

WE ARE THE  
GENERALKONSULENT



VASKO+PARTNER  
THE GENERALKONSULENT

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Publisher:  
Vasko+Partner Ingenieure ZT GesmbH

Editor:  
Gisela Gary

Photographs, visualisations:  
ecoplus, Franz Ertl/V+P, Jabornegg & Pálffy\_AXIS, Bruno  
Klomfar, Mario Pernkopf, Austrian Parliament, Pixabay,  
Ponnie Images, Porr Beteiligungen und Management GmbH,  
PSLA Architekten, Markus Schieder, Arnold Vielgut/V+P,  
ZOOM visual project gmbh

Graphic design:  
Michaela Lehmann, Jana Stanic

Print:  
Bösmüller Print Management

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THE GENERALKONSULENT



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## SEVEN DIRECTORS – ONE RESPONSIBILITY

Oliver Gusella, Manuel Hajek, Christian Marintschnig, Günther Sammer, Carl Thümecke, Arnold Vielgut and Thomas Wetzstein are the managing directors and partners of Vasko+Partner. The company unites a variety of different disciplines and thus a large multi-disciplinary team of consultants who manage construction projects throughout all planning, design and construction stages under the umbrella brand of Generalkonsulent, pursuing

a holistic approach in all of their projects which takes the whole project into account – from design development to construction completion and far beyond – and focuses on its costs, cost-effectiveness and life cycle. This kind of project organisation holds a number of significant advantages for the client: all planning and design as well as monitoring and financial control services are delivered by a single company.



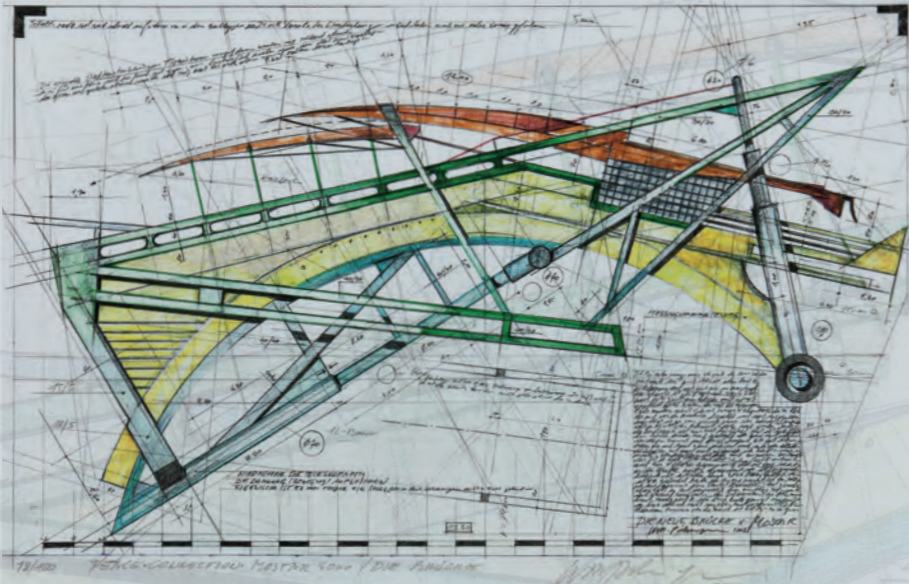
Execution planning with vision



Productive teamwork



Proactive cost management

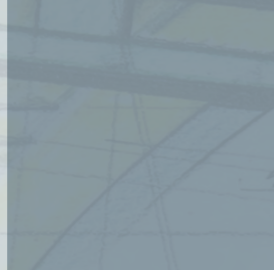


Structural engineering with appreciation of the design

# THE GENERALKONSULENT: THE ENGINEER AS AN ADVOCATE OF THE CLIENT'S INTERESTS

Key factor communication

Key factor communication



## THE BRIDGE OF MOSTAR

A sketch by architect-cum-painter Michael Pühringer – regarded as a symbol of the interweaving of architecture and structural art as well as of the interdisciplinarity which Vasko+Partner always advocates in its Generalkonsulent approach.

The whole is greater than the sum of its parts. And in the machinery of large construction projects, even the smallest cogs make important contributions to the success of the works. With this in mind, the Generalkonsulent uses the expertise of all of its various disciplines to pursue a holistic management approach. It acts as clients'

main contact and advocate of their interests; architects' helpful counterpart in realising ambitious designs; contractors' reliable and efficient partner.

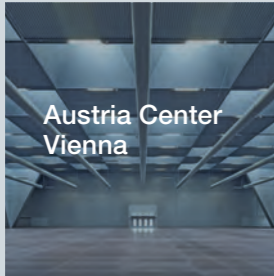
INTELLIGENT MANAGEMENT PRODUCES WIN-WIN RESULTS FOR ALL STAKEHOLDERS.

Guided by engineering standards

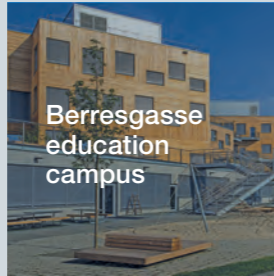
# WIDE RANGE OF SERVICES



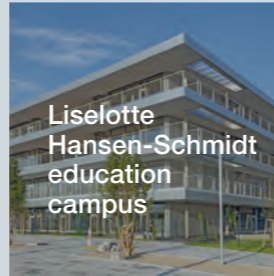
Adele residential development



Austria Center Vienna



Berresgasse education campus



Liselotte Hansen-Schmidt education campus



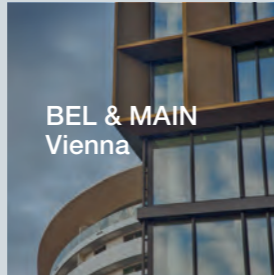
University of Vienna Biology Building



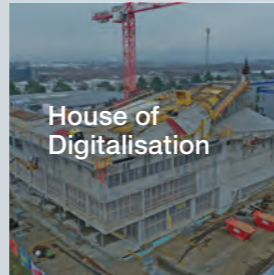
Campus WU



Complete refurbishment of Austrian Parliament Building



BEL & MAIN Vienna



House of Digitalisation



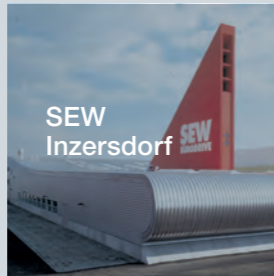
ÖBB Praterstern



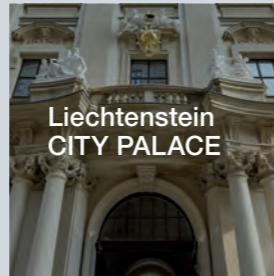
ORF



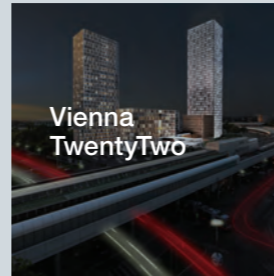
RHW.2



SEW Inzersdorf



Liechtenstein CITY PALACE



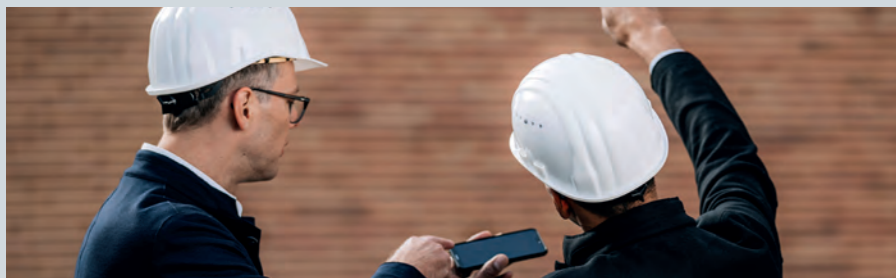
Vienna TwentyTwo

# INTERDISCIPLINARITY AND TEAMWORK

- Full construction project design
- Project management
- Cost management
- Structural engineering
- Building services engineering
- Building physics
- Execution planning
- Construction site supervision
- Fire safety
- Other specialist disciplines

Vasko+Partner's competencies range from full construction project design to project and cost management, from building services engineering to fire safety. Its interdisciplinary approach is special and unique, with constructive cooperation with architects and other specialist designers at its

core. The wide variety of reference projects proves the team's know-how and scope of services in any construction project: from public buildings to residential developments, and likewise in special projects such as sports, cultural, health and educational facilities.



**FULL CONSTRUCTION PROJECT DESIGN**

- Project management
- Cost management
- Structural engineering
- Building services engineering
- Building physics
- Execution planning
- Construction site supervision
- Fire safety
- BIM – Building Information Modelling Management

**PROJECT MANAGEMENT**

- Project management
- Project control
- Project monitoring
- Cost management
- Competition management
- Mediation

**COST MANAGEMENT**

- Cost planning
- Cost determination
- Cost monitoring
- Budgeting
- Construction accounting

**STRUCTURAL ENGINEERING**

- Reinforced concrete structures
- Steel structures
- Timber structures
- Delicate roof structures
- Structural art
- Reviews of structural analyses

**BUILDING SERVICES ENGINEERING**

- Building services design
- Electrical engineering design
- Instrumentation and control systems
- Simulations
- Energy concepts and optimisation schemes
- Building certifications
- Media technology

**EXECUTION PLANNING**

- Working drawings for structural (shell and core) and finishes / fit-out stages
- Resolving details
- Facade design
- Coordination with authorities
- Tendering
- Technical and commercial supervision

**CONSTRUCTION SITE SUPERVISION**

- Construction supervision
- Time and schedule management
- Construction / facade / building services
- Site (health and safety) coordination
- Test engineer

**BUILDING PHYSICS**

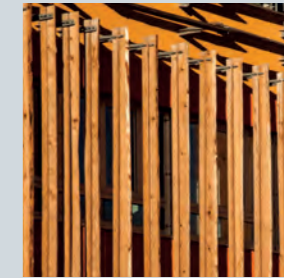
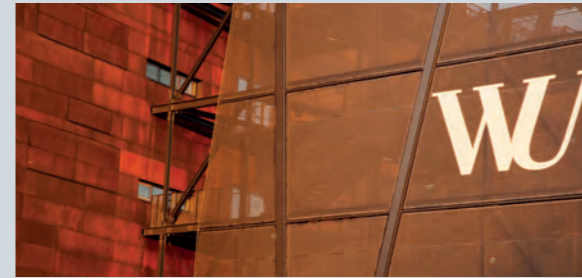
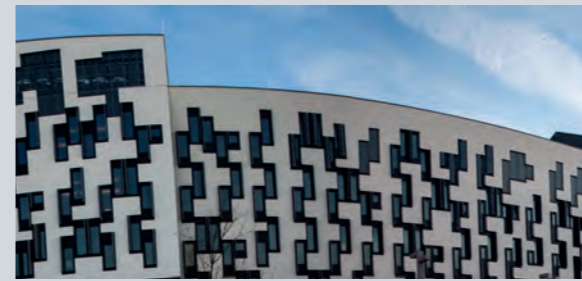
- Thermal and sound insulation
- Acoustics
- Damp remediation
- Removal of hazardous materials
- Measurements
- Energy performance certificates
- Dynamic building, simulations
- Building certifications

**FIRE SAFETY**

- Fire engineering consultancy
- Surveys and assessments
- Fire safety plans
- Fire escape plans
- Simulations

**PUBLIC-PRIVATE PARTNERSHIPS**

- Project development, consultancy and control
- Financing models
- Life-cycle considerations
- Real estate due diligence



## CAMPUS WU

In this project, Vasko+Partner underlined its competence as a multi-disciplinary consultancy team: in a joint venture with BUSarchitektur, Vasko+Partner provided full construction project design services for the new Campus WU.

Six buildings designed by various different architects. 90 lecture halls, seminar rooms, study zones and project rooms for 25,000 students and 1,500 workspaces. At the time of its erection, the WU campus was Europe's largest educational building project.

The campus combines outstanding architecture with holistic ecological sustainability – for which it has been awarded ÖGNI (Austrian Sustainable Building Council) certification.

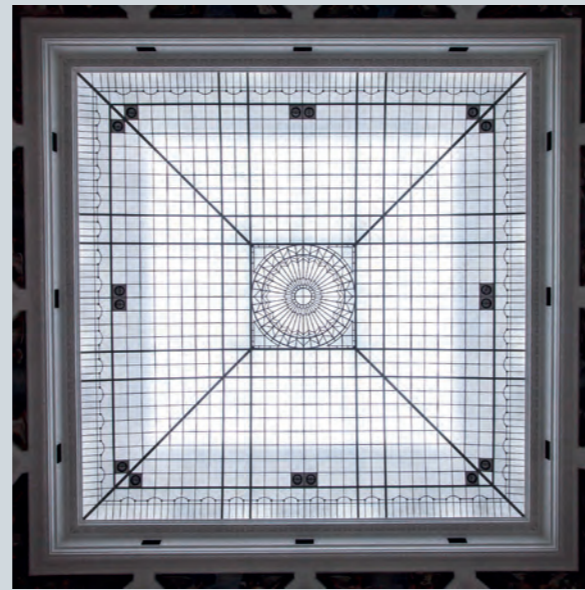
Performance period: 2008 – 2013

Client: Projektgesellschaft WU Wien Neu GmbH

Architects: BUSarchitektur/Vienna, Zaha Hadid Architects/Hamburg, Atelier Hitoshi Abe/Sendai, CRABstudio/London, no.MAD Arquitectos/Madrid, Estudio Carme Pinós/Barcelona

Gross floor area: 100,000 m<sup>2</sup>

Building type: university campus



## WELTMUSEUM WIEN



Vasko+Partner provided substantial support to the joint venture of Hoskins Architects and Ralph Appelbaum in lighting and media engineering design, liaising with authorities, electrical and building services engineering design as well as tendering and construction site supervision.

The Weltmuseum Wien was renovated and completely redesigned. Its collection comprises over 250,000 ethnographic objects, 140,000 historical photographs and 146,000 books. Vasko+Partner was faced with the balancing act between the museum's listed building status and modern building

services equipment – or rather the requirement of virtually invisible implementation of the latter. The biggest challenge for the team was to coordinate more than 20 different trades, always with an eye to a well-ordered, targeted construction process and adhering to the ambitious time frame.

Performance period: 2013 – 2017

Client: Weltmuseum Wien

Architects: Hoskins Architects Glasgow/Berlin, Ralph Appelbaum Associates

New York/Berlin

Total area: 7,500 m<sup>2</sup>, permanent exhibition: 2,500 m<sup>2</sup>

Building type: museum



## COMPLETE REFURBISHMENT OF THE AUSTRIAN PARLIAMENT BUILDING

Vasko+Partner is in charge of project control of the complete refurbishment of the Parliament Building.

In January 2014, the urgently required decision was taken to have the Parliament Building undergo sustainable refurbishment. The basis for the pertinent works was prepared by the project team of the Parliamentary Administration in close collaboration with Vasko+Partner. Following a Europe-wide two-stage negotiated tender procedure, the

bidding consortium of Jabornegg & Pálffy\_AXIS was contracted for full design team services. The refurbishment is due to be completed in 2022. It is aimed at achieving the klimaaktiv (Austrian climate protection initiative) GOLD and ÖGNB (Austrian Sustainable Building Council) Gold awards for the future Parliament Building.

Performance period: 2014 – 2022

Client: Republic of Austria / Austrian Parliament

User: Austrian Parliament

Full design team services: Jabornegg & Pálffy\_AXIS

Project control: Vasko+Partner

Implementation: ParlamentsgebäudesanierungsgesellschaftmbH





## ARON MENCZER EDUCATION CAMPUS

In the Aron Menczer education campus project, Vasko+Partner was in charge of PPP consultancy and management.

The education campus, which is located in the new urban development area Aspanggründe-Eurogate in Vienna's third district, was inaugurated at the beginning of the school year 2021-22. It provides pre-school and school education including a wide variety of open spaces for some 1,350 children. The building was designed by architect Martin Kohlbauer. Vasko+Partner was

in charge of PPP consultancy and management. The client, Vienna Municipal Department MA 34 (Building and Facility Management), acted on behalf of Municipal Departments 56 (Schools), 10 (Kindergartens) and 13 (Education and Youth), while HYPO NOE Leasing GmbH and STRABAG Real Estate GmbH are the private partners in this project.

Performance period: 2019 – 2021

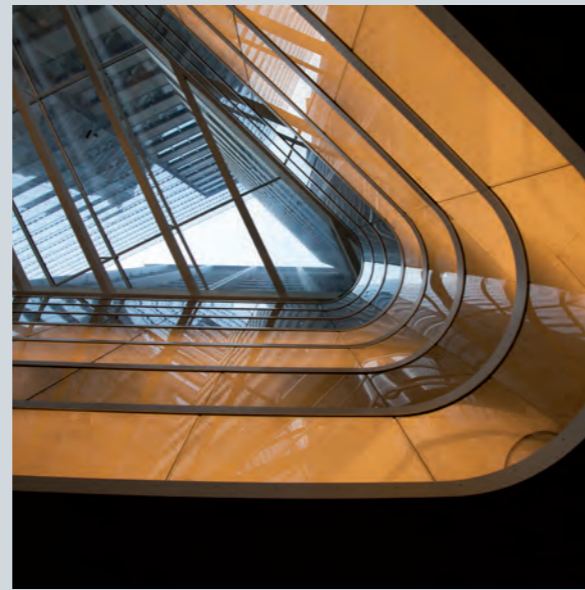
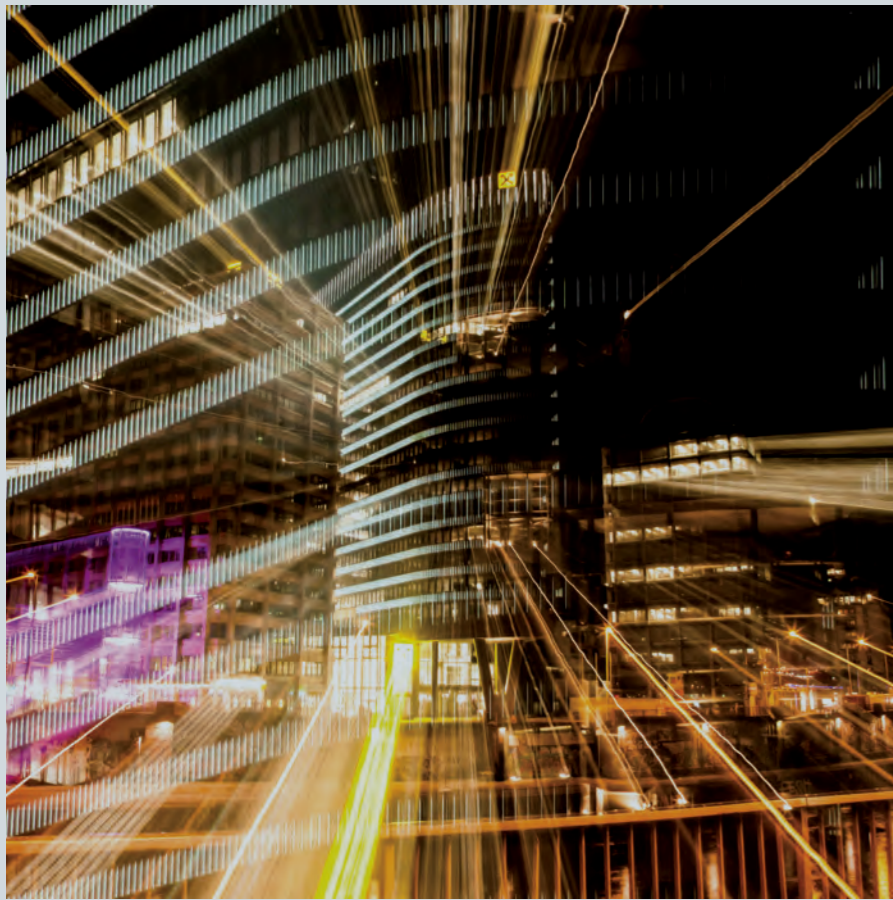
Client / user: MA 34 on behalf of MA 56, MA 10, MA 13

PPP consultants / managers: Vasko+Partner

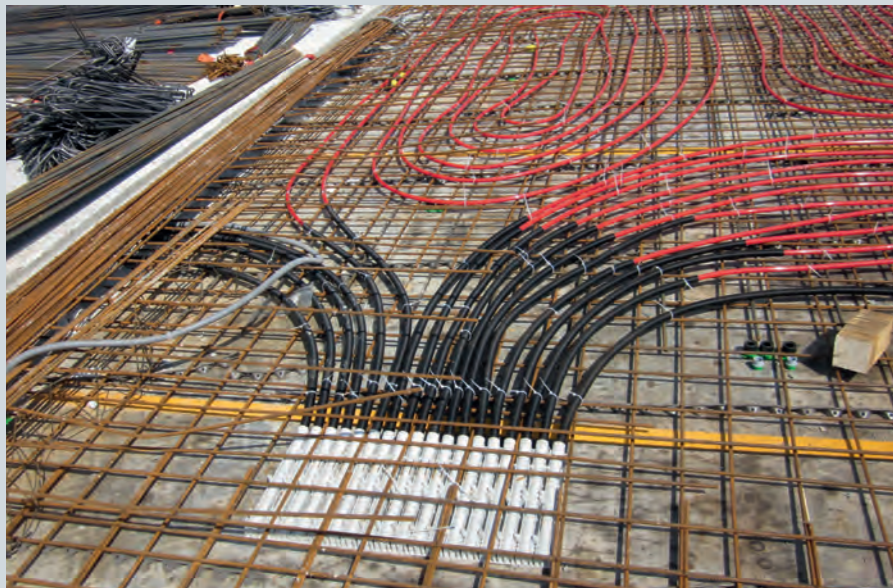
Architect / full design team: Architekt Martin Kohlbauer ZT GmbH

Private partners: HYPO NOE Leasing GmbH, STRABAG Real Estate GmbH





## RHW.2



Vasko+Partner provided full design team services for the RHW.2, the world's first high-rise office building to Passivhaus standard.

The RHW.2, which is almost 80 metres high and situated on a tributary of the Danube River close to Vienna's city centre, is the world's first high-rise office building to Passivhaus standard and as such regarded as an international showpiece of climate protection. In cooperation with the architectural

firms Hayde and Maurer, who also provided the design for the high-rise, Vasko+Partner prepared the basic ecological concept underlying the development of this office tower: minimisation of its energy consumption and optimal usage of the resources found on site.

Performance period: 2009 – 2012

Client: Raiffeisenhaus Wien GesbR

Full design team: Vasko+Partner

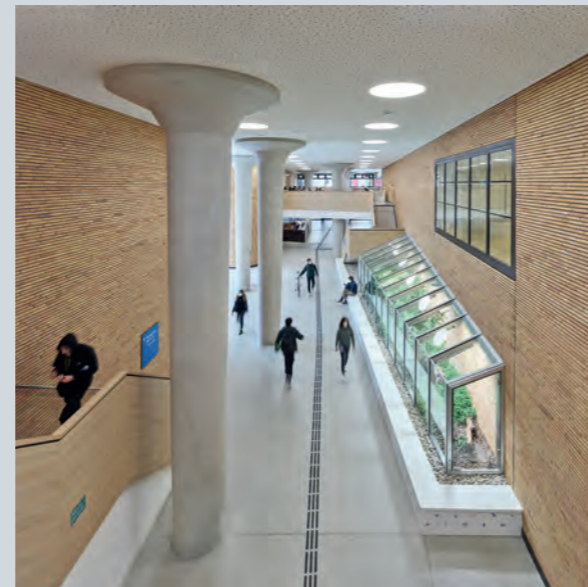
Architects: Atelier Hayde Architekten, Architektur Maurer

Usable area: approx. 24,000 m<sup>2</sup>

Building type: office building



## UNIVERSITY OF VIENNA BIOLOGY BUILDING



The consortium was faced with a number of challenges, including very complex engineering and liaising with the various different authorities: from the Labour Inspectorate to the Veterinary Office and Animal Protection.

Architects Marcel Backhaus and Karsten Liebner were awarded the contract for the new development in an international architectural competition and subsequently formed a consortium with Vasko+Partner to take on the realisation of their design. The entire planning process was carried out

using BIM. With its clinker brick facade cladding the reinforced concrete structure, the Biology Building, which was inaugurated in autumn 2021, blends in well with the growing neighbourhood of St. Marx in Vienna's third district. It is one of Europe's most comprehensive life science clusters.

Performance period: 2017 – 2021

Client: BIG Bundesimmobiliengesellschaft m.b.H.

Full design team: ARGE Biologiezentrum – consortium of Marcel Backhaus, Karsten Liebner and Vasko+Partner

Usable area: 20,000 m<sup>2</sup>

Building type: university / research

# WE ARE THE GENERALKONSULENT

TIMELINE

1994



Vasko+Partner ZT GmbH is founded, with Wolfgang Vasko and Wolfgang Poppe as managing directors.

2004



Vasko+Partner establishes the term Generalkonsulent: a holistic concept which allows for projects to be executed in one go from design to completion in close interchange with architects.

2016



With the RHW.2 Raiffeisenhaus extension, Vasko+Partner sets the bar high for follow-up projects: it is the world's first high-rise office building to Passivhaus standard.

2022

Expansion of the team of managing directors and partners: Oliver Gusella, Manuel Hajek, Carl Thümecke, Günther Sammer, Christian Marintschnig, Arnold Vielgut and Thomas Wetzstein

1985



Structural engineering know-how for the Vienna State Opera: Vasko+Partner is in charge of the stage boxes at the Opera Ball.

2000



Vasko+Partner strengthens its competency by introducing building services engineering as a discipline into the company.

2021



45 years of Vasko+Partner – one-stop multi-disciplinary consultancy

1976



Wolfgang Vasko founds his firm of chartered construction engineering consultants.

1996



Vasko+Partner establishes project management as a separate discipline.

2013



Expansion of the management team: Christian Marintschnig, Günther Sammer, Wolfgang Poppe, Arnold Vielgut and Thomas Wetzstein

