

Sustainability in design, construction and operation: ZÜBLIN Timber adopts climate-friendly timber hybrid building system for its new head office

Facts & Figures

ZÜBLIN UNIT:

Ed. Züblin AG, Subdivision Ulm,
Business Unit ZÜBLIN Timber
(General Design and Build Contractor)

CONTRACT VALUE:

approx. € 15 million

PROJECT SCHEDULE:

5/23–10/24
(Timber Construction: 10/23–12/23)

CLIENT:

Ed. Züblin AG represented by
STRABAG BRVZ, Business Unit Real
Estate

ARCHITECT:

MHM Ziviltechniker GmbH, Vienna
Ed. Züblin AG, Zentrale Technik

FACTS & FIGURES:

- 5 storeys + 1 basement level
- Floor space: approx. 2,500 m²
- KfW energy efficiency standard 40
- EU Taxonomy-aligned
- Wood chip heating
- Evaporative cooling
- Rooftop photovoltaics

Contact

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- **Groundbreaking ceremony for ZÜBLIN Timber's new T³ administration building at the company premises in Aichach**
- **Rapid construction with wood: five-storey office building to be completed by autumn next year**
- **Modern workplaces with open plan design for 123 employees**

Aichach, 10 July 2023 ZÜBLIN Timber's new headquarters represent the company's commitment to the Aichach business location and will serve as a lighthouse project highlighting the potential of timber construction. With the ceremonial groundbreaking for the new timber hybrid office building T³ on 7 July 2023, the Ed. Züblin AG subsidiary officially kicked off the construction project at the company's premises. The strikingly cube-shaped five-storey administration building designed by architectural firm MHM is being built at Industriestraße in the immediate vicinity of the ZÜBLIN Timber production plant. A central focus of the project is on sustainability in design, construction and operation. With predominant use of wood – a climate-friendly building material – and a regenerative energy supply, the new building will achieve a KfW energy efficiency level of 40 with alignment to the EU Taxonomy requirements. Sustainability certification by DGNB is being sought for the construction site.

ZÜBLIN Timber, together with the Augsburg business unit of ZÜBLIN's Ulm subdivision, will realise the turnkey timber hybrid building itself as a general contractor. In addition to sustainability, the construction of T³ also highlights another key benefit of building with wood: the short construction time. Thanks to the high degree of prefabrication of the timber elements for ceilings, walls and façade, the new building is scheduled for completion after just 15 months in October 2024. The new ZÜBLIN Timber head office will then provide space for some 123 employees.

“At T³ we can fully exploit the varied potential of timber construction”

“Ed. Züblin AG and the STRABAG Group as a whole have set themselves an ambitious goal: We want to become climate neutral across our entire value chain by 2040. This new building project shows that we are serious about that goal. Climate-friendly construction with wood is a central component of our sustainability strategy, which we are pushing forward with all our might. The German government’s recently adopted timber construction initiative shows that we are on the right track here and that with ZÜBLIN Timber we are superbly positioned for the future of sustainable design and construction,” says ZÜBLIN management board member Stephan von der Heyde. Simon Pfeffer, technical business unit manager of ZÜBLIN Timber, adds, “We are looking forward with great anticipation to the realisation of our own new T³ headquarters. Here we will once again have the opportunity to demonstrate the capabilities of ZÜBLIN Timber and can fully exploit the varied potential of timber construction from the structural works to the ceilings, walls and façades in a turnkey construction project. T³ will offer a friendly and modern work environment with state-of-the-art technology and several break areas. I’m sure that our employees will enjoy working here.”

Energy-saving architecture, climate-friendly operation

The high sustainability aspirations of the new ZÜBLIN Timber headquarters are already reflected in the architecture: the compact cube shape of the building envelope minimises heat loss and, as a result, reduces the building’s energy requirements. The striking cube-shaped design was also a central inspiration for the name T³, the result of a competition held among ZÜBLIN Timber employees. Wood, a renewable building material that binds CO₂, dominates the design of T³ inside and out. The spruce cladding with timber frame façade elements is complemented by dark-glazed, vertically arranged glulam pilasters. The construction involves, among other things, 450 m³ of cross-laminated timber ceilings, timber frame walls and a total of 164 m³ of glulam for columns and beams, which also make the building material visible inside the building while ensuring a pleasant indoor climate. In the spirit of circularity, the project also makes use of cradle-to-cradle products.

To ensure the sustainable operation of T³, the temperature in the entire building will be regulated through cooling/heating ceiling panels using renewable energy sources. T³ will be cooled through evaporative cooling from an adiabatic cooling tower and heated from the in-house wood chip facility. The electricity demand is partly covered by a photovoltaic system on the otherwise greened flat roof.

Open plan layout and break areas

The ground floor of the barrier-free T³ accommodates a bright, two-storey foyer, alongside meeting rooms and a staff restaurant with terrace. The four office floors above allow for open and flexible use of the space with a total of 123 workplaces. In line with the “New Work”

concept, partitioned rooms are systematically combined with spacious, modern open-space areas with desk sharing. This layout can be quickly rearranged at any time to match changing needs without much effort. To save space, corridors were largely avoided: only one corridor separates the two functional units on each floor. Showers and changing rooms for staff are located in the basement, along with the technical facilities and archival space. The spacious, landscaped, tree-planted outdoor area of T³ includes a parking area with 133 spaces and five double EV charging columns with pre-fittings for additional stations. Bicycle parking is also available, including charging facilities for e-bikes. A separate entrance and exit is being established for commercial traffic to the production halls. The current status of the project can be followed on the T³ construction blog at www.bueroneubau-aichach.zueblin-timber.com/.

ZÜBLIN Timber stands for ambitious and pioneering solutions in all areas of timber construction. We are a single-source provider for the development, production, delivery and execution of high-quality timber construction systems – from the supply of structural parts to complex timber engineering and façade construction to turnkey project execution. We work hand in hand with our clients to develop efficient solutions and a sustainable quality of life.

www.zueblin-timber.com

Stuttgart-based **Ed. Züblin AG**, with approximately 15,000 employees and an annual output of around € 4.5 billion, is one of Germany's largest construction companies. ZÜBLIN, which has been successfully realising challenging construction projects in Germany and abroad since 1898, is the STRABAG Group's leading brand for building construction and civil engineering. The range of services covers all construction-related tasks – from complex turnkey construction, civil engineering and tunnelling to construction logistics, structural maintenance, ground engineering and timber and steel construction. Supported by the expertise of its Zentrale Technik competence centre, ZÜBLIN also offers integrated design-and-build services from a single source. We take an end-to-end view of buildings over their entire life cycle, with a focus on collaborative construction using our TEAMCONCEPT® partnering model while constantly promoting and advancing the topics of digitalisation, sustainability and innovation. Together within the STRABAG Group and with our external partners, we are working systematically to make the design-and-build processes resource-friendly and climate-neutral. Current ZÜBLIN construction projects include the EDGE East Side Berlin high-rise project, the US military hospital in Weilerbach and the approximately 2 km long airport tunnel in Stuttgart. More information is available at www.zueblin.de.

Abbildung:



Exterior view of T³, the new ZÜBLIN Timber head office in Aichach. ZÜBLIN Timber GmbH is realising the new cube-shaped timber hybrid building itself as general contractor to a design by Viennese architectural firm MHM.

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Groundbreaking ceremony in Aichach with; (from left): Markus Steck (commercial business unit manager, ZÜBLIN Direktion Ulm), Markus Klaus (works council ZÜBLIN Timber), Dr. Klaus Metzger (District Administrator Aichach-Friedberg), Klaus Habermann (First Mayor of the City of Aichach), Michael Stiegeler (technical business unit manager, ZÜBLIN Direktion Ulm), Julia Newjem (apprentice representative ZÜBLIN Timber), Oliver Schirp (STRABAG head of real estate), Christian Scholz (commercial business unit manager, ZÜBLIN Timber), Stephan von der Heyde (Management Board ZÜBLIN), Simon Pfeffer (technical business unit manager, ZÜBLIN Timber).

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