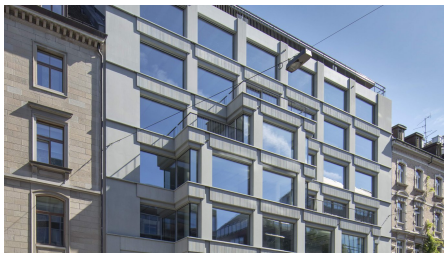
Implenia

Reference

Brandschenkestrasse 47









SHORT DESCRIPTION

Overall design and project management in order to deliver maximum value at the premises – with assistance from the acquisition stage right through to handover of the keys.

THE PROJECT

During the acquisition phase, the 1970s office building was examined in a structure analysis and various possible courses of action were developed in a two-stage structure strategy. This meant that the product could be optimised, the residual value maximised and the building purchased by the institutional investor.

The building was renovated both inside and out. The renovation included all eleven floors in a building measuring 27.19 m in height with a usable area of 2,646 m^2. Existing office spaces were converted to form a total of five apartments boasting a very high, comfortable standard of renovation.

SERVICES IN DETAIL

Carry out project as general contractor

- External/internal renovation with partial conversion from offices to residential accommodation
- Two-stage structure strategy / project design
- Joinery, underlay in the residential units, terrace flooring

Wooden construction

- Underlay in the apartments, terrace flooring

Total building cost

- Total: CHF 5.07 million
- Wooden construction: CHF 125,000.00

CHALLENGES

- Considerable logistical challenges due to the very small delivery zone
- The building dimensions differed significantly from the existing plans
- The installation plans for the building differed significantly
- The cramped conditions on site and the apartments' small floor plans became a daily challenge for the team working there

SUSTAINABILITY

- Successful decontamination
- Following the renovation, the office units received much more natural light
- Natural floor and terrace coverings

FACTS

Location	Brandschenkestrasse 47, Zürich , Switzerland
Status	completed
Construction volume (value of our services)	5.07 M CHF
Start of construction	October 2017
Completion	June 2018
Building owner	Zürcher Kantonalbank, 8005 Zürich
Architect	PST & Partner Architekten AG, CH-8008 Zürich
Planning	Fritz Seiler + Partner, CH-8049 Zürich
Feasibility study	✓
General planning	✓

SERVICES

Modernisation

https://implenia.com/en/references/detail/ref/brandschenkestrasse-47-1/

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