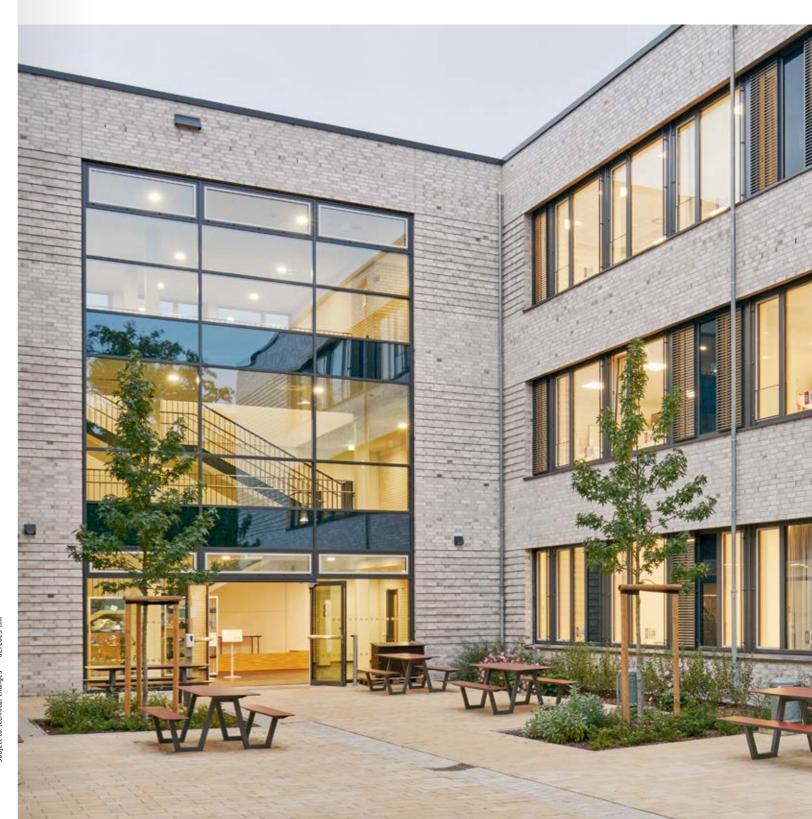
GOLDBECK GmbH Ummelner Strasse 4–6 33649 Bielefeld, Germany Tel. +49 521 9488-0

goldbeck.co.uk



# School buildings

functional sustainable cost-effective



Subject to technical changes 02/2023 1064



# The future lies in our children's hands

... and our children's future lies in our hands. Building schools means taking responsibility. GOLDBECK builds functional and sustainable teaching environments that provide space for your school's educational concepts where learning is fun.



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An investment in knowledge pays the best interest."

Benjamin Franklin

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#### GOLDBECK school buildings | 01 Design and construction

## A heart for school

Schools are not all cast from the same mould: our experience from over 130 successfully completed school buildings shows us how diverse the requirements for contemporary learning and teaching spaces are. Our aim is to give education an efficient and financially viable framework. At GOLDBECK, experts in the fields of design, structural engineering and building technology work side by side in an interdisciplinary manner. From project conception through to turnkey construction and subsequent support, we provide all services from a single source.





# Everything from a single source

What's special? We embrace systematic construction. With a range of systematised building components that we manufacture in our own plants and assemble on site. This allows us to combine cost-effective construction with short construction periods and certified sustainability. As our client, you have design certainty. You can rely on us to achieve agreed deadlines with cost certainty, combining high quality construction with short construction periods. Just how construction should be, harmonious, fast, and simply good.



You want to learn more about our construction with systematised components? Our 'Success with a system' promotional film shares exciting insights into the world of GOLDBECK! We design and build for you. That's why with GOLDBECK you have a one-stopshop, a reliable partner who takes care of the whole process, leaving you to get on with your day-to-day business. GOLDBECK has proven expertise in working with public clients. We are familiar with the diverse requirements of public projects, and we understand and respect the many issues that need to be considered. That is why we see personal contact as the key to success. Your reliable and competent point of contact is our local project manager with responsibility for the delivery of your project. Together, we determine the exact requirements for your building and agree all further steps individually, costeffectively, and functionally.



turnkey



cost-effective



# Your GOLDBECK journey

Whether you are a public-sector or private client – the path to your school building is founded on a multi-layered project process. We know how to commit funds and resources with maximum efficiency without compromising on quality or deadlines – and in accordance with public procurement procedures. Our solution? Design & Build from a single source and secure support throughout the entire life cycle of your school building. Join us on this journey ...



Introduction

Design

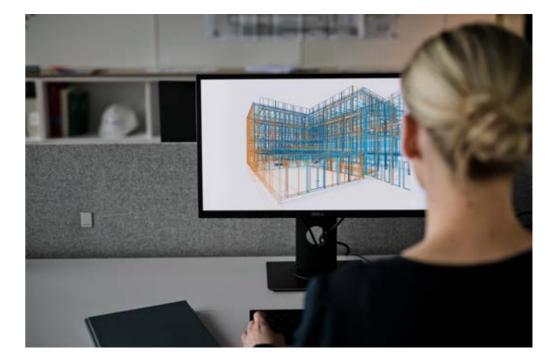
Construction

## Occupancy

# Your buildings our expertise

12 GOLDBECK school buildings | 01 Design and construction

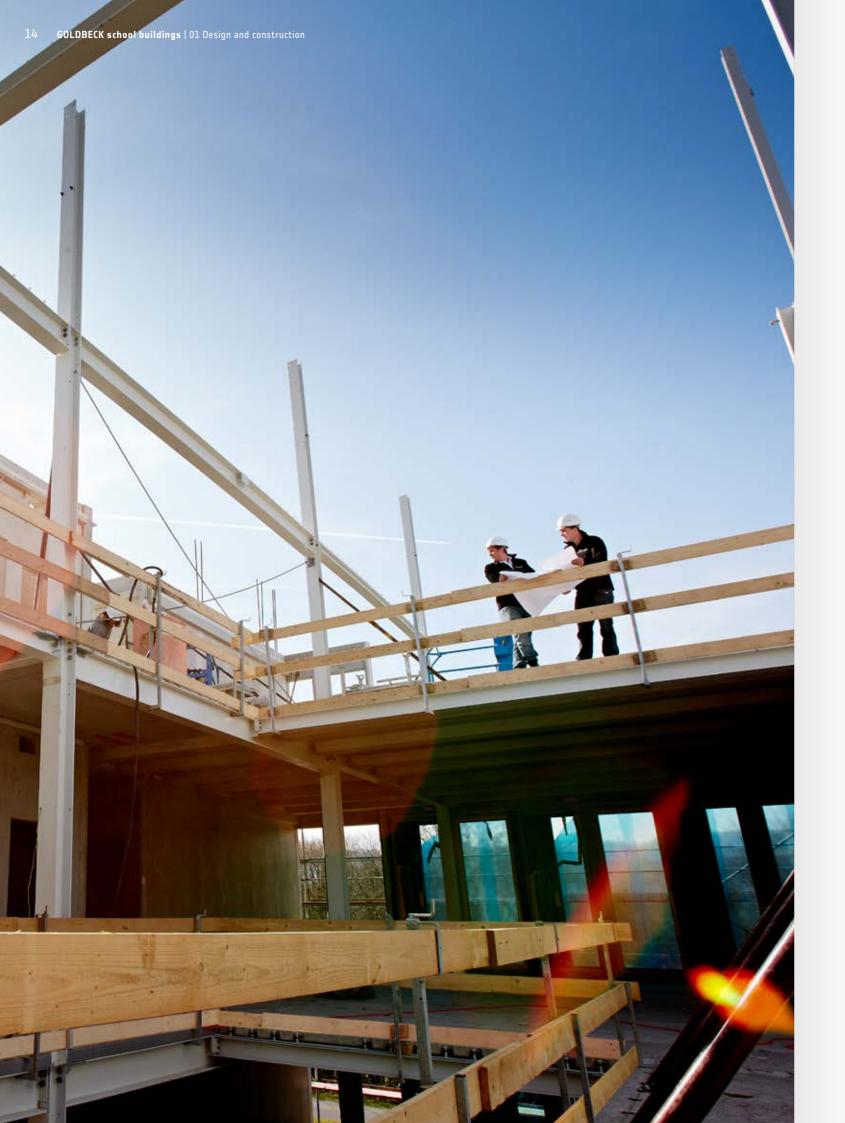
School buildings need to be well designed and fully accessible, to create the spatial environment that allows for motivated learning and teaching. The architectural concept must reflect the overall educational concept while also ensuring long-term flexibility. That is why we consider early in the design phase how the learning spaces best interact with internal and external breakout and exercise areas, and how the secondary accommodation and plantrooms are unobtrusively yet functionally integrated into the overall design. The design is prepared by our in-house design teams, and our partner arcitects, engineers and consultants who have regional experience and local knowledge.



# **Integrated design** with **BIM**

GOLDBECK practices integrated design. This means that we are in control of all the details while still being focused on the overall design strategy. Multi-disciplined design teams, develop and digitally coordinate all aspects of the design including the requirements of the later operation.

Our BIM (Building Information Modelling) hub enables us to model the individual client requirements and to precisely calculate costs, and environmental impacts. The process all centres around a virtual 3D model of your building, in which all project participants can collaborate on a single platform. In this way, design dependencies are recognised early on, errors are avoided, and the proiect is completed smoothly.



# Construction in best time

Industrialised manufacture, precise assembly – this is how we have been building for over 50 years. Our well-designed systemised components are prefabricated in series in our own factories. Optimized production lines ensure highest build quality with minimum wastage, in a controlled environment, undisturbed by wind and weather. Pre-manufactured components are delivered to site just-in-time where they are quickly and safely assembled. The result? A quick and cost-effective method of construction delivering buildings of consistently high quality. GOLDBECK construction sites require minimal temporary works, they are less labour intensive and are therefore safer and less disruptive to neighbouring areas – perfect for school buildings being built in residential areas or during term time.

## **Regional subcontractors**

GOLDBECK sees construction as a regional business – Which is why we procure as much work as possible from local subcontractors. We work with our Supply Chain to decide which order is awarded to which partner, locality and quality of workmanship being the deciding factors. This strengthens the region, allows us to build faster and more cost-effectively, completing your projects on schedule.





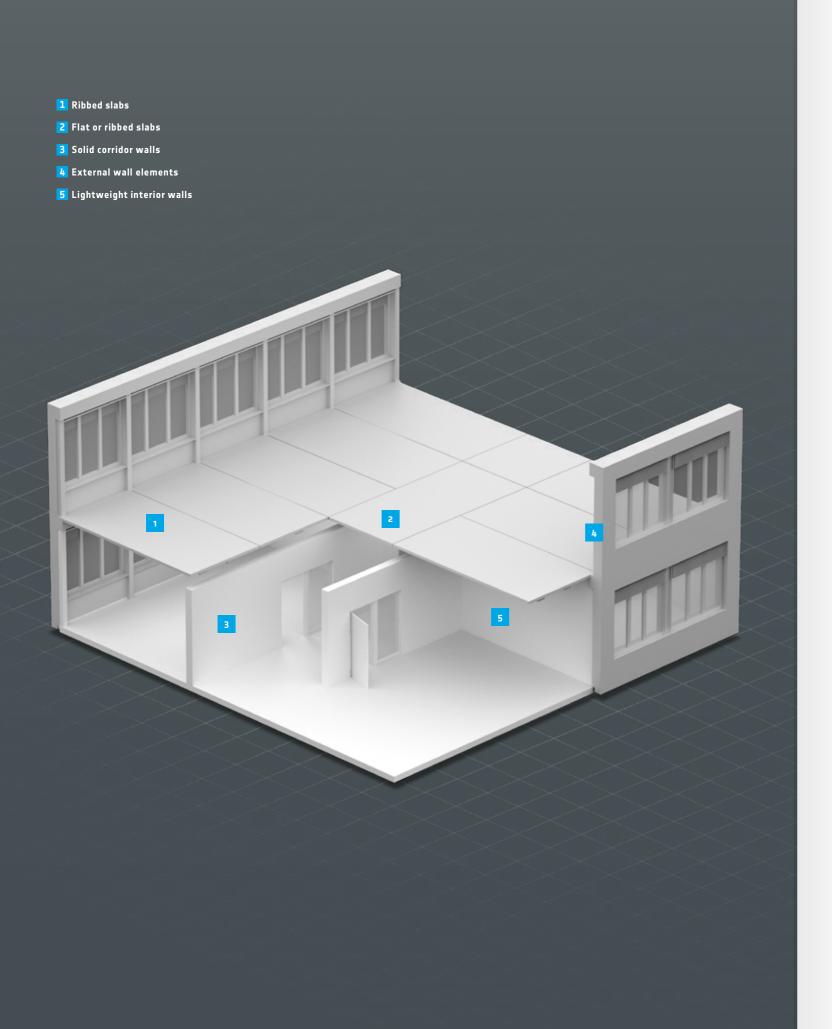
# GOLDBECK school buildings

### **Comprehensive solutions**

GOLDBECK school buildings are built on a commitment to delivering the best solutions. We have been designing, building, and operating buildings for over 50 years and continually invest our experience and expertise into the further development of our products. Your school buildings are no different

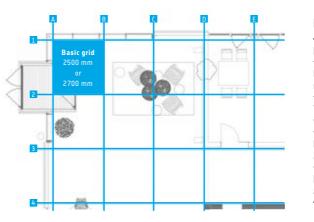






# Customised flexibility

Behind every GOLDBECK building lies a perfectly thought-out construction system. It is defined by fixed parameters, yet still allows for maximum variability and space for individual solutions. Our prefabricated system components are not only perfectly matched to each other, but are also smaller than in classic modular construction: the structural grid sizes are 2500 mm or 2700 mm which correspond to the accepted standards for school buildings in Germany and elsewhere. We use this grid to develop the basic layout of the supporting structure which includes loadbearing external and internal wall elements, steel frame and precast concrete floor slabs. The facades, interior fit-out and building services installations follow the overall structural grid but can be easily adapted to meet the specific functional or architectural requirements of the project. Non-loadbearing interior walls can be located freely within the structural grid enabling us to create perfectly thought-out room layouts in line with your accommodation schedule and adjacency requirements, whilst providing flexibly to adapt to changing circumstances. Creating functional and sustainable learning environments.



#### Parameters for the floor layouts

Basic grid: 2500 mm or 2700 mm

Building length and width: multiples of 2500 mm or 2700 mm

To offer the most flexible classroom size, the partition walls can be positioned off grid

Distance between column supports in external wall: 2500 mm or 2700 mm (depending on the basic grid)

Depth of the column supports in external wall: approx. 130 mm

# Floor and ceiling heights

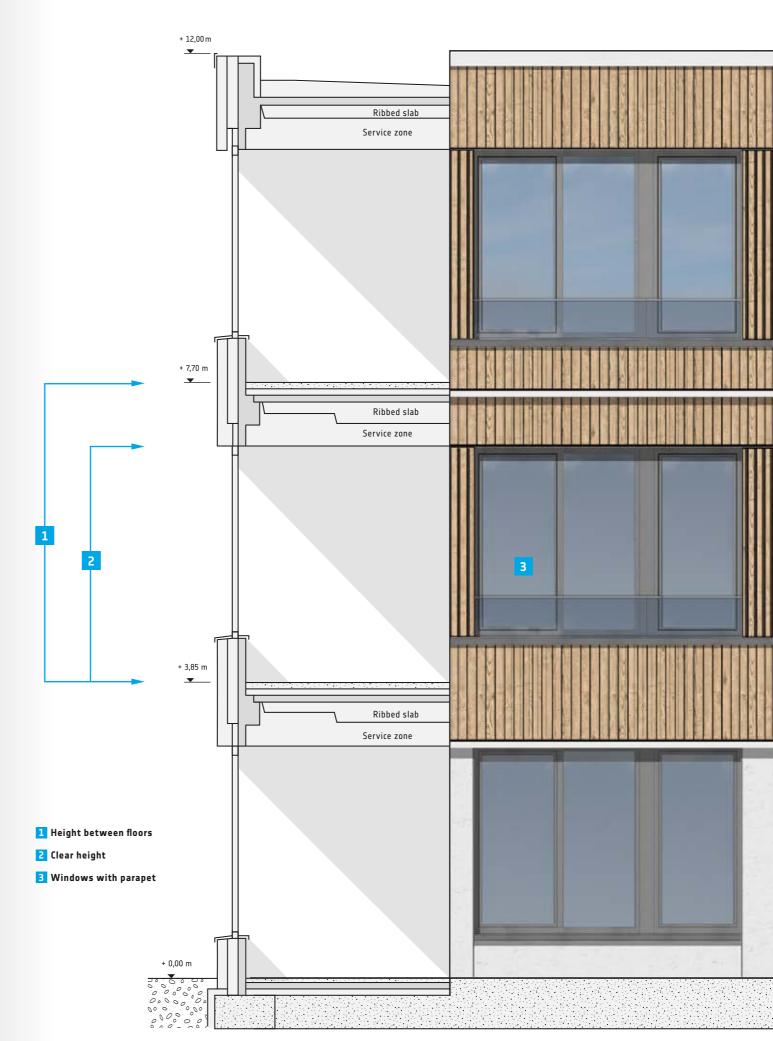
The floor to floor height of 3675 mm offers maximum comfort and cost-effectiveness and enables clear room heights of 3000 mm. The building services are easily accommodated within the suspended ceiling void. If the building is equipped with a central mechanical ventilation system, a floor to floor height of 3850 mm is recommended to accommodate the ductwork within the ceiling void. This enables the clear room height of 3000 mm to be retained, in ancillary areas such as corridors or toilets the ceiling heights may vary. We would be pleased to develop an individual design for you.



Gustav von Schlör school, 92637 Weiden, usable area 12,210 m<sup>2</sup>



Würselen comprehensive school, 52146 Würselen, usable area 11,433 m<sup>2</sup>





# Facade variety

School buildings have a very particular character. Highlight this with a welcoming facade that reflects your school's mission statement. From simple and elegant to colourfully cheerful: A choice of façade types, colours, and materials offer plenty of scope for individual expression. We will go through the suitable options with you, advising on sustainability aspects and financial factors such as maintenance costs and durability.



Modersohn primary school, 10245 Berlin, usable area 3,022 m²

Maria Sibylla Merian comprehensive school, 52134 Herzogenrath-Kohlscheid, usable area 4,555 m²



# Sustainability and energy efficiency

As buildings at the heart of public life, schools are subject to particularly stringent sustainability requirements. For GOLD-BECK, there is no conflict between sustainability, functionality, and economy: it is up to you, the client, how 'green' we make your building – whether it's a thermally optimised shell, energy-efficient technical building services, future flexibility, or ecological surroundings. To provide you with comprehensive advice, we always consider the energy efficiency of a building over its entire life cycle and systematically strive to conserve resources.

#### Certification

We assess the sustainability of our buildings and continuously work to improve them. DGNB (German Sustainable Building Council) Gold/Platinum, LEED and BREEAM certifications are achievable for GOLDBECK school buildings. We can advise on opportunities to secure funding via grants for sustainable projects or design our schools to passive house standards. Our design specialists work with you to develop the right concept for your building.



ÖGNI BREEAM

Depending on your location, we can support you with international certifications on request.

## More than

25%

less CO<sub>2</sub> emissions compared with conventional reinforced concrete construction

Taken together, the production, demolition, and recycling of a GOLDBECK system building saves over 25% of climate damaging  $CO_2$  compared to conventional construction methods.



More information about the comparison between the construction methods is available in the 'Sustainable buildings' brochure and flyer.



# The 'green classroom'

When planning and designing school grounds, we place particular emphasis on sustainability. To achieve this, we retain existing trees and integrate sustainable drainage systems into the external areas as well as providing green facades and roofs. Measures taken in the spirit of environmental protection serving the well-being of flora and fauna and thereby creating space for a 'green classroom': in the open air, in vegetable gardens or biotopes, pupils learn about their environment and develop their ecological awareness. Whether it's for biology, physics or even mathematics – green classrooms can be used in countless ways. We would be delighted to draw up designs with you.

# Bespoke outdoor areas



The external areas provide the functional and aesthetic setting for every school building. They define entrances and exits, contribute your building's sustainability and provide fully accessible, communal spaces for teaching and recreational activities. Depending on the school's concept and location, you could also opt for more unconventional solutions: in densely built-up areas, for example, additional external space can be achieved on accessible roofs, or by extending the school's own playground into adjacent public space.



## Sports halls

The perfect addition: School sports halls usually house standard sized playing areas, and all have similar requirements for changing rooms and stores etc. – making them the perfect candidates for our system solution. Whether it's a single-, double-or triple-court sports hall, everything comes from a single source, which means the implementation phase is both quick and cost-effective, and subsequent energy consumption is factored into the designs right from the outset. Depending on the project requirements, more complex sports halls can be realized, for example as multi-use event halls with spectator stands, bleacher seating and associated facilities. We also renovate and modernise existing sports halls. Our Existing Building Refurbishment team can make proposals for a cost-effective renovation of your existing building to meet today's standards. We design your sports hall as a sustainable, well-thought-out, accessible building in which to enjoy sport, movement, and lively inclusion. We can provide sports halls specifically for users with special needs or disabilities. Modern and safe external sports facilities complete the package.



Triple-court sports hall with youth club, 29308 Winsen, usable area 2,846 m<sup>2</sup>





## Internal fittings and equipment – as customised as your building

30 GOLDBECK school buildings | 03 Variety meets function

The quality of learning depends on the quality of the learning environment. GOLDBECK has made it its mission to create quality space for best possible learning: space for reflection and free thinking, for play and creative activity, for sport and movement. Spaces where pupils love to learn, and teachers love to teach.

Variety meets



а



# Vibrant learning environments

#### Contemporary learning

The world of learning is changing. Strict front-of-class 'chalk and talk' teaching methods and fixed classrooms to set classes, what was once the norm has long since ceased to meet today's demands for inclusion and digitalisation. Schools have become educational worlds where pupils feel at home for many hours of the day. Outside spaces, communal rooms and recreational areas can be multi-functional, serving not only the school community as places for activity and exchange but also shared with the local community. As such, diverse and complex demands are placed on their flexibility.

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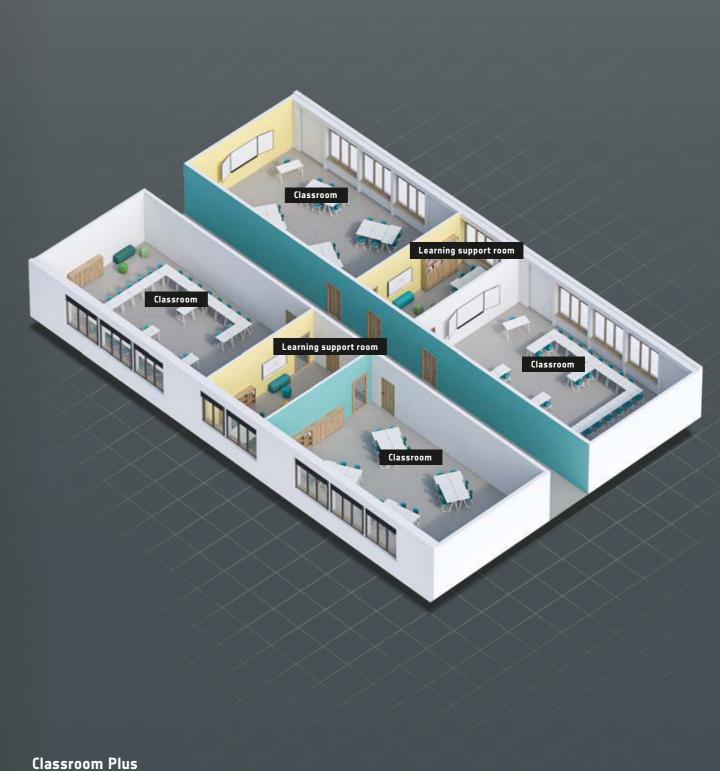


# The perfect learning environment for every concept

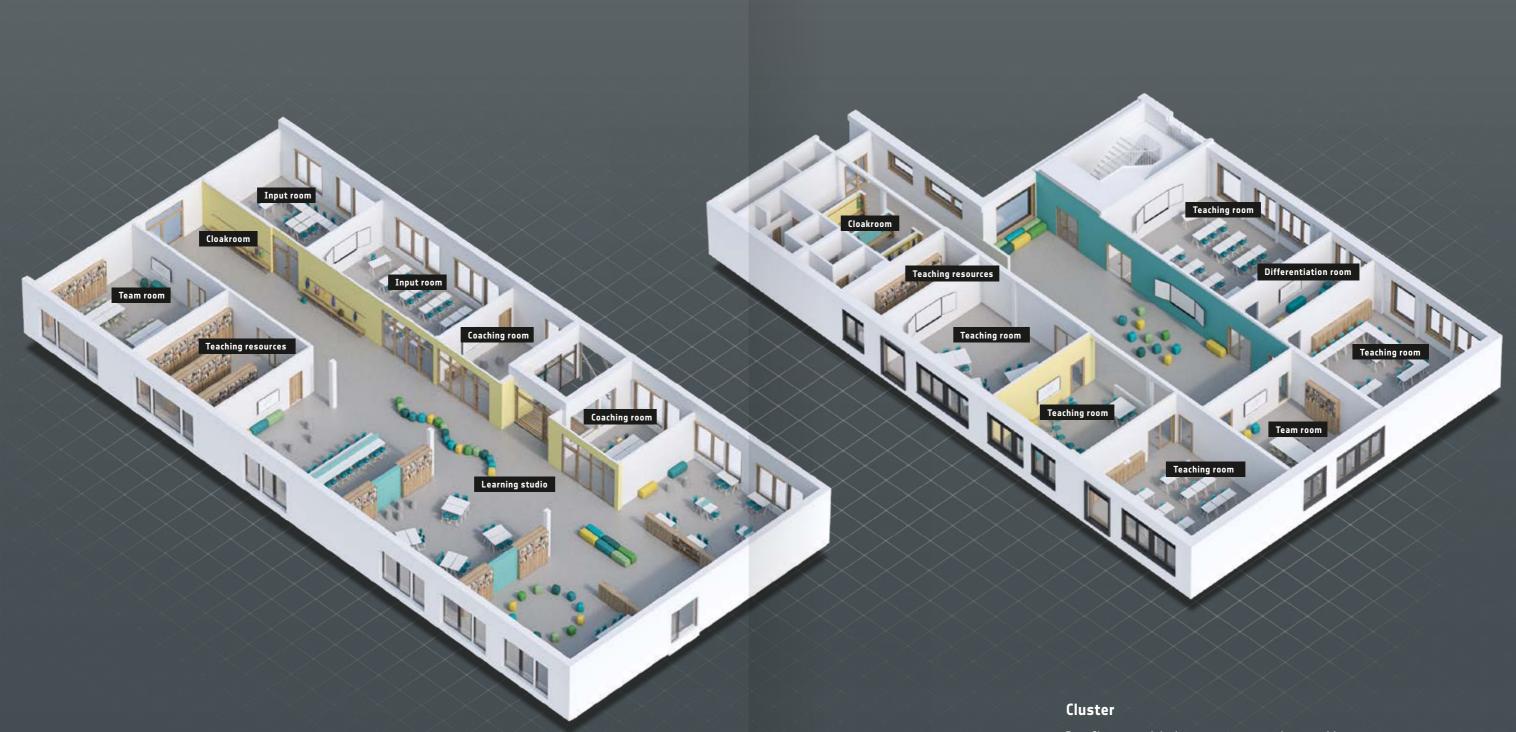
Every school has its own educational concept defining its pedagogical approach to achieving academic success. Differing emphasis on topics such as individual learning, coaching, group work, movement, social interaction, and personal development, invariably influence the built environment. We have developed the concept of GOLDBECK learning environments, which exemplify how different educational concepts can be represented spatially. We adapt and develop these ideas in accordance with your individual requirements to create your bespoke learning environment. Together, we design a school building for vibrant and enthusiastic teaching and learning.



Alongside conventional classrooms and communal areas, learning support or coaching rooms offer space for individual tuition.



The Classroom Plus model is an easy-to-implement variant for more flexibly. The model is based on shared rooms adjoining the standard classrooms which can be used for learning support, individual studies or group working as required. Vision panels between the rooms help create a series of interconnected learning spaces which are both functional and flexible.



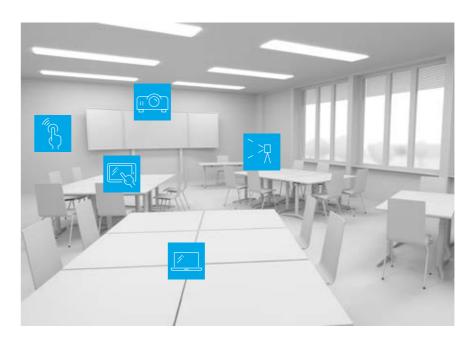
## Open Learning Landscapes

Open Learning Landscapes are designed to promote individual and independent learning. Different types of learning space are available for this purpose, depending on teaching requirements. In addition to defined and specifically equipped functional rooms (e.g. input and coaching rooms), the circulation areas and communal breakout zones are integral components of the overall concept. Here learners find space for interactive group work or quiet zones for individual study. In a Cluster model, classrooms are complemented by a communal hub. This concept facilitates a variety of uses within a compact layout. Learning clusters can be formed across year groups or within a particular year group. Classrooms for specific subject groups such as the sciences or technology can be grouped around a specialised cluster which can be fitted out according to the specific teaching requirements. Typically, decentralised workspace for teachers, pupil's toilets and storage rooms are also included around the clusters.



# The right equipment for every learning environment

Contemporary, vibrant teaching? We make it possible! Whatever your ICT needs, we work with you to consider all aspects of data and media technology through the design and implementation phases. Today's media concepts commonly include the use of digital presentation techniques and mobile devices, we incorporate all the necessary infrastructure such as charging facilities and WiFi.





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# Bespoke fittings

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## More than just four walls

We know that modern learning space needs to be more than just four walls and a blackboard. That is why our internal and external spaces are designed for comfort, functionality, and durability. In GOLDBECK buildings, bright, well-lit rooms are combined with high-quality materials and good acoustics. Our architects and interior designers carefully design fixed furniture and fittings, prepare colour schemes and material samples that give each school individual and engaging character. Best conditions for learning spaces with a feel-good factor.





# Learning and teaching spaces

Understanding a school's character, its underlying values and educational concept is key to designing teaching spaces. Depending entirely how you teach, we can combine conventional and specialist classrooms with open spatial concepts, or support rooms to create tailor-made learning and teaching solutions. Furniture and equipment layouts are considered for each area to confirm the spatial requirements and ensure accessibility, safety and flexibility.



Würselen comprehensive school, 52146 Würselen, usable area 11,433 m²

# Assembly hall, canteen and communal areas

Bright, openly designed communal areas are places to meet and gather for communication and recreation. These spaces can be designed to give maximum flexibility depending on your requirements. Assembly halls, canteens and spacious foyers and sports halls can be multifunctional and be used by local communities outside school hours.





Würselen comprehensive school, 52146 Würselen, usable area 11,433 m²



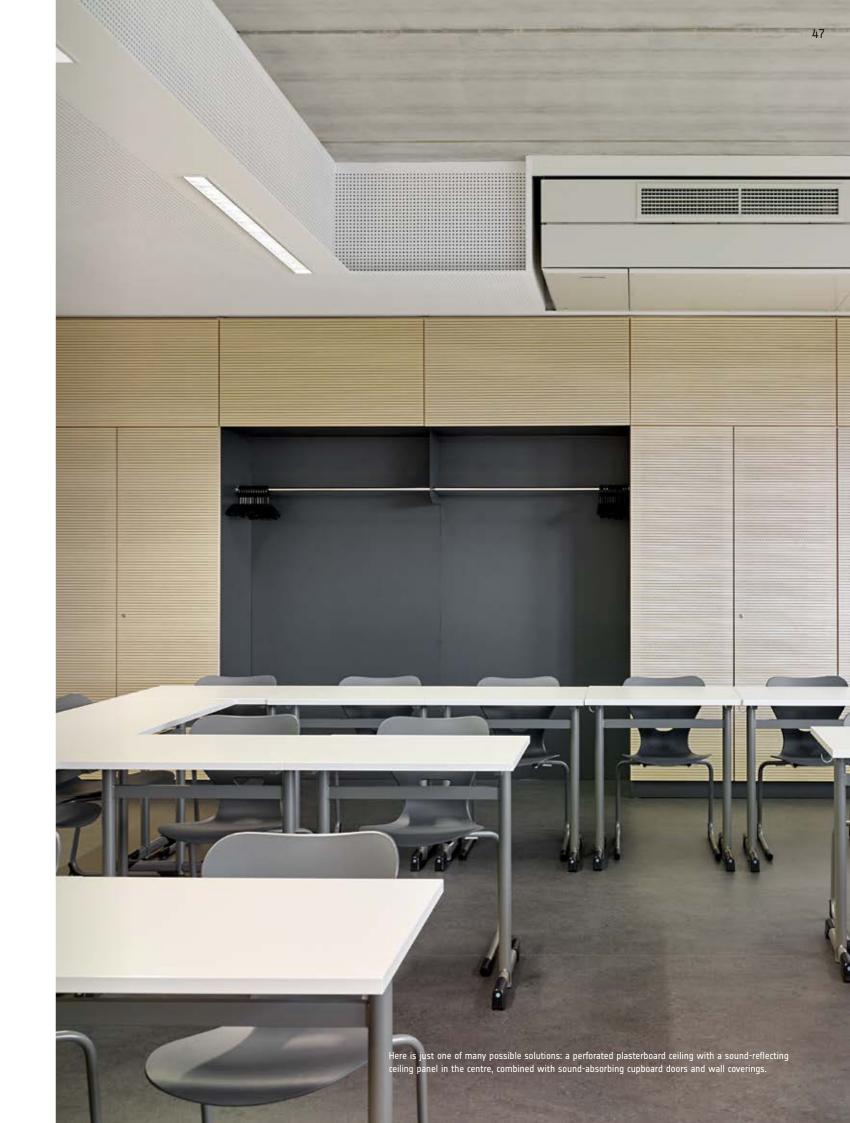
Franz Böhm school, 60320 Frankfurt am Main, usable area 4,300 m²



## Room acoustics and noise protection

Excited calls, stomping in the corridors, the buzz of conversations – noise is one of the biggest potential causes of disruption in classrooms. This applies equally to intrusive external noise if the school is in an urban environment or near to a busy road. Our structural system with its solid walls and high-quality facades is inherently good at reducing noise transmission from room to room and cutting out environmental noise. High quality fit-out components such as non-loadbearing walls and ceiling elements help to minimise unwanted noise in the learning areas. Optimal acoustics, not only for speech intelligibility in classrooms and learning areas, but also for user comfort in communal and circulation spaces, are imperative in school buildings. Our acoustic specialists perform separate acoustic calculations for each room and make proposals for acoustic measures early in the design process based on normative guidelines and the project specific conditions. The interior designer can draw from a range of acoustic measures such as perforated wall and ceiling surfaces or acoustic baffles and soft furnishings and surfaces to best suit each situation.





# **Barrier-free Accessibility** and inclusion

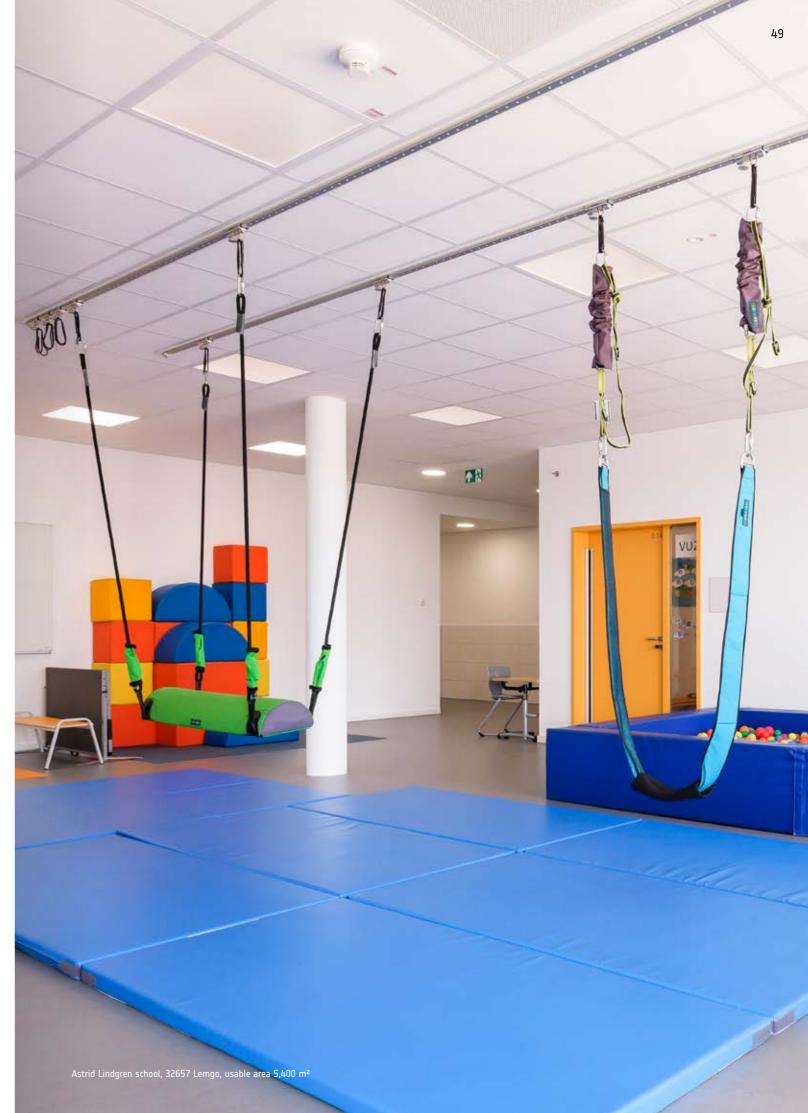
Living and learning together – that means: pupils with and without special needs in the same classroom. The principle of inclusion has become integral to our schools, and this is reflected in the design of our school buildings. We can develop individual concepts based on school specific requirements to ensure that the building, building services, and external areas are accessible for the intended user groups.

Our barrier-free schools can be accessed and used by everyone without difficulty and without 3rd party assistance. The barrier-free design concept might, for example, adopt the two-senses principle (in which key information is conveyed via a minimum of two senses), or use high contrast elements to aid orientation.

Lifts, tactile guidance systems, automatic doors or induction loop hearing systems are common measures that are implemented in response to school's needs or local regulatory requirements. It goes without saying that we also deliver turnkey schools and sports halls specifically for special needs pupils which are tailor-made to meet their individual requirements.



Astrid Lindgren school, 32657 Lemgo, usable area 5,400 m²





# Building services

#### Bespoke and future-proof

The building services systems are the lifeline of your building. Perfectly matched, systematised elements and state-of-the-art technical components ensure optimum performance. Fast assembly, tried and tested processes and operational reliability - that's what systematic MEP equipment stands for.



# **Building** management system

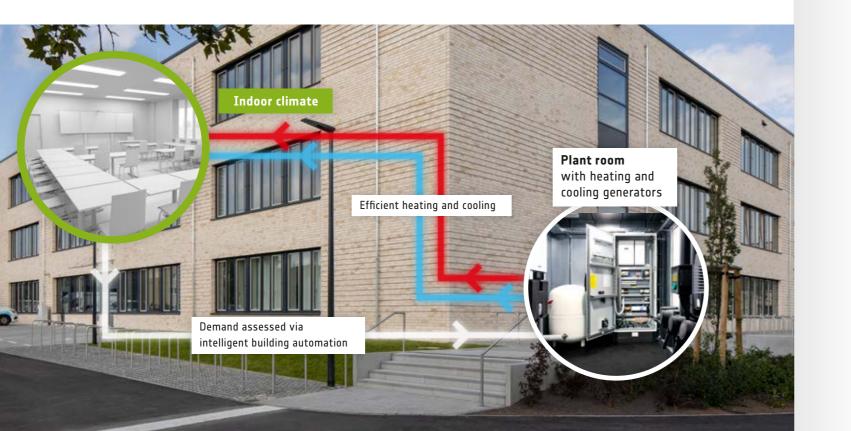
The building management system (BMS) is a crucial factor in the efficient, system wide operation of building services. The BMS incorporates the control of main plant and equipment and the room specific controls.

#### Main plant and equipment

Technically complex main items of plant and equipment for heating cooling and ventilation are fitted with an array of communications technology to enable controls and data gathering. A network wide control and regulation of the building services is made possible by the BMS which is the platform linking the various systems, creating an integrated overall system. This centralised automation is a standardised, basic service offered by GOLDBECK, ensuring trouble free operation of all building services systems.

#### The benefits of system automation

Operational reliability		
Reduced operating costs		
Easy operation and maintenance via remote access		





#### **Room automation**

Room automation allows the air exchange rate to be dynamically adjusted, and the room temperature, lighting, and sun protection to be controlled as required. This gives a high level of user comfort, ideal conditions for learning, as well as increasing the energy efficiency of your school building.

#### The benefits of room automation

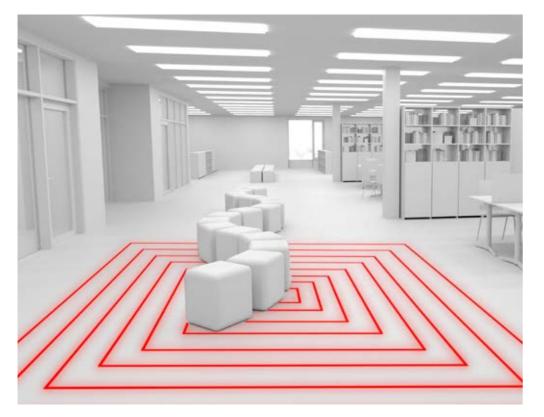
User comfort thanks to demand-led control			
Improved indoor climate for ideal learning conditions			
Optimised, sustainable and demand-driven operation			

#### **Energy monitoring**

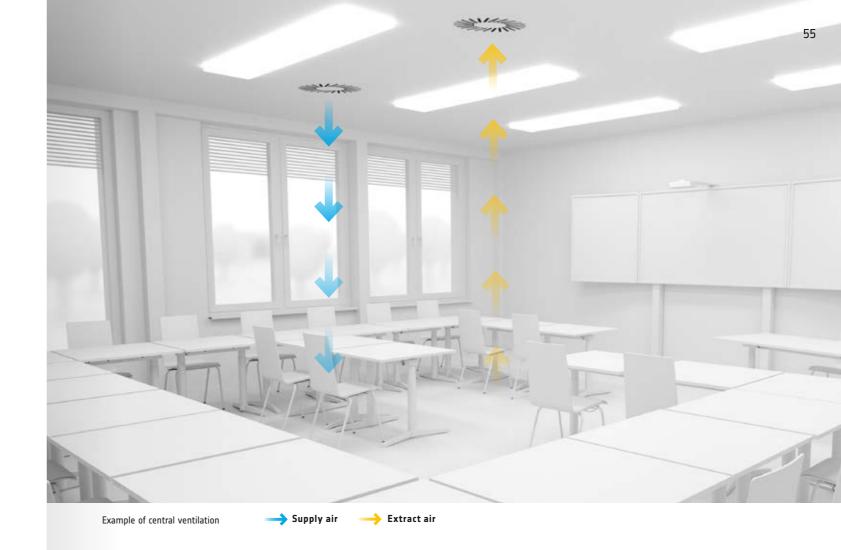
Use our energy monitoring system to access your building's daily energy values online. This provides the perfect basis for optimising its energy efficiency. The metering zones can be individually set according to your requirements.

# A climate that makes learning fun

We ensure that your building always has the optimal conditions. Depending on your requirements, we use panel radiators, tube radiators or underfloor heating to provide a safe and even heat supply. In addition to the air temperature, the air quality is the most important factor in ensuring a pleasant room climate: a well-designed ventilation concept creates a healthy environment, promoting physical and mental performance, and can also help reduce the spread of viruses.



In large, open spaces, underfloor heating provides an even heat supply.





#### Natural ventilation

Natural ventilation is provided by opening the windows during A mechanical ventilation system maintains optimum lessons. This type of ventilation must consider the prevailing air quality and significantly increases comfort without the need site conditions, such as ambient air quality and environmental for disruptive ventilation breaks. In addition to hygienic benenoise, and define fixed ventilation intervals. fits, such as constant air filtration and a fresh air supply, a mechanical ventilation system also provides energy benefits: while natural ventilation means that heat is lost with the waste air, the central mechanical ventilation system's heat recovery ensures a significant reduction in heat loss. To achieve passive house standards a heat recovery system is required which is generally implemented within a central mechanical ventilation system.



#### Combination

It's all in the mix! With a combination of natural and mechanical ventilation the rooms can be ventilated via the windows during temperate periods and via the mechanical system to reduce heat loss during the winter months. The system can be switched off during the summer months to save energy when heating is not required. The benefits of both systems can be combined perfectly.

#### Central mechanical ventilation

# Long-term

## Always at your side

Your school building is ready to go, it's time to go live. We are at your side and continue to offer everything from a single source: commissioning, facilities management and consulting. And should your needs change over time, GOLDBECK also offers services to design and implement building extensions or conversion and refurbishment works.

H.



# Support and operation

The many operational requirements placed on your school were already considered in the early design phase, the building services and automation were designed accordingly. Through construction, handover and operation our Facility Services commission your property and optimize your building's performance during ongoing operation. Applying in-house expertise and targeted support from specialist consultants, our comprehensive service ensures that buildings and their external areas are always up to date.

You have a dedicated contact person who manages all issues for you. Additionally, issues can be raised at any time via our 24/7 client support service. Your needs change? We can provide turnkey services for the conversion or refurbishment works to the building fabric and services.

## Unsere Stärken





Extensive technical expertise Many services provided in-house

Smart services



Quick response times

## Refurbishment

Over time, the demands placed on buildings by their users change, new functional or spatial requirements, quality expectations or opportunities presented by new technology can render a building outdated or less fit for purpose.

GOLDBECK offers fixed price services from design & construction through to operation for large- or small-scale conversion and refurbishment works. A dedicated contact person in your region will deal with all your concerns. Our experts review the potential of your existing building and prepare design proposals based on your project requirements and goals. A digital survey is an ideal basis for the early definition of the project scope as well as the ongoing design and construction activities of sustainable refurbishment projects.

We support decisions about the energy efficiency of your future building by the comparison of various project-specific options including: The thermal characteristics of the building envelope, replacement heating plant and distribution systems to reduce energy consumption and increase comfort. Energy monitoring and management support the efficient building operation.







Protestant University of Applied Sciences, Freiburg Client: Protestant High Church Council

GOLDBECK carried out a shell and core refurbishment of the old building at the Protestant University of Applied Sciences Freiburg, as well as building a new extension. As part of these works, the building's thermal insulation was modernised, the building services renewed and a new, modern facade installed. The project achieved the DGNB (German Sustainable Building Council) Gold certification.





Georg-Christoph Lichtenberg grammar school, Leipzig Client: City of Leipzig

In Leipzig, GOLDBECK refurbished and extended the Georg-Christoph Lichtenberg grammar school to include a new assembly hall and canteen. All building services were renewed, and barrier-free access was established throughout the building.



# Public-private partnerships

If the requirements of a public client go beyond just design and construction services, GOLDBECK Public Partner GmbH (GPP) can offer an entire life cycle package within the framework of a public-private partnership. More than a formal contractual relationship between the client and contractor, the focus here is on the long-term collaboration between the public and the private sector – from the design and construction phase to operating and maintaining the building for many years.

GPP can also offer viable financing models to suit the specific requirements of public clients. The advantages are clear. By pooling our expertise and conducting a life cycle assessment, we can design your property to best meet your needs, while also ensuring optimum sustainability in construction and long-term operation. You award the contract, and we take care of the rest!



# References

#### All eyes on the future

GOLDBECK school buildings offer numerous design and equipment options since with us, everything that you can see is customised, while only that which you can't see is standardised. In this way, we build individuality with a system: feel-good places that promote modern learning and teaching concepts, that you, as the client, can implement quickly and cost-effectively. Discover the harmony between creative design freedom and our intelligent system solutions.

We would be happy to show you a selection of our current projects.





# A new-build that inspires: Maria Sybilla Merian comprehensive school





Maria Sibylla Merian comprehensive school, Kohlscheid Client: Town of Herzogenrath

Dohle+Lohse Architekten, Braunschweig 52134 Herzogenrath-Kohlscheid 4,555 m²

<sup>&</sup>quot;I think this building is one that really sticks in your mind," enthuses Barbara Onkels from the school's management board. She is referring to the new extension at the Maria Sybilla Merian comprehensive school in Herzogenrath-Kohlscheid. Here, GOLDBECK completed a four-storey building with 45 classrooms and preparation rooms including toilet facilities and a new caretaker's flat within twelve months. Demolition material from the old caretaker's flat was recycled and reused for soil compaction. The architectural design was produced by Dohle+Lohse Architekten, based in Braunschweig.







Before

# Just like new – Seilersee comprehensive school

Where learning is fun again! In 20 months, the Seilersee comprehensive school was rebuilt, extended, and renovated. A single storey building with a spacious roof terrace, a four- storey teaching block and a 2,600 m<sup>2</sup> triple-court sports hall have been newly built, and two historic barracks from 1936 have been converted. Demolition material was recycled and reused for soil compaction. A brick facade ensures the visual integration of the new buildings into the historic context. The accommodation includes a canteen, kitchen, an auditorium with stage equipment and lifts to ensure accessibility to all floors. The existing external areas were also refurbished and partly repurposed with a new playground parking areas (including EV- charging facilities) were created. This has resulted in an open, modern school complex that is once again suitable for contemporary learning.

Seilersee comprehensive school, Iserlohn Client: Municipal Real Estate Management

PASD Architects, Hagen 58636 Iserlohn 20,200 m²

#### Working together for success

Creative ideas in your mind, proven solutions at your fingertips and a strong partner by your side – start your school project together with us.

# GOLDBECK – the company

## **GOLDBECK** – building excellence

GOLDBECK builds future-oriented real estate across Europe. We view buildings as products that we bring to life for our clients, as a one-stop turnkey provider - from the design and construction phases to the facilities management services during operation. According to our motto - building excellence - we realize buildings fast, reliably, and cost-effectively, without sacrificing custom functionality. Extensive design expertise, industrially manufactured system components and leading technologies are keys to the success of our element-based construction with a system. Humanity, responsibility, and a passion for performance are the defining values of our family business. We embrace these values in our dealings with clients, business partners and employees. Entrepreneurial and service oriented GOLDBECKers based in our regional offices, enjoy good relations with local clients and supply chain partners. Our experience from over 10,000 projects, coupled with our innovative strength and commitment to driving digitalisation, ensures that our products perform optimally while in service - their future viability included.



#### A competent on-site partner – always by your side

