



Vivale Hegi Care Centre, Winterthur

New Construction

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Starting situation and idea

A nursing centre with 121 places and a public restaurant is to be built in Neuhegi. Following a competition with prior prequalification, the architects Allemann Bauer Eigenmann successfully won the commission. Fanzun was subsequently engaged by the client for overall project management, cost planning and the general contractor tender process.

Challenges

From the outset, the client and the user defined a fixed, non-negotiable cost ceiling and set the occupancy date for 1 July 2020. Under the development plan, the building had to be built to Minergie P standard. An existing shooting range in the surrounding area also placed high demands on the noise protection measures.

Approach

It was decided to carry out detailed assessments at an early stage through an enhanced preliminary project phase, in order to advance coordination early on. Thanks to very good collaboration within the planning team, efficient and goal-oriented project work could be achieved. The cost ceiling was defined with target costs for each planning area, and the project was successfully completed within the cost framework.

Developer: Schweizerische Mobiliar Asset Management AG

Completion: 2020

Project type: New Construction

Project author: Allemann Bauer Eigenmann Architekten AG

Construction costs: CHF 52 Mio

Scope of services: Overall Supervision, Cost Planning

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