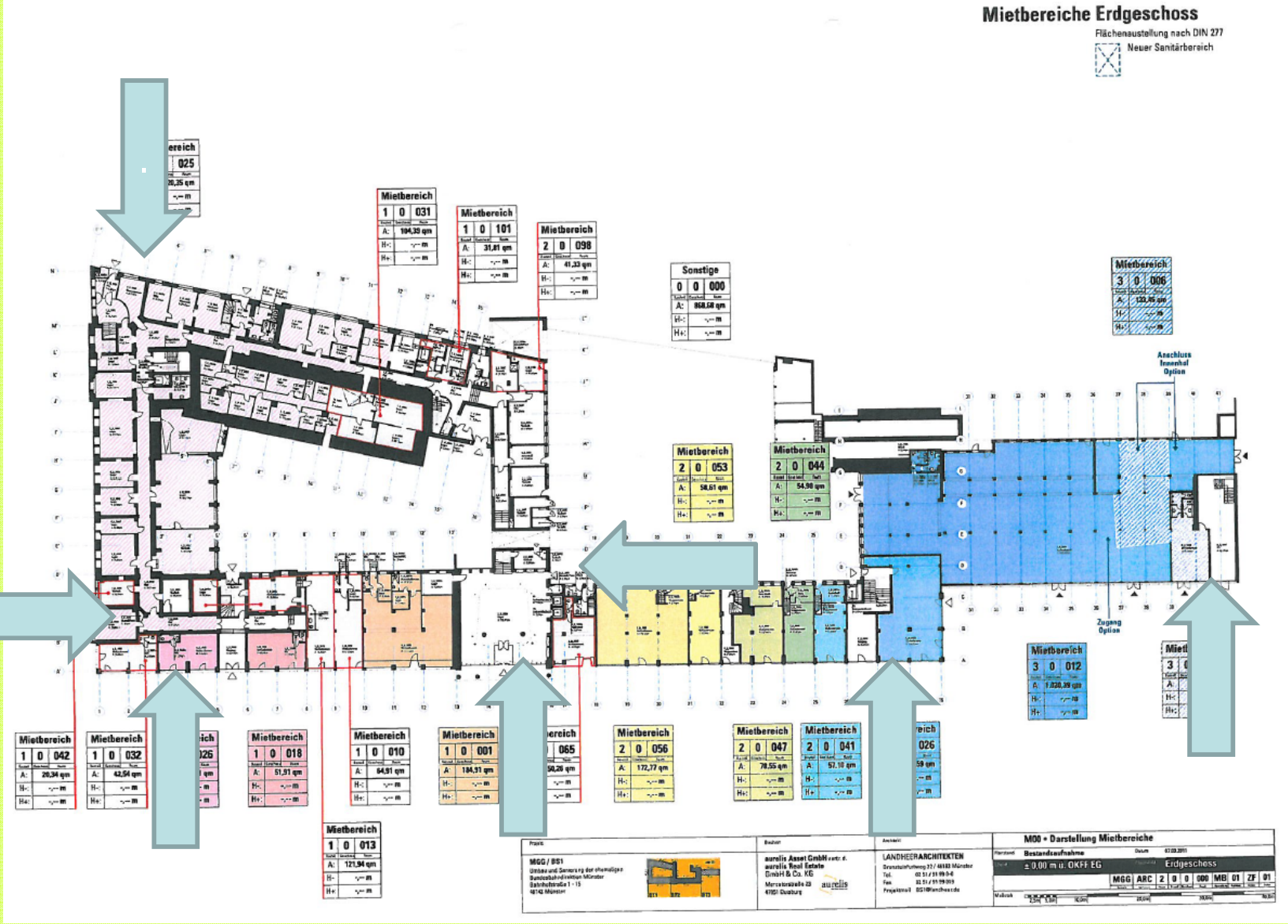
- **The new lease of live should transform the building in a multi-tenant building for various uses including retail on the ground floor.**

- **The use of the revitalized building of 28.000 sqm caters for tenants such as:**
  - **Federal police, 3.000 sqm**
  - **German rail way agencies, 6.000 sqm**
  - **German language schools, 2.500 sqm**
  - **Federal pension scheme, 3.000 sqm**
  - **Various office uses**
  - **Retail shops 1.500 sqm**

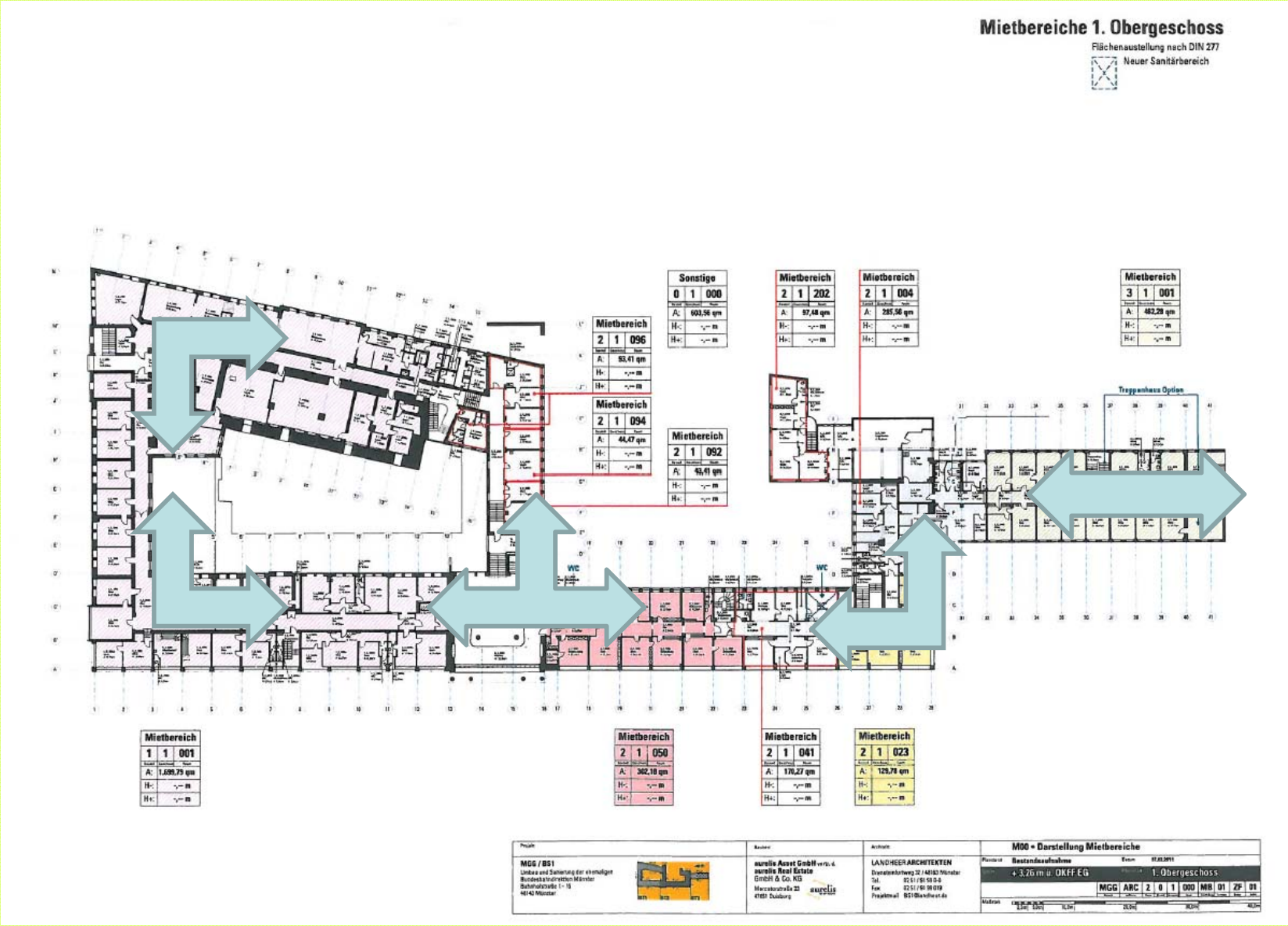


- Subdividing the whole building in mutiple 400 sqm units with own services and rest rooms.

- Energy shafts had to be broken through all floor slabs for each next left and right to all stairwells, to cater for water, sewage, heating, water, ventilation ducts, etc.



Creating own entrances for the individual tenants for approx 30 diffent tenants



The wohle building was subdivided in 400 sqm self contained units with own entrances

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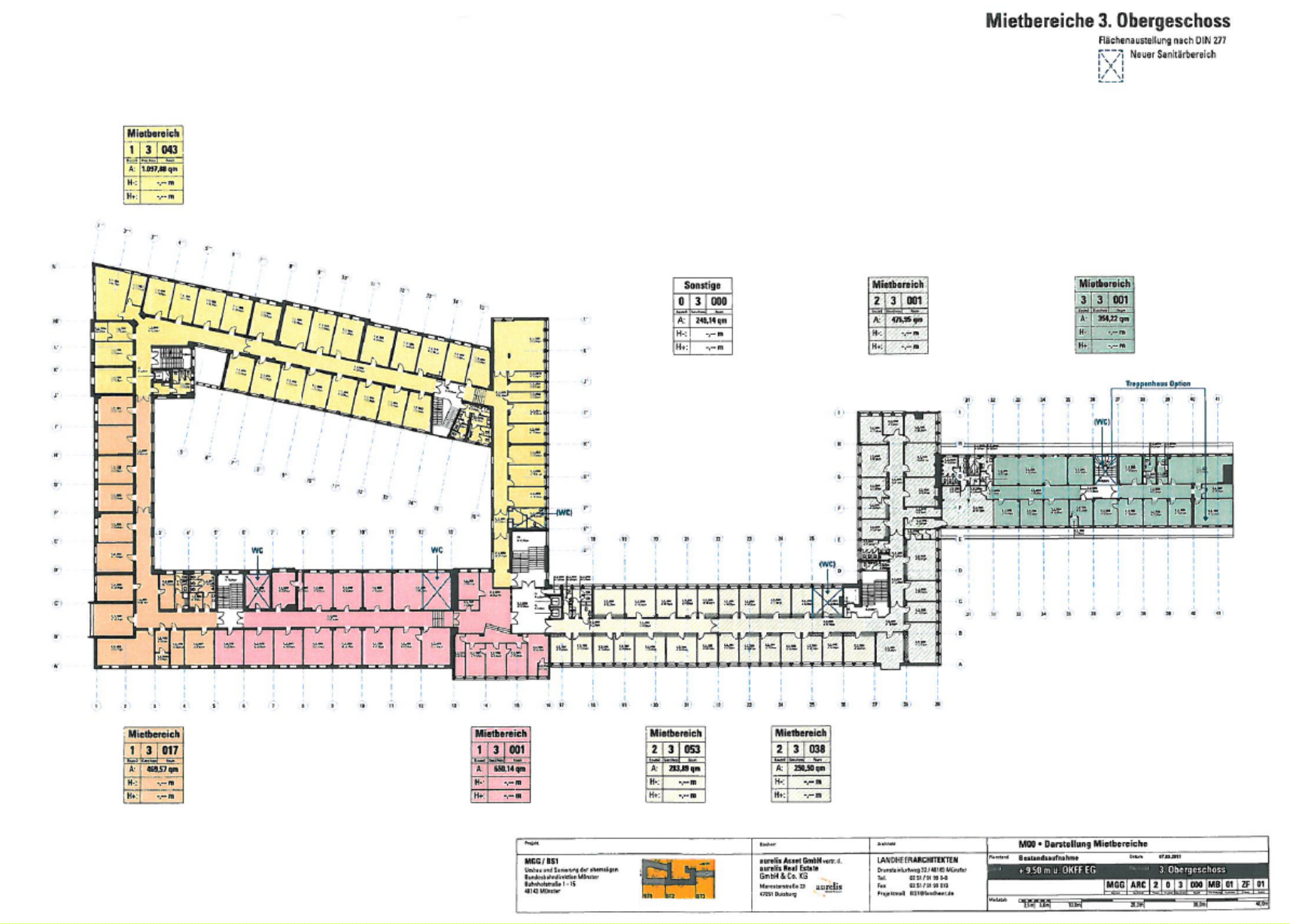

3rd floor lay out

Up to recently the consumption of energy could not be metered and billed to the tenants.

Strategy:

- **Splitting up the building into letable areas of 400 sqm each.**
- **Infrastructure shafts, for water, sewage, heating and electricity had to be broken through on going rented spaces.**
- **Each unit is now being metered.**

New district heating ducts – with energy form a waste incineration plant - were implemented with much better insulation of the ducts.

A whole new efficient low temperature water heating system was built in.

The plant rooms were totally new laid out with new electronically adjusted heating pumps, to reduce the carbon footprint.

All energy consumption - for each letable unit - is being metered to save the utmost energy.

- **Water saving fixtures and urinals and wcs are introduced to save water.**

- **Partly implemented turfed roofs give a better micro climate to the court yards**

- **To save further energy presence detectors for the energy saving lighting fixtures were introduced.**

Water retaining artificial trenches under a car park were introduced to retain more water from the partly new turfed roofs.

- A low tempera-ture heating system with individual adjustable thermostats are beeing implemented

- New cables for electricity and new meters were introduced.

Highly insulated windows were implemented,

to save energy, yet to get thermal gain, through the window openings.

The whole facade was worked over with fixing new double glazed windows encompassing a

U-value of 1,0

Replacement of double glazed windows takes place

Mechanical ventialation is implemented to safeguard the areas of the federal police

Energy saving for a green building is as follows :

- **thermal insulation of the facades 12 %**
- **Renewal of heating system 22 %**
- **Renewal of highly insulated windows 10 %**
- **Insulation of last ceiling or roof 18 %**
- **Highly efficient district heating network 20 %**
- **Primary energy factor 0,0 (waste incineration) by reducing the carbon footprint to 0,0 %**
- **Ventilation with energy reucuperation**
- **Metering electricity for each tenant 14 %**
- **Electrical presence switch 4 %**

Situation of internal rebuilding with entirely new efficient services with improoved insulation

Showing part of the retail new units

The replacement of building services is accompanied with the first German BREEAM in use and BREEAM.de certificate

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ERES

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Introduction of a consultancy firm in project management of complicated projects e. g. green buildings – shopping centres – revitalization – or trouble shooting

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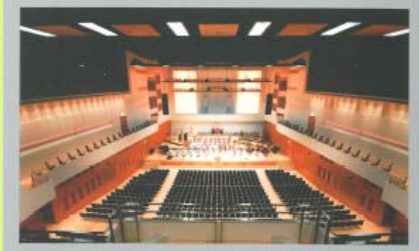
Sonderbauten

WLS



Casino und Mercatorhalle im CityPalais, Duisburg
Architekten:
Mercatorh.:Busmann + Haberer
Casino: Mercide Architekten

Unsere Leistungen:
- Gesamtkoordination für das Gesamtgebäude

Flugzeugwartungshalle, Hannover
Neubau einer Flugzeugwartungshalle mit angeschlossenem Verwaltungsgebäude im Sicherheitsbereich des Flughafens Hannover

Architekten:
KSP - Engel und Zimmermann, Frankfurt

Unsere Leistungen:
- Projektsteuerung
- Gesamtkoordination
- Qualitätssicherung

Potsdam-Center, ICE-Bahnhof, Einkaufszentrum, Kinos

Unsere Leistungen:
Bahnhofspassagen:
- Gesamtkoordination in Zusammenarbeit mit Bavaria Bauprovision u. Immobilienconsult

Unsere Leistungen:
Potsdam Center:
- technische Gesamtkoordination aller am Projekt beteiligten Projektsteuerer

Elbphilharmonie Hamburg

Architekten:
Herzog & de Meuron

Unsere Leistungen:
- Plan-Review für die Philharmoniesäle für den General unternehmer

Revitalisierung

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Schifferbörse Duisburg

Unsere Leistungen:
- Projektsteuerung
- Bauleitung für die Revitalisierung

Industrie- zu Modezentrum Oskar Schlemmer Straße, Köln

Architekten: astoc / Raumwerk

Unsere Leistungen:
- Projektsteuerung
- Mieterkoordination

Geschäftsgebäude Münster

Architekt:
Landheer Architekten

Unsere Leistungen:
- Projektcontrolling
- Mieterkoordination

Philharmonie Essen

Architekten:
Busmann und Haberer

Unsere Leistungen:
- Projektkoordination aller beteiligten Planer und Gutachter für den GU

Bienenkorbhaus Frankfurt/Main
12-geschossiges Gebäude auf der Frankfurter Zeil

Architekt: KSP
Engel und Zimmermann

Unsere Leistungen:
- Controllingaufgaben für den Bauherrn von März bis August 2008

Hotelbau

WLS

Columbia Hotel
Neubau in Wilhelmshaven
Architekt:
H. Riemann GmbH, Lübeck

Unsere Leistungen:
- Projektsteuerung
- Gesamtkoordination
- Qualitätssicherung

Motel One Hotel Dortmund

Architekten: ATP, Offenbach

Unsere Leistungen:
- Projektsteuerung
- Planungskoordination
- Kostenprüfung

Loft 12, INNSIDE-Hotel

Architekten: Kai 18 / Overdiek Architekten Stadtplaner, Düsseldorf

Unsere Leistungen:
- Bauleitplanung-Projektmonitoring

nH-Hotel, Frankfurt/Main
Neubau eines Hotel- und Bürogebäudes mit Läden und Wohnungen

Architekten: KSP
Engel und Zimmermann GmbH

Unsere Leistungen:
- Projektsteuerung
- Gesamtkoordination
- Qualitätssicherung

Wohnungsbau

Fröhlingstraße
Neubau in Bad Homburg

Unsere Leistungen:
- Projektsteuerung
- Gesamtkoordination
- Qualitätssicherung

Wohngebäude Solitaire Elegance Solitaire Prestige Frankfurt / Main
Architekten:
Baumann + Plobner

Bürogebäude Solitaire Avantgarde
Architekten:
Novotny Mähner Assoziierte

Unsere Leistungen:
- Projektsteuerung
- Gesamtkoordination
- Qualitätssicherung

Firmenprofil WLS:

WLS

- 2004 von den Gesellschaftern Wapelhorst, Lebherz und Schildge GmbH als Partnerbüro von E + P ENGINEERING + PROJEK-MANAGEMENT Lusky Wapelhorst Lebherz Schildge GbR gegründet.
- 2011 unter Mehrheitsgesellschafter Hermann Lebherz als GmbH & Co. KG nach Wiesbaden / Rhein-Main-Gebiet verlegt.
- Bundesweit mit 8 – 12 Mitarbeitern - mit Partnerbüro E+P bis zu 25 Mitarbeitern - unterschiedlicher Fachrichtungen tätig
- Langjährige Planungs- und Ausführungserfahrung der Mitarbeiter bei
- Revitalisierungen
- Einzelhandelsobjekten
- Immobilienmanagement / Mieterkoordination
- Planungskoordination und Freigabe von Ausführungsplänen ent-sprechend den allgemein anerkannten Regeln der Technik
- Kostenkontrollen und Value-Engineering
- Terminkontrollen und Optimierungsvorschläge
- Technische Due Diligence

EuropaQuartett, Passivhaus in Frankfurt/Main
Architekten: Jo. Franzke, Frankfurt/Main
Unsere Leistungen: Planungskoordination

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Thank you very much for your kind attention.
If you need a trouble shooter for
outstanding projects -
think of WLS
www.wls-projektmanagement.de