Berlin Decks









SHORT DESCRIPTION

Implenia is constructing four sustainable office buildings in Berlin-Moabit for BEOS AG as part of an innovative campus using a hybrid wood construction method, on a turnkey basis.

THE PROJECT

Implenia is constructing a total of four sustainable, turnkey office buildings in Berlin-Moabit for Beos AG, Berlin, in several construction phases. On the 28,000 m^2 former factory site on the banks of the Spree, Implenia Hochbau and Implenia Fassadentechnik first completed the first construction phase of the Berlin Decks, with a floor area of approximately 19,000 m^2.

Implenia, as the lead contractor, is constructing three additional construction phases—including the outdoor facilities—in a joint venture with Dressler Bau. The anchor tenants for the spaces are the German Film and Television Academy Berlin (DFFB) and the Mercedes-Benz subsidiary MBition. The contract also includes the technically challenging tenant fit-out. Through collaborative partnership, Implenia was able to plan the project holistically and optimize it for sustainability—using BIM and Lean methodologies—in close cooperation with the client from the bidding phase onward.

SERVICES IN DETAIL

Müller Reimann Architects have designed BERLIN DECKS as an innovative campus that responds to the profound changes in work and production processes and integrates everyday office life, production, research, teaching, and logistics into a forward-looking work environment that deliberately breaks down traditional boundaries between uses to enable new forms of collaboration.
The arrangement of the buildings and their connection to open spaces promote interaction, visibility, and informal encounters.
A distinctive feature of the new campus is the façade, which is realized with a curtain-wall system clad in green ceramic panels. Sustainability was a top priority in the design of the wood-hybrid structure. The exterior walls also feature a wood-element substructure to reduce the carbon footprint. The ceramic cladding was developed by Implenia Fassadentechnik and is manufactured in Germany.
Services Provided by Fassadentechnik
Facade design (Planning Stages 3–5), shop and installation planning, complete fabrication, delivery, and installation of all components, development of installation and logistics concepts, and maintenance of windows and facades, with a contract value of approximately EUR 33 million.
The following will be installed: curtain walls made of ceramic panels (12,281 m^2 of VHF ceramic with graffiti protection and permanent scaffold anchors), precast fiber-reinforced concrete facades (499 m^2 of precast fiber-reinforced concrete elements), aluminum VHF (1,560 m^2 of VHF aluminum sheet and soffit cladding), 661 m^2 of precast concrete block facades, and 1,958 external venetian blind systems, a wide variety of door designs, ranging from burglar-resistant to fire-resistant and much more.

CHALLENGES

Among the particular challenges are construction logistics on a limited building site in a downtown location, the seamless transition between a wide variety of facade types and shapes, and the technical challenges that must be addressed in this building.

SUSTAINABILITY

The properties are being built sustainably, and the goal is to achieve DGNB Gold Standard certification. District heating will be supplied entirely by biomass, which will enable climate-neutral operation.
As early as 2020, the neighborhood development received pre-certification under the DGNB Gold Standard in the areas of ecology, economy, location, and safety.

FURTHER INFORMATION

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Projektwebsite Müller Reimann Architekten

Projektwebsite BEOS

FACTS

Location	Friedrich-Krause-Ufer 16-21, Berlin , Germany
Status	Under construction
Construction volume (value of our services)	170 M EUR
Start of construction	November 2021

Completion	November 2026
Building owner	BCP Friedrich-Krause-Ufer GmbH
Contracting entity	ARGE Implenia Berlin Decks
Architect	Entwurf: Müller Reimann Architekten, Berlin; Schaub & Partner Architekten, Hamburg
ARGE	✓
Plot size	28000 m^2
Build volume	64900 m^2
Number of upper floors	4

SUSTAINABILITY

Deutsche Gesellschaft für Nachhaltiges Bauen DGNB Gold

SERVICES

- Real Estate
- Hochbau (Deutschland)
- Beraten und Planen
- Schlüsselfertiges Bauen
- Fassadentechnik
- Engineered façades

https://implenia.com/en/references/detail/ref/berlin-decks/

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