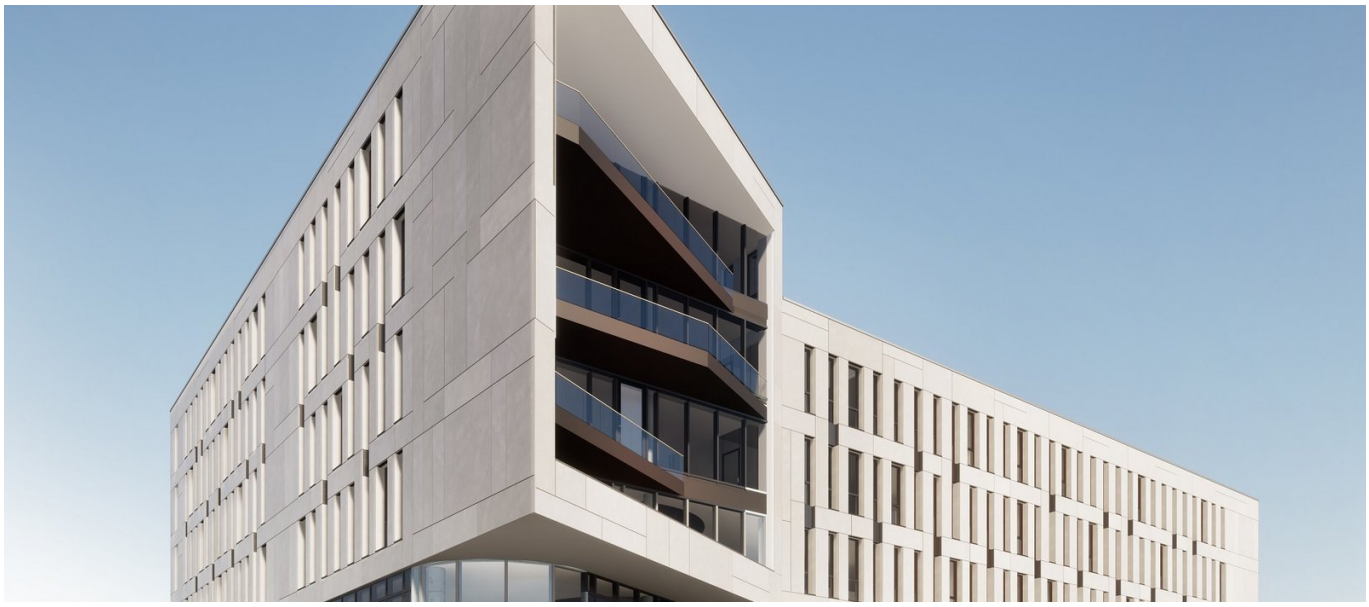
Essen Technology Park: New office building, hall, parking garage and daycare center



SHORT DESCRIPTION

Implenia has been commissioned by TÜV NORD Immobilien to construct several turnkey building sections in the Essen Technology Park as a general contractor in the construction partner model.

THE PROJECT

In the coming years, the TÜV Nord Group will develop its own campus on the A40 and the adjacent Technologiepark Nord business park in Essen-Frillendorf into a sustainable technology park. The site will be upgraded with various real estate measures. For anchor tenant Atlas Copco, an office building with around 6,600 square meters of space and room for 350 employees will be built in this construction project. Multi-space areas and collaboration zones for interdisciplinary exchange will enable contemporary working. A 1,600 square meter hall is also planned as an exhibition and technology area.

Implenia is involved in the planning phase, with construction starting in January 2024. The contractually agreed construction partner model is characterized by a flat-rate contract share for the shell construction work, site overheads and site equipment, as well as a variable budget share as a cost+fee model with the aim of achieving further reductions through value engineering.

In a first construction phase, a U-shaped office building with workshop and parking garage will be built (LOS1). In an additional LOS 2, the scope of services will be expanded to include the construction of a day care center. The building is assigned to building class 5 according to BauO NRW 2018 § 2 para. 3. It is a large special building.

SUSTAINABILITY

DGNB Silver is the target for the new building. Certification is carried out by the tenant.

FURTHER INFORMATION

Visualization: © arctum.de

FACTS

Location	Am TÜV , Essen , Germany
Status	Under construction
Construction volume (value of our services)	43 M EUR
Start of construction	October 2023
Completion	July 2025
Usage	Büro, Gewerbe, Parkhaus, Kita
Building owner	TÜV NORD Property I GmbH & Co. KG, Hannover
Contracting entity	TÜV NORD Immobilien GmbH & Co. KG, Essen
Architect	arctum, Köln
Build volume	12100 m^2
Number of parking spaces	220
Minergie	DGNB Silber

SUSTAINABILITY

Deutsche Gesellschaft für Nachhaltiges Bauen DGNB Silber

SERVICES

Construction logistics

https://implenia.com/en/references/detail/ref/technologiepark-essen-neubau-buero-halle-parkhaus-und-kita/

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