

Taconova Reference Property | Osterwalder Tower, Switzerland

NEW LANDMARK ON ZÜRICH'S NORTHERN SIDE

The newly constructed Osterwalder Tower combines an office wing and a 50 m high residential tower on a site area of some 4,000 m². The tower houses 51 apartments, while the neighboring wing accommodates modern office and commercial space of 2,800 m² over four stories.



Initial situation

The intention was to replace the existing office premises of Osterwalder Zürich AG as well as an Avia filling station with a modern residential and working environment and to concentrate the subsidiaries and parent company in one location in future.

Cutting-edge technology was to be used for on-demand and hygienic hot water supply, both for the office wing and the residential tower, in the same way as for the full range of building services.

Solution

A large storage capacity or high continuous flow output is needed for a building of this scale in order to provide the required quantities of prepared domestic hot water for the number of apartments. Fresh hot water stations were planned to supply the necessary hot water output for the luxuriously appointed apartments with modern sanitary engineering and for the offices. These stations handle the preparation of domestic hot water in accordance with the continuous flow principle. The water is only heated to the desired temperature at the time of dispensing, with no need to store heated drinking water. This minimizes the risk of Legionella bacteria as well as lime residues in the drinking water. The required heat energy is provided by hot water storage tanks.



Implementation

The hot water was supplied separately for the two areas, office and residential. Four fresh hot water stations of the type TacoTherm Fresh Exa supply the necessary continuous hot water output in the Osterwalder Tower. The stations operate with two different primary circuit pumps in order to ensure the right outlet temperature even in case of small dispensing volumes. The two high-efficiency pumps with different delivery capacities form an internal cascade so that high temperature precision is guaranteed over the entire dispensing volume range from 1 to 125 l/min.

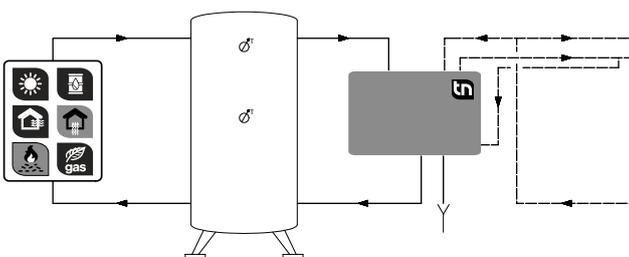
Preparation of domestic hot water for the offices is handled by a fresh hot water station of the type TacoTherm Fresh Tera, which can be used for centralized preparation of domestic hot water in multiple dwelling units with up to 25 residential units with a nominal dispensing rate of 32 l/min.

The heat energy for preparing the domestic hot water is stored in two hot water storage tanks. This heat energy is generated by a geothermal heat pump system and additionally by a pellet boiler in case of peak load.

Use

The different Osterwalder Holding companies occupy around 80 percent of the office space with 100 workplaces. The new building takes advantage of the opportunity to concentrate the holding's companies, one of which is Taconova Group AG, in one location. The 51 apartments are all rented and purchased.

System / basic diagram



Exceptions

Taconova played a significant role in the construction of the Osterwalder Tower as the manufacturer and supplier of intelligent building technology solutions. TacoTherm Fresh fresh hot water stations from Taconova's system technology range are used in addition to TacoSetters for hydronic balancing and TacoSys heating manifolds.

The Osterwalder Tower represents a new and modern landmark on Zurich's northern side. The filling station and shop with small rest area up-values Zurich's Oerlikon quarter with its many parks.

The new ultra-modern working environment in the Osterwalder Tower is not only a pleasant place to work for the Taconova Group AG team, rather it also allows internal processes to be optimized – from product development through to customer service for specialist planners and installation companies. Taconova is consolidating its core areas of expertise of hydronic balancing, distribution technology, system technology and valves and accessories to an even greater extent at the new location in Zurich. In so doing, it will continue in the solid company tradition that has endured for more than 50 years, a tradition that is synonymous with continuous simplification and development of new innovative solutions in the area of building services – from individual product through to system solution.

Two films are available on taconova.com to mark the opening of the Osterwalder Tower.

Summary / testimonial

Ralph Seewald, CEO of Taconova Group AG, positively sums up the relocation of Taconova Group AG: «The offices are open, bright and communicative. Better ideas can therefore emerge quickly and we can be innovative. I personally benefit a lot more from the open office design and am closer to my co-workers.»

And Ralph Seewald is also convinced by the room design: «Everyone comes together in the communication zones. This provides great scope for discussions across departments and also across company boundaries.»

Facts & Figures

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| Constructor (Owner): | Osterwalder Immobilien AG |
| Buildings: | 4700 m ² total residential space and 2800 m ² commercial space as well as AVIA filling station with shop |
| Participants: | 15 planning offices / specialist planners and approx. 60 installation companies |
| Products: | TacoSys underfloor heating manifold, TacoSetter Bypass, TacoTherm Fresh Exa and TacoTherm Fresh Tera fresh hot water stations |

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