

ZÜBLIN Nederland



ZÜBLIN
WORK ON PROGRESS



Results through cooperation

ZÜBLIN Nederland B.V. is a multifaceted construction company, which is part of the large STRABAG SE European construction group. Together, they make up a single dynamic, world leading construction group.

This has not come about by accident and is due in part to our skilled workforce, who are the bedrock of our corporate success. Acting as one large team, they deliver high quality, complex construction projects, seamlessly, on time and at the right price.

The operations of ZÜBLIN Nederland cover a wide variety of construction activities, ranging from utility construction to civil engineering, infrastructure and road construction. We focus primarily on the construction of complex large scale projects - e.g. schools, offices, hospitals, residential care centres, multifunctional complexes, industrial and residential buildings - often in the shape of turnkey construction and Design & Build projects.

ZÜBLIN Nederland has been awarded several certificates: ISO 9001, ISO 14001, ISO 19650-2, VCA** and CO2-Awareness Certificate Level 5.

We contribute to corporate social responsibility by completing the majority of our projects to BREEAM standards, whereby we can rely on the expertise of our in-house BREEAM specialists.



1 De Rotterdam, © Luc Seresiat / 2+3 ODE Oosterdokseiland Amsterdam, © Hufton+Crow



Oosterdokseiland – ODE, Amsterdam

Project data

- Client: BPD Ontwikkeling BV Amsterdam
- Location: Amsterdam
- Architect: UNStudio
- Engineering office: Aronsohn Constructies
Cauberg Huygen
- Contract value: € 180 million
- Construction period: 06/2018 – 11/2022
- Project scope: Gross floor area:
102,000 m², Gross volume: 310.000 m³

Via BPD Ontwikkeling BV, ZÜBLIN was awarded the contract to build a new office and apartment building on Oosterdokseiland (ODE) in the centre of Amsterdam. The international architectural firm UNStudio developed a prestigious and innovative design for the building which covers 102,000 m² of gross floor area, and consists of 12 above-ground and two underground floor levels.

The total contract sum was between €350 million and €400 million, of which ZÜBLIN's share was €180 million.

The user of the office building is Booking.com Amsterdam B.V., which has its headquarters there and has consequently taken up the entire office section of the building. The office space occupies approximately 65,000 m² of the building. It can accommodate approximately 4,000 people. The remaining surface area will include 41 exclusive apartments of approximately 150 to 200 m² (total approximately 7,000 m²), 30,000 m² of parking space spread across two underground floors, as well as a café, restaurant, other commercial spaces (approximately 1,500 m²) and a bicycle basement for approximately 2500 bikes. The building incorporates 17,000 m² of facade area, 50,000 m³ of earthwork, 60,000 m³ of concrete work, 7,000 tons of steel structure and 8,000 m² of roofs.

1-6 Offices/Residential: ODE Oosterdokseiland Amsterdam,
© Hufton+Crow

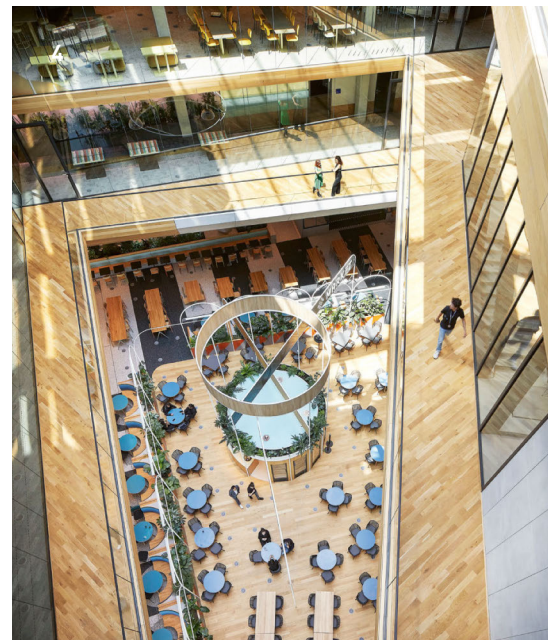
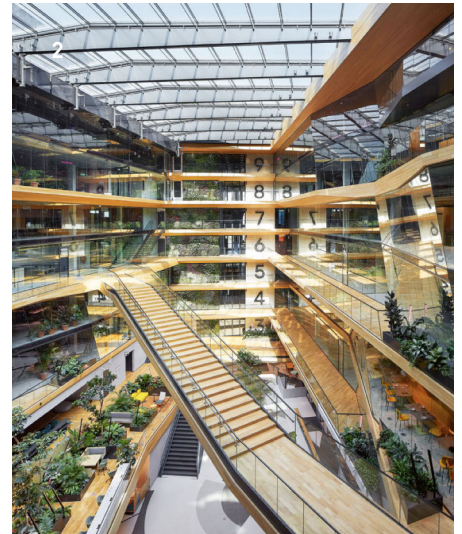


ZÜBLIN Nederland collaborated with ZÜBLIN Stuttgart to complete this huge project. Their assignment consisted of the complete structural work (including roofing work) for the entire building and the overall finishing of the office section. ZÜBLIN was also in charge of the coordination of the installations, elevators, escalators, facades (glass and cladding), facade maintenance installations (exterior and interior), site work, interior fixtures, company kitchens, rinse kitchens, restaurants, and interior planting/trees. Moreover, ZÜBLIN managed the entire logistics process and environmental management in the centre of Amsterdam. The project was subject to air tightness requirements and ZÜBLIN also had to provide a BREAAAM certificate of excellence for this project.

This extensive project involved many challenges: a technically complex structure, large spans in steel structures and V-columns (e.g. inside the ten-story void there is a 25 metre span steel walkway), complex roofing work (roof gardens and terraces), a deep construction pit with a lot of groundwater, the parking garage and its entrance had to remain in use during construction, logistically difficult location of the site given its location in the busy city centre with many cyclists, pedestrians, and stakeholders in the surrounding area, and one side of the building was within the train track area.

Further technical details: comfort steel floors that were poured with concrete, raised floors, heating via radiant ceilings and air under the raised floors, fire and burglar alarm system, access control system, an exhaust system for the ten-story high void structure, MS walls, floor coating, solar panels, use of many glass walls and doors in the interior.

The office section was finished to a particularly high standard: solid oak interior window frames, oak veneer finish perforated for soundproofing, terrazzo flooring, parquet flooring, wall coverings made specifically for this project, etc.



Neste Oil, Rotterdam

A new refinery on the Maasvlakte in Rotterdam for the Finnish oil company NESTE OIL for the production of NExBTL biodiesel, extracted from vegetable and animal oils.

NESTE OIL aims to become the world's largest biodiesel producer. Standard diesel can be mixed with more than 50 percent biodiesel. The Rotterdam refinery will soon produce 800,000 tonnes of diesel per annum and provide jobs for 100 people.

STRABAG constructed five buildings and a foundation for wastewater treatment as part of this project:

- main substation: 2,400 m²
- utility substation: 500 m²
- harbor and tank farm substation: 530 m²
- harbor control room: 200 m²
- waste water utility substation: 530 m²
- foundation wastewater treatment: 2,500 m²

Project data

- Client: NESTE OIL Netherlands BV
- Location: Rotterdam
- Architect: Technip Italy
- Contract value: € 17,5 million
- Construction period: 03/2009 – 02/2011



Amadeus, The Hague

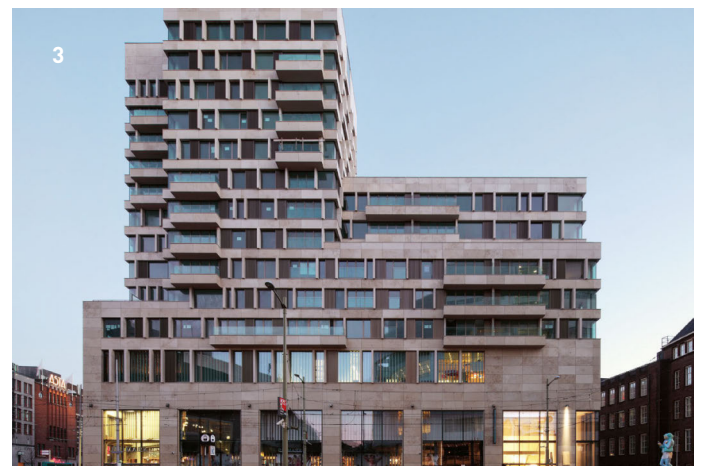
ZÜBLIN Nederland was awarded the mandate for the implementation of a commercial and residential development project on the corner of Spui/Kalvermarkt in The Hague. Client Ontwikkelingsmaatschappij Kalvermarkt B.V. was a collaboration between Provast and ASR Vastgoed Ontwikkeling.

The project was named Amadeus due to the fact that Wolfgang Amadeus Mozart lived at this location about 250 years ago.

The overall plan consisted of 8,500 m² of retail space and 76 apartments with associated private parking facilities. The first three floors have been leased to a clothing chain. The apartments start on the fourth floor. They consist of private sector owner-occupied and rental properties.

Project data

- Client: Ontwikkelingsmaatschappij Kalvermarkt BV
- Location: The Hague
- Architect: Bedaux de Brouwer Architecten
- Engineering office: IMd Raadgevende Ingenieurs
- Contract value: € 23,66 million
- Construction period: 02/2012 – 02/2015
- Gross floor area: 19,920 m²



1 Industrial: NESTE OIL Maasvlakte Rotterdam, © STRABAG
2+3 Residential: Amadeus The Hague/ 4-6 Mix-used: De Rotterdam, © Luc Seresiat

Project data

- Client: DRCV combination of OVG / MAB Bouwfonds
- Location: Rotterdam
- Architect: OMA (Rem Koolhaas)
- Engineering office: Corsmit Ingeniebureau
- Contract value: € 162,75 million
- Construction period: 12/2009 – 11/2013
- Gross floor area: 126,000 m²



De Rotterdam, Rotterdam

'De Rotterdam' project is a multifunctional development at Wilhelminapier - de Maas in Rotterdam. It consisted of three interlinked 149 metre high towers. ZÜBLIN implemented this project as part of a construction team: high quality offices (72,000 m²), 220 luxury apartments, a four-star hotel with 280 rooms and extensive conference facilities, retail units, hotel/catering, fitness, 684 parking spaces and cultural venues. The building was constructed as a 'vertical city' with accommodation, employment, shopping and recreational facilities that would be used by 3,000 to 4,000 people every day. The city offices of the Municipality of Rotterdam are also located here.

'De Rotterdam' was designed to be an energy-efficient building, operating economically and making maximum use of daylight as well as having an optimum climate control system. It is based on a smart design with innovative applications making it flexible and easy to divide. It utilises collective energy generation with city heating and has a bio oil-fired combined heat and power system. Water from the river Maas is used to cool the building. Moreover, it incorporates heat reclamation via the ventilation system, high-efficiency lighting with day/night switching and motion detectors.

With minimal space available on and around the construction site, all building materials were delivered 'just in time' and stored on site. An internet platform that reserved SLOT times for unloading bays, cranes, and construction elevators was used for this purpose. Because the building would drop by 20 centimetres during the construction phase, with differential settlements of up to 14 centimetres, a number of columns in the basement were regularly jacked up to ensure that the storey floors remained level. The staggered tower sections had a cantilever of up to eight metres, at a height of 80 metres. More than 4,500 people contributed to the realization of this building project: a distinctive, multicultural group. They braved all weathers and communicated in a variety of languages, whereby sign language was used most frequently.



Project data

- Client: STC Group
- Location: Waalhaven, Rotterdam
- Architect: DP6 Architectuurstudio
- Engineering office: Pieters Bouwtechniek
- Contract value: € 16,5 million
- Construction period: 01/2016 – 06/2017
- Gross floor area: 15,500 m²

STC Waalhaven, Rotterdam

ZÜBLIN Nederland together with Heerkens van Bavel BV, was commissioned to build a new education building. The project involved the implementation of a new school building at Rotterdam's Waalhaven.

The entrance is located on the plinth of the parking garage and is accessed by a wide staircase. The main volume of the building extends seven metres across the double-height entrance to the edge of the Waalhaven South Side. The front of the building is transparent, providing a beautiful view of the Waalhaven and allowing daylight to penetrate deep into the building.



1-3 Education: STC Waalhaven Rotterdam, © Nancy Carels/
4-5 Healthcare: RCF Maasmeander, Maasmechelen,
© Marc Sourbron



Project data

- Client: Zorgcampus Maasmechelen NV
Location: Maasmechelen
- Architect: Archiba in collaboration with Edward Sorgeloose
- Engineering office: Van Ransbeeck
- Contract value: € 14,25 million
- Construction period: 05/2011 – 12/2013
- Gross floor area: 11,750 m²

Residential care facility Maasmeander, Maasmechelen

The project included the implementation of 'Maasmeander', a residential care facility in Maasmechelen. The care programme is made up of 122 rest home beds (including two double rooms), ten short-stay places and 35 service flats in four upper floors (9,750 m²). Visitors and residents can also use an underground parking garage and bicycle storage area (2,000 m²).

This brand new residential care home was part of a PPP contract with the municipal authority of Maasmechelen. As part of this collaboration, partly based on land owned by the municipality, the private partner OCM nv entered into a Design Build Finance agreement (DBF) with STRABAG Belgium.

A new neighbourhood created around a central park integrated care with other "living" and "working" purposes.

The building has a modest but durable appearance, in keeping with the existing context. The sand-coloured facade brick externalizes the locally distinctive warm colour scheme. The design team was tasked with putting both the operator and resident at the heart of the design.

On the one hand the building had to be manageable in a functional and efficient manner, but residents also had to feel comfortable and welcome in it. This created a harmonious balance between the rational and human aspects of the project. The lion's share of the building is based on prefabricated construction. Sandwich elements in various designs were used in the facades. An intensive preliminary study, with detailed BIM modelling of the entire building, was the basis for the implementation dossier, which significantly shortened the construction time.



Project data

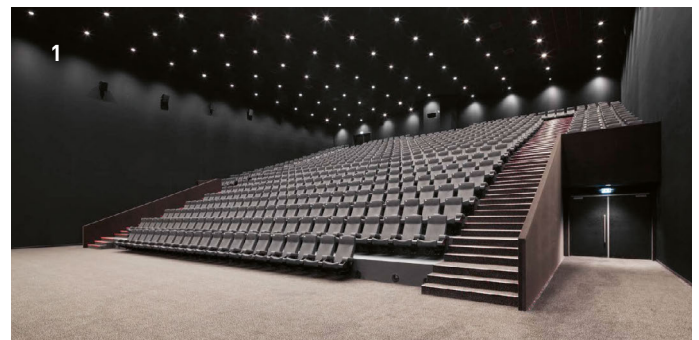
- Client: Kinopolis Immo BV
- Location: Utrecht
- Architect: Snelder Architecten
- Engineering office: Ingenieursbureau Broersma
- Contract value: € 15,1 million
- Construction period: 12/2015 – 01/2017
- Gross floor area: 15,000 m²

Kinopolis Jaarbeurs, Utrecht

ZÜBLIN Nederland BV, in collaboration with Algemene Aannemingen Van Laere NV, built the Jaarbeurs multiplex cinema in Utrecht.

The project involved the construction of one of the largest cinema complexes in the Netherlands and included 14 movie theatres and a total of 3,500 seats. The largest theatre can accommodate more than 600 people. Alongside the entrance on the ground floor catering facilities were provided covering an area of 2,000 m².

All theatres are equipped with the latest digital projection and sound technology. The four-story building has a steel frame and features 1,700 metres of acoustic decoupling. The theatres were fitted with acoustic plasterboard walls. The structure rests on ground displacement pile foundations with acoustic bearings for the theatres' hollow-core slab floors. The platforms are made of wood.



1-4 Leisure: Kinopolis Jaarbeurs Utrecht, © Bart van Hoek



Designing and building for the future. Carbon neutral and resource friendly.

Climate change and resource availability are two of the many significant challenges of our time - including and particularly for construction companies. We are aware of our responsibility and want to do everything possible to design and build resource-efficient and carbon-neutral structures.

As far as STRABAG is concerned, digitization, LEAN construction, innovation, reduction of CO2 emissions, materials and circularity are at the top of the agenda.

For further information: www.work-on-progress.strabag.com/en

OUR GREATEST CONSTRUCTION SITE: THE FUTURE.



We will be climate neutral by 2040.
Let's shake on it!

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