

Kap am Südkai



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Saving time and construction costs through partnership-oriented cooperation: For a repeat client, HOCHTIEF Construction has realized the first trail-blazing building in the Rheinauhafen project in Cologne. The Kap am Südkai glass office complex is not only a keynote achievement in the development of the Rhine-bank site; it also sets standards in terms

of planning and project implementation. On the basis of the partnership-oriented business model PreFair, all the parties involved worked together right from an early stage. All planning work, for instance, was completed before construction work commenced. This spared the client the

complications that can arise if planning continues during construction and helped to ensure on-schedule completion. Another positive effect: construction costs were massively reduced.





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The contract was for an elongated six-story glass building and a ten-story transparent tower on an approx. 18,000 m² site alongside by a heritage-protected crane.

In the eight-month pre-construction phase, we already worked hand in hand with both the client, Objektgesellschaft KAP am Südkai, and the architect, KSP Engel und Zimmermann. Together, we succeeded in optimizing the project in many ways – for example, by simplifying the construction of the all-glass facade without affecting the design of the building.

Because of the building's riverside location, the entrances and exits of the underground parking facility were fitted with flood gates and the ventilation system intakes furnished with bulkheads to guard against extremely high water levels.

The system not only protects the building from water damage; it also supplies the office floors with cool air.

Project data

Client:

Objektgesellschaft KAP am Südkai
Rheinuhafen Köln

Architect:

KSP Engel and Zimmermann
GmbH, Cologne

General contractor:

HOCHTIEF Construction AG
Cologne

Project specifications:

Elongated six-story building and
ten-story tower
Gross floor area: approx. 17,500 m²
Enclosed space: approx. 61,000 m³
Underground parking: 79 spaces

Construction period:

June 2003 – October 2004

Contract volume:

EUR 20 million