

## New Building of the Federal Ministry of the Interior in Berlin



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**Project:** New building of the Federal Ministry of the Interior, Berlin

**Project location:** Berlin, Germany

**SMV services:** Project Management

**Client:** Federal Office for Building and Regional Planning

**Architects:** Müller Reimann Architekten, Berlin

**Gross floor area:** ca. 71.800 m<sup>2</sup>

**Building costs:** ca. 208 Mio. EUR

**Duration:** 2008 - 2014

**Contact SMV:** Dipl.-Ing. Thomas Lewicz

**Project description:** The new official seat of the Federal Ministry of the Interior (BMI) is being erected on the northern part of the Moabiter Werder (district in the Berlin quarter of Moabit) in Central Berlin. Presently the BMI is located at three sites in Berlin. The new complex will comprise the three parts of the BMI including the Bundespolizeivier (Federal Police) with an overall of about 1.200 employees. Additionally, due to economic reasons provision is made for an accommodation of the BMI Bonn in case of a move to Berlin.

The federally owned property of approx. 31,000 m<sup>2</sup> along the railway line - which is planned for the use of the ministry (Berlin BMI) as well as its enlargement possibilities (Bonn BMI) and other federal uses in a total of 3 sections is located in immediate vicinity of the government district and the new Berlin central station. The winning design of the two-phase architectural competition was submitted by the Berlin architecture office Müller Reimann architects.

The planned construction consists of several subprojects including:

- the main building
- a two-storey parking deck
- a guard building
- a surveillance building

- safety fence
- geothermal energy facilities with sensors in the exterior

The hillside situation, the very high groundwater level and a partly low bearing capacity of the soil demand for several special underground workings for the excavation trench (e.g. construction with a trough with low lying bottom sealing and sheet piles, HDI underpinning, underwater concrete, pile foundation). The building will be heated with geothermal energy. Design and construction have to meet the highest safety-related requirements specified by the BMI, BKA and BSI.

The construction site is located directly on a city and intercity railway trace and a public recreation area. The site supply and removal as well as the construction operation demand a great deal of logistic and sequence planning.

#### **SMV role:**

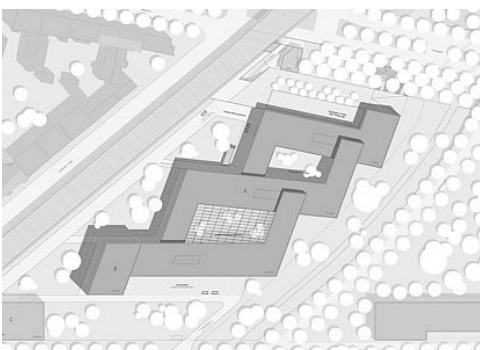
SMV is bound by contract with the entire project management of the aforementioned activities. All scopes of action regarding all project phases are covered according to the scope of works for project management services in the building and real estate industry. The scopes of action are as follows:

- A) Organisation, information, coordination and documentation,
- B) Qualities and quantities,
- C) Costs and financing,
- D) Deadlines, capacities and logistics

and the project phases

1. Project preparation (project development, strategic planning, basic evaluation),
2. Planning (preliminary, blueprint, and approval planning),
3. Construction preparation (implementation planning, preparation and participation in award of contract),
4. Construction (project monitoring),
5. Project close-out (project monitoring, documentation).

In March 2008 the preparation of the design documents construction started based on the competition design of the architects Müller Reimann. It was finished in March 2009. As all deadlines and the determined cost limit were met and proved (including a suitable risk precaution) the construction documents were authorized by the budget committee of the German Parliament on 23.04.09 and released for further design and execution. The start of construction is scheduled for March 2011, the completion for April 2014 and delivery to the user will take place in December 2014.



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