

LeopoldQuartier: We are building on cooperation

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Building construction



The LeopoldQuartier in Vienna is being built using a timber-hybrid construction method. And Green and Lean through and through - in construction and operation. One key to success: good cooperation.

Because wood is a fundamental building material. And because of its central location, which boasts not only access to the city with nearby parks and its own green spaces, but also the countryside and

even a river in the form of the Donaukanal. And because it will be self-sufficient. And the list goes on ... The LeopoldQuartier is a special project for many reasons.

Sustainable



(c) Martina Berger

In the north-west of Vienna, we are currently constructing the LeopoldQuartier as general contractor for **UBM Development**. It consists of two areas: OFFICE with 22,000m² of office space. And LIVING with 253 owner-occupied apartments, among other things. We are using 6,600m³ of timber, including 20,000m² of timber-concrete composite ceilings, 700 glulam columns, 20,000m² of cross-laminated timber elements, and 7,000m² of timber frame exterior walls. The whole site will be free of CO₂ during operation. More than 1,000 photovoltaic panels and a network of 200 geothermal probes make this possible. That means all of the energy that the LeopoldQuartier will later require will be generated on the site. This will save 330 tonnes of CO₂ compared to a conventional district heating supply. Annually. And then there is the timber hybrid construction method. We use every building material – steel, concrete, and wood – in such a way that we can make the most of all its strengths and advantages. Harald Hobacher, head of **Timber Construction at PORR**, explains: “Digital planning and millimetre-perfect prefabrication of the timber elements ensure precise workmanship. The modular principle is like Lego for adults. It enables a significant reduction in construction time and considerably reduces emissions in the area surrounding the construction site – which means, for example, less construction noise for local residents and far fewer lorry journeys.” And then there’s the canoe



(c) Martina Berger

Charitable

The project is sustainable from the ground up. To mark the laying of the foundation stone, 24 employees from UBM, PORR, and timber producers Theurl and Hasslacher took part in a relay race to bring two wooden elements from the Carinthian

Drau Valley to the LeopoldQuartier. On foot, by bike, or by canoe. For every kilometre covered, the participating companies donated EUR 10 to Lebenshilfe Wien's Werkstatt 2. That makes EUR 10,600 for a good cause. And then there's LEAN.

Smart



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More than half of the LeopoldQuartier is made up of green spaces. The buildings will be smart, for example with smart sensors. This saves additional energy. Even the demolition of the existing building was awarded a gold certificate by the German Sustainable Building Council. The new building is also to be awarded the DGNB gold standard. And so we are taking special care to ensure that the building materials can be recycled in the future. Everything should also be ready by 2026, and there are several reasons why this is happening so quickly. Firstly, the prefabrication of the timber modules. Secondly, the precise synchronisation of the planning and construction process through LEAN Design, LEAN Construction, and LEAN Logistics by pde Integrale Planung GmbH. And thirdly, the solid cooperation and the fact we work shoulder to shoulder at PORR, which we don't just talk about a lot, we also practise it. *ern vor allem auch gelebte Schulterschluss bei der PORR.*

Interview with project manager Thomas Petz: "Thinking outside the box together."



Projekt Manager Thomas Petz

1. PORR is the general contractor for the LeopoldQuartier. What exactly are we building here? And which departments are working together.

We are constructing blocks A, C, and D on behalf of UBM. Block A is a ten-storey office building with an area of 22,000m². Blocks C and D contain 253 owner-occupied flats in an area of 15,200m², including communal areas for people from all districts. A total of eight departments are working hand in hand: PORR Bau GmbH as the general contractor, pde with its structural engineering, timber engineering, and LEAN teams, PORR special civil engineering for excavation support, deep foundations, and geothermal energy, our branch in Upper Austria for the sheet piling, IAT for the waterproofing, and WIBEBA for the sewer works. We have also commissioned subcontractors – for example for prefabricated parts, the basic technical equipment, and the interior fit-out.

2. What are your tasks as a project manager?

Externally, I am responsible for coordination and communication with our client, the authorities, and the planners. Internally, I organise the processes of our teams and monitor costs and deadlines

3. What is important for good cooperation on such a large construction site?

Communication and openness. You have to be able to accept ideas and think outside the box. That's why we involve all departments as much as possible right from the planning stage. Structural engineering and timber engineering at pde and the special civil engineering department were involved from the very beginning.



A solid foundation of trust is what makes our cooperation so successful.

Thomas Petz
Project Manager

4. How does communication work with all those involved in the project, but also with neighbours?

LEAN meetings are held with our departments, planners, and subcontractors. However, we also communicate in the traditional way via telephone and email. In addition, routine communication meetings are held within the team. Communication with neighbours is handled by an external ombudsman.

5. What can project managers do to promote collaboration? And what should you not do under any circumstances?

You have to share information and involve the whole team in processes. Under no circumstances should you be a lone fighter in project management, because we can only achieve the desired success as a team.

6. What role does digitalisation play in collaboration and specifically in the LeopoldQuartier?

It facilitates communication within the team because shared information sources are available across all devices and information can be exchanged quickly.

7. PORR offers everything from a single source – for the LeopoldQuartier, but also in general. What are the benefits of this?

The fact that there is only one central point of contact provides great added value for customers. Because the PORRians know each other from the departments, we have a solid foundation of trust. We are a prime example of working shoulder to shoulder. This is what makes our cooperation so successful.