Offices of the future

GOLDBECK has been constructing office buildings for over 40 years: individualistic in form and function, meeting tomorrow's requirements today. By bringing our expertise in the fields of architecture, construction and systems engineering together to work hand in hand. GOLDBECK is able to provide access to a comprehensive range of services, offering support from concept and creation to operation.

Contents
What does the perfect building method look like? ........................................ 4
01 GOLDBECK Office System ................................................................. 6
  Information and advice .......................................................................... 8
  Discover GOLDBECK ........................................................................... 10
02 Integral Planning ................................................................................ 12
  Interdisciplinary teams .......................................................................... 14
  GOLDBECK energy planning ................................................................. 16
03 The draft .............................................................................................. 18
  Layout and grid .................................................................................... 20
  Number of storeys and live loads .......................................................... 21
  Height and formats ................................................................................ 22
  Room acoustics and sound insulation .................................................... 23
04 Production and assembly .................................................................... 24
  GOLDBECK system components ........................................................ 26
  Production ............................................................................................ 27
  Assembly ............................................................................................... 28
  Interior finishing .................................................................................... 30
05 Operation Service ................................................................................ 32
06 Building Management ......................................................................... 34
07 GOLDBECK – The company ................................................................. 36
What does the perfect building method look like?

You are in safe hands with a partner who supports you and backs you up. You can rely on us - fixed deadlines, fixed costs and fast construction periods whilst maintaining high quality. Reliably dealing with issues, supporting you from the planning stage to the successful start of operation whilst leaving you breathing space when it comes to your daily business. Our clever construction system, numerous thought-through services and our personal assistance gives a consistant good feeling.
GOLDBECK builds individuality: Architecturally tailored while suited with convincing inner values. Office buildings that impress not just today but also in 10, 20 or 30 years and that are, above all, one thing – in every sense economic and cost-effective. Contained within every GOLDBECK building is the knowledge of 1,200 engineers, technical experts and architects. This is due to the fact that we plan in an integral manner and build with a system. GOLDBECK’s systemised modular components are developed and manufactured in our own production plants and assembled on the construction site. Find out more about the GOLDBECK possibilities with which we can customise your new office building – individually, quickly and cost-effectively.

Our system details are the basis for all our buildings. With this exterior wall element one can get an exemplary first view of a possible facade.
“What do I want? What do I need? And how can I cost-effectively realise all my wishes?” When constructing an office building a lot of complex topics have to be taken into account and the right decisions have to be made. From the very start GOLDBECK provides you with your very own personal contact. Thanks to our network of branches we know what you need at a local level and you can profit from our quick response time. Together we will ascertain what your requirements profile is and we will make the necessary decisions when it comes to the optimal GOLDBECK solution. Your personal Project Manager will accompany you throughout your building project and coordinate all trades as well as tasks. This centralises the information and makes your collaboration with GOLDBECK easy.
Discover GOLBECK

First hand and interactive

We want to inspire you! Visit us at our SystemCentres in Bielefeld and Hirschberg. Here you will discover the exhibits in full scale. You can walk through fitted and furnished office space and can feel and touch facades, ceilings, floors, surfaces and technology in the truest sense of the word. Digitally dive into our world of office development where your contact will gladly take you on a virtual tour of your dream property. You can choose the building structure, configure facades and feel the various different materials as well as fittings and furnishings.
The requirements made of modern office buildings are very high. Only when construction and technical factors are perfectly matched, you obtain the optimal result. Then the optimum in form and function meets low-level operating costs and certified sustainability. We at GOLDBECK plan your office building in an integral manner. With experts from various disciplines collaborating and working together, having all the services that GOLDBECK offers at their disposal.

Contained in each individual GOLDBECK building is knowledge from all our engineers, technical specialists and architects. Ensuring that our office buildings are thought-through to the smallest detail. Setting standards when it comes to modern energy saving concepts and keeping costs low.

Integral Planning

Holistic and synchronised
Integral planning

How does integral planning work at GOLDBECK? Digitally and simultaneously – using BIM, the Building Information Modelling. Focus is on the virtual 3D model of your building that is gaining more and more visibility during the project process. All of those participating work on it and extend it continuously with relevant planning information. An interdisciplinary information hub that connects and links up all of the individual planning steps. This is how the interdependencies of individual decisions that are made can be recognised and all of the aspects related to the building project can be carefully planned and coordinated.

GreenTech – Buildings with a green light

GOLDBECK is listed in the GreenTech Atlas of Germany: We conceive office buildings over an entire life cycle and are thereby one of the “green” pioneers within the building trade.

Interdisciplinary teams

Bundled competence

Planning with BIM – simultaneously and interactively

How does integral planning work at GOLDBECK? Digitally and simultaneously – using BIM, the Building Information Modelling. Focus is on the virtual 3D model of your building that is gaining more and more visibility during the project process. All of those participating work on it and extend it continuously with relevant planning information. An interdisciplinary information hub that connects and links up all of the individual planning steps. This is how the interdependencies of individual decisions that are made can be recognised and all of the aspects related to the building project can be carefully planned and coordinated.

Building with the success formula

We build using the success formula for low-level operating costs: an energy-optimised building envelope plus efficient building systems engineering and, if desired, regenerative energy.

Certified sustainability

The GOLDBECK Office System has been awarded the DGNB multiple certificate in gold for sustainable building.
What happens if I decide to take another window variant? The building configurator will calculate the energy-related changes for you in a matter of seconds.

Climate zones according to DIN EN 12831
Definition of the basic geometry

Building configurator
What happens if I decide to take another window variant? The building configurator will calculate the energy-related changes for you in a matter of seconds.

Energy savings potential
A GOLDBECK Office in comparison to a reference building that was constructed based on the requirements set down in the Energy Savings Ordinance of 2014: The GOLDBECK building (always the respective right-hand bar) scores significantly better over the whole year with regard to all of the components; it is therefore the better energy saver.
The GOLDBECK system provides many architectural possibilities. Having free and creative space regarding both form and function is based on tried and tested methods. This is the way we execute individuality quickly and cost-effectively.
The form of a building depends upon a lot of different factors. Starting with the urban landscape and where the building is situated and of course what the local building stipulations say all the way to aesthetic and functional requirements. Our standards that we implement in order to customise your building and allow your ideas to become reality are in accordance with the standards for office buildings that are the norm in Germany: 1.25 metres for cost-effective and 1.35 metres for comfortable solutions. Within this basic grid we will plan the layout, the supporting structure, the facade, the interior design as well as the building system installations.

**Basic layout and grid**

The measure of how we do things

The form of a building depends upon a lot of different factors. Starting with the urban landscape and where the building is situated and of course what the local building stipulations say all the way to aesthetic and functional requirements. Our standards that we implement in order to customise your building and allow your ideas to become reality are in accordance with the standards for office buildings that are the norm in Germany: 1.25 metres for cost-effective and 1.35 metres for comfortable solutions. Within this basic grid we will plan the layout, the supporting structure, the facade, the interior design as well as the building system installations.

**Parameters for the design of the layout**

<table>
<thead>
<tr>
<th>Basic grid: 1.25m or 1.35m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building length and breadth:</td>
</tr>
<tr>
<td>Multiples of 1.25m or 1.35m</td>
</tr>
<tr>
<td>Supporting intervals of the outer wall to the middle beams as well as distance of the inner supports lengthways:</td>
</tr>
<tr>
<td>Flexible in the basic grid, maximum of 8.10m</td>
</tr>
<tr>
<td>Distance supporting pillars in the outer wall:</td>
</tr>
<tr>
<td>2.50m or 2.70m (depending upon the basic grid)</td>
</tr>
<tr>
<td>Depth of the supporting pillars in the outer wall: ca. 13cm</td>
</tr>
</tbody>
</table>

**Number of storeys and live loads**

Up and up as well as being able to carry a heavy load

GOLDBECK office buildings are designed for a maximum of seven storeys. Above this we also realise customised solutions if requested. The live loads of GOLDBECK office buildings are set down in accordance with DIN EN 1991 Part 1-1. They amount to 2.0 KN/m² for offices plus an additional allowance of 0.8 KN/m² for light partition walls. This means that: a GOLDBECK office space with 20 m² can theoretically carry a fully grown African bull elephant on the supposition that his average weight of 5 t is equally distributed. We are also well prepared for higher-level requirements such as training rooms, canteens and meeting/conference rooms. We would be most happy to advise you and can develop the optimal solution for your live load profile.
Storey heights and clearance heights

How high should a storey be so that the building costs stay within budget and that, at the same time, representative and comfortable office spaces are created? We recommend: 3.675 metres. This standard storey height allows for generous room clearance heights of 3.00 metres. At the same time your technical building system installations will find enough space in the suspended ceiling. When building in an especially cost-effective manner or when there is a lot of technical equipment involved then storey heights of 3.50 or 3.85 metres make more sense. You want to go even higher? We would be most happy to develop a customised solution for you!

Parapet height and window formats

Low parapet heights? Floor-to-ceiling windows? Glazing is an attractive design tool. Which format would you prefer? You decide – we make it happen. Window ribbon strips with or without parapets, punched casement windows in various sizes or transparent façade areas. Let your ideas flow freely! We have already thought of the most popular formats within our system and would love to inspire you.

Room acoustics and sound insulation

Studies show that noise is one of the biggest disruptive elements at one’s place of work. Here one can include both the noise coming from the street as well as noise that is created in-house. Different wall and ceiling constructs help to minimize what is disruptive and to amplify what is actually supposed to be heard. All GOLDBECK system details have been developed together with the sound insulation testing office “ita” located in Wiesbaden. In order to reduce noise interference coming in, for example, through an open window, it is also highly recommended that one should plan a mechanical ventilation system.
Where has the construction site gone? With GOLDBECK projects this is a legitimate question as our building time periods are short – thanks to systemised construction modules, our own production plants, “just-in-time” delivery and professional assembly techniques.
GOLDBECK’s modular components are manufactured in our own plants in Germany and the Czech Republic. Here we work – unlike conventional construction methods – independent of both wind and weather in exactly defined processes with the most up-to-date technology. These are ideal prerequisites in order to produce construction components on a daily basis that have the same constant high quality and can be delivered to our construction sites on-time and when needed. Continuous quality control guarantees that the system components correspond with our very high requirements 100 percent of the time.

Our system components make the difference. Every individual piece is technically perfect. Together they make a perfectly synchronised and matching building kit. It allows us to play freely with both form and function. That is why we can construct office buildings faster and more cost-effectively than others. Our success story started with the decision to produce a certain connection bracket. It was the first in a series of self-manufactured building components in our company. Today around 1,200 system details define our building systems. The “key components” of the office building are exterior wall element, ribbed ceiling and energy floor.

**GOLDBECK System components**

**Technically perfect**

Our system components make the difference. Every individual piece is technically perfect. Together they make a perfectly synchronised and matching building kit. It allows us to play freely with both form and function. That is why we can construct office buildings faster and more cost-effectively than others. Our success story started with the decision to produce a certain connection bracket. It was the first in a series of self-manufactured building components in our company. Today around 1,200 system details define our building systems. The “key components” of the office building are exterior wall element, ribbed ceiling and energy floor.

**Exterior wall elements**

In a class of its own: Window, insulation and sun protection are already integrated in our plants; in addition they serve their purpose as structural elements. The maximum dimensions are 8.10 m x 3.85 m.

**Energy floor**

Our secret for a continuous agreeable room temperature. An efficient heating and cooling system laid down in the fastest time: With a lot of room for technical fittings it allows for a high level of flexibility.

**Profiled floor**

A brilliant connecting plug-in system! Precisely fine-tuned to the exterior wall elements: 2.50 – 2.70 m wide, up to 8.10 m long.
The building components are on-site. Now we can assemble them. In exactly defined and coordinated work steps. Our fitters are an experienced, well-integrated team. With them every move is perfect. And it is just this perfection that allows us to build at record speeds. We can manage 1,000 m² of bare brickwork in only one week: and of course weather-proof and refined! Therefore one can start with the interior fittings finishing right afterwards.

Assembly

3, 2, 1 – already finished
The internal finish is also part of the GOLDBECK system. The prefabricated modular components fit one another seamlessly. The energy floor is laid quickly: Cavities, technical conduits, energy mats, floor tanks – everything fits. The assembly of the interior walls creates the office space. Going from open and transparent to soundproof and opaque: For every requirement we have the fitting wall solution. GOLDBECK’s system walls can create all sorts of room arrangements or partitions and these can be changed if required. A wide range of options are available and there is flexibility when it comes to the design of floors, walls and ceilings with a choice of colours and materials. We keep an eye on the specifics whilst creating your wishes reliably and to the agreed deadline.
Again and again it is an emotional moment when we hand over the finished building to our client. Now your life in and with the building starts. We ensure the start to your buildings working life is successful.

Advising. Checking. Optimising

We experience it very often: when one hands over the keys the questions start. New buildings are highly complex “organisms” whose functions and features are not self-explanatory. The GOLDBECK Start of Operation Service takes you down the road to a successful regular daily operation of your property step by step.

Phase 1 | Planning
Having engaged our Building Management teams at the preliminary stages of concept the building blocks for future effective building operation are already in place.

Phase 2 | Start of operation and handing over
Are all of the building engineering and technical systems properly set for a successful start? We advise, check and optimise.

Phase 3 | Operation in the 1st year
We have our eyes firmly on all components of the building operation: we control, adjust, commission and report.
Those building or buying a building want to know that their investment is safeguarded long-term. GOLDBECK, if requested to do so, also takes care of all secondary processes after the first start of operation. You have property that is long in the tooth? We can help in terms of saving operating costs and realising new legal regulations that have to be implemented as well as improving both comfort and safety.

You can relax and just lean back! The Integral Building Services provided by GOLDBECK cover all of the tasks that are necessary to keep your office building up-to-date: We will administer and operate your building in an especially cost-effective manner, making sure that operation is safeguarded and therefore increase the value and the performance of your property.

**Property Management**
A greater return, decreasing costs, satisfied tenants! With us your property is in the best of hands: We market, manage and administer.

**Facility Management**
We ensure that everything happening around your building functions smoothly. In order to ensure the safeguarding of the operation and a high level of cost-effectiveness – 365 days a year.

**Technical Service**
Your first contact for all technical systems and facilities. So that your building is “up-to-date” on a continuous basis.

**Facility Management Consulting**
Low operating costs guaranteed! Right from the planning phase we ensure that your building will be operated in a cost-effective manner!
GOLDBECK is a company that works Europe-wide. We design, build and service real estate and property in both the private and public sector. Our portfolio includes industrial as well as logistics halls, office buildings, car parks, schools, sports halls, hotels, retirement homes, nurseries as well as solar power facilities. Our speciality: We build using a special system – with modular components that we manufacture at our own plants. That’s what makes your construction project with GOLDBECK individual, economic, energy-efficient and fast. As a family-owned company we cultivate a culture of values. A willingness to perform, a high commitment, humanity and taking on responsibility determine the way we work together. Our clients value this highly and trust us. It is this trust that makes us work harder every day, to perform and achieve something extraordinary.

Competence on-site – always close to you
It’s always good if your contact is in close proximity and even better if that contact knows what is happening locally. The perfect situation, then is when all of the strings and aspects come together and your contact can answer all of your queries professionally as well as quickly. Our network of branches makes this possible! In Germany, UK, Austria, Poland, Switzerland, the Slovak Republic and the Czech Republic.

The founder of the company and his sons: Joachim Goldbeck, Jörg-Uwe Goldbeck, Ortwin Goldbeck and Jan-Hendrik Goldbeck (from the left).
Contact us for further information

More on the GOLDBECK office buildings

In the supplementary brochure “Architecture and Comfort” you can find out which added values are provided by GOLDBECK office buildings. In our collection “Architecture for Office Buildings” you will be inspired by additional project examples.