

RESIDENTIAL AND COMMERCIAL BUILDING NEW COURTS

In 2019, PORR secured the contract to serve as main contractor for the erection and basic construction of the New Courts commercial building in the Wedding district of Berlin. pde was commissioned with the execution planning from service phase 5.



Client	Gerichtstraße 48-51 GmbH	Service areas	Planning, sustainability, BIM
Location	Berlin	Dimensionens	Gross floor area 19.500m ² ; 1 basement floor, 7 upper floors; building height: 25m
pde period of service	07/2019 – 05/2020	Certification	DGNB Gold
Completion	02/2022		
Work stages	Basic fit-out and tenant fit-out from work stage 5 Amendment of the submission document work stage 4		



MODERN, SUSTAINABLE WORKING IN CENTRAL BERLIN

The architectural concept, with its campus character, provides for a variety of uses for the office space. The five-part complex consists of five- to seven-storey office buildings. The project stands on a very light, almost floating building structure and is characterised by its reflective façade elements. A single-storey underground car park covers almost the entire building site. The arrangement of the buildings creates three courtyards, two of which are used for deliveries to the new building and the neighbouring building used by Telekom. One courtyard remains car-free and has been designed as an attractive recreational area for the building's users.



PLANNING WITH BIM AND LEAN

Starting in July 2019, pde planned the basic construction phase of the project, with the main part to be completed by February 2020. A total of 20 of our planners worked on the project in the fields of architecture, structural engineering, building services, building physics, BIM, LEAN and sustainability. The design was carried out using BIM as standard. This created a virtual data image of the building complex before construction began.

The tenant fit-out planning for the tenant (Federal Office for Consumer Protection and Food Safety) started on 1 January 2020. During this planning phase, the tenant's wishes and requirements were implemented in close consultation with the tenant.

The coronavirus pandemic during the tenant fit-out posed major challenges for the client, planners, tenants and contractors, which were overcome through the partnership, agility and cooperation of all project participants.

The change in the tenant's plans necessitated an amendment to the application documents.

The amendment to the approval process was completed on time by us and in consultation with the Berlin building authorities (Mitte district office). This enabled a smooth start of occupancy.

In the course of completing the tenant fit-out, our colleagues at pde Germany were also able to complete the certification of the building with a very good result and the associated 'DGNB Gold' status.

A joint kick-off workshop was also organised by pde. This brought together all internal and external project participants, from the client to the landscape planner. Common goals in terms of cost, time and quality were developed and agreed. Our LEAN approach plays an important role in this, as it ensures that the people behind the design and construction are optimally networked, giving the project the necessary time and cost certainty.

