Implenia

Reference

Gesamtsanierung Sommerhaldenstrasse 13+15









SHORT DESCRIPTION

The properties, which comprise 102 flats, have never been completely renovated since they were constructed in 1981 and 1984.

THE PROJECT

In an extended strategy phase, it was jointly decided with the owners to renovate the two properties while they remain occupied. This involves completely replacing the existing kitchens and bathrooms, renovating the windows and external wall insulation and upgrading the thermal performance of the properties. At the same time, all existing contaminants will be removed. The entrances and the underground car park together with the surrounding areas will be upgraded and redesigned to create a friendlier impression.

SERVICES IN DETAIL

- Execution as total contractor
- Execution as general planner
- Structural condition analysis

- Property analysis / strategy orientation
- Renovation concept / feasibility study
- Design and execution

CHALLENGES

- Renovation strategy with passing on of costs
- Renovation works in occupied premises

SUSTAINABILITY

- Upgrading of thermal performance by improving the building envelope and heating system
- Compliance with cantonal thermal insulation regulations for new constructions
- Preparation of a GEAK (cantonal energy performance certificate) and for eligibility for grant funds

FACTS

Location	Sommerhaldenstrasse 13+15, Brugg , Switzerland
Status	completed
Construction volume (value of our services)	12.8 M CHF
Start of construction	June 2018
Completion	November 2019
Building owner	Edmond de Rothschild, Real Estate SICAV 1204 Genf
Architect	wurzel^2 architekten ag 8600 Dübendorf
Total contractor	Implenia Schweiz AG Modernisation & Development Modernisation CH-5001 Aarau; Implenia Schweiz AG Modernisation & Development Real Estate Consulting 8050 Zürich
Civil engineer	Adali Engineering GmbH CH-8304 Wallisellen

SERVICES

Modernisation