

Real estate development at the Suurstoffi site in Rotkreuz



Drawing upon its comprehensive expertise in the area of building systems engineering, EBP enabled the developers to complete the expeditious planning and realization of three buildings at the Suurstoffi site in Rotkreuz.

Located in the immediate vicinity of the Rotkreuz Railway Station, the pace of development at the Suurstoffi site in Rotkreuz continues to be robust. This development includes the recent completion of three new buildings designated as S16, S18 and S20. As a member of the project team organized around the construction management firm S+B Baumanagement and the architectural firm BGP Architekten, EBP played a crucial role in the swift planning and realization of these three buildings as a part of a larger development project being undertaken by the Zug Estates AG real-estate company.

The buildings include two 11-story high-rises comprising around 150 condominiums, around 800 m² of student housing, and a total of 12,000 m² of commercial space on the ground floor and lower levels.

Powered entirely by renewable sources of energy

The buildings include an underground level with a parking garage and other facilities. Under the foundation slab is a large array of geothermal probes. The approximately 180 geothermal probes that extend downward to a depth of 280 meters are a part of a multiple-lot anergy network that is a component in the energy-supply concept for the Suurstoffi site. Thanks to synergistic deployment of new technologies (e.g. hybrid solar collectors), the energy-supply system at the site fulfills a zero-

Client

Zug Estates AG

Facts

Period	2014 - 2018
Project Country	Switzerland
Total construction costs	CHF 110 million
Cost of building systems engineering	CHF 21.3 million
Planned by EBP	HVACPEBA systems

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zero vision in that it makes no use of fossil fuels (100% renewable sources) and involves no carbon emissions. Throughout the process, EBP assisted the developer and the architects in all matters of building systems engineering, planning the realization of these systems on its own, while also acting as a liaison to all regulatory authorities and project stakeholders.

While the project developers placed great value on the principles of sustainable architecture, a conscious decision was made to refrain from commissioning a standards-certifying company. Instead, an alternative approach was taken that involves the implementation of a scientific energy monitoring program supported by the Lucerne University of Applied Sciences and Arts.

Connected, comprehensive planning of building systems engineering

EBP supported the project team by providing the following services:

- Connected planning and coordination of all heating, ventilation, air-conditioning, plumbing, electrical, building-automation and sewage systems
- Provision of services across all SIA (Swiss Society of Engineers and Architects) phases, excluding the superordinate energy network and power-generation system
- Site management, cost and scheduling management, systems commissioning, integral testing, acceptance procedures and transfer to operation.

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