Kesselhaus Commercial West

Building Overview

Planning and construction of the building follow the guidelines of the 2000-Watt Society
www.local-energy.swiss
The additional requirements for primary energy demand and greenhouse gas emissions during construction and operation are met. Increased soundproofing requirements according to SIA 181 are aimed for all building components. Standard soundproofing requirements are guaranteed.
The Kesselhaus is a listed historical monument of regional significance and is protected under cantonal heritage regulations. The protection scope includes the location, exterior appearance, and load-bearing structure. The heritage conservation authority must be consulted for approval of tenant fit-out modifications.

Construction

Entire building in solid construction, non-load-bearing interior walls in masonry/gypsum stud walls.
Existing and new ceilings in reinforced concrete, staircase in cast-in-place concrete, tower in steel construction with composite Holorib floors.

Flat Roof/Terrace

Flat roofs built according to SIA standards. Non-walkable flat roofs with extensive green roofing and photovoltaic system. Lightning protection system installed.
Terrace floors on 4th and 6th floors with concrete slabs. Railings in round steel tubes and wire mesh, hot-dip galvanized.
4th-floor terrace with concrete staircase access.

Facade

Existing structure in concrete skeleton construction with cement stone infill (cleaned, re-profiled, and retouched).
Prefabricated steel structure installed for sunshade mounting.

Windows

Loggia area (outer layer): Historic windows to be removed, restored, and reglazed.
All other windows: New hot-dip galvanized steel windows in historic style, with triple insulating glazing (clear white glass, partially cathedral glass). Spacer bars and intermediate mullions: Black. Sound insulation: Rw+Ctr>25 dB (measured on site), partially operable window wings

Sun Protection (Shading)

External vertical awnings with acrylic awning fabric, ZIP-guided, motorized, mounted on the prefabricated steel structure. In loggia areas, the shading is interior, divided horizontally into two sections. Control by tenant, override by central building automation system (wind, sun, frost, etc.); No blackout function

Exterior Doors

Main staircase entrance: Reconstructed historical door, double-leaf steel door, powder-coated with cathedral glass insert and mullions, push handles on both sides.
Terrace doors (4th and 6th floors): Hot-dip galvanized steel frame door, possibly with porthole window.

Intercom/Mailbox

Mailbox system in the entrance vestibule, standard size, with integrated video intercom system connected to a tenant-managed cloud solution (no fixed stations). Additional intercom system at the main entrance per floor.

Locking System

Electronic access control system included in the base building setup; alternative access system possible by the tenant.

Signage/Facade Labeling

Common areas (entrance, staircase, lift) according to the signage concept (in progress).
Facade: According to the signage concept (in progress) and subject to regulatory approval; Tenant-specific adaptations as part of the tenant fit-out.

Staircase

Outside the insulation perimeter.
Stair flights and landings in exposed concrete, floor in polished hard concrete.
Walls and ceiling: Existing structure (cleaned, re-profiled, retouched).

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www.papieri-cham.ch

Stair railing: Painted metal (reddish-brown) with wire mesh, handrail in black.
Windows: Historic windows to be removed, restored, and reglazed with cathedral glass.
Lighting: Design tube lights mounted on ceiling and walls, emergency exit signage.

Lift Systems
Passenger Lift East (Basement to 6th floor) with cabin dimensions 120/200/230 cm (doors 90/210 cm), 1050 kg, 1.6 m/s, with high-quality interior finish (walls red, ceiling black, mirror, floor polished hard concrete), wheelchair-accessible, with a capacity of 14 people.
Freight Lift: connects delivery area on the ground floor with the basement; access to rental space via underground corridor to Passenger Lift East. Cabin dimensions 130/240/210 cm, 1600 kg, 1 m/s.
Walls, ceiling and cabin doors in galvanized steel, protective bumpers in two rows of wood, floor in checker plate.
Shaft doors: 130/210 cm, primed; lighting color: 2700 Kelvin.

Sanitary Facilities
Fully equipped wheelchair-accessible WC on the ground floor and gender-separated showers in the basement for shared use.
Fully equipped gender-separated WCs on each floor;
Floor polished and sealed hard concrete, walls glazed tiles (10×10 cm)/plastered/painted wood composite material

Surroundings
Shared use of the Papieri-Areal outdoor areas with paved surfaces, green spaces, plantings, underground waste container systems, children's playgrounds, etc.

Underground Parking
Parking spaces in Underground Garages A/B, directly connected to the building.
Visitor parking available above ground on the Papieri-Areal or in the publicly accessible section of the underground garage (pooling system).

Bicycle Parking
Bicycle racks along the facade, partially covered by canopies, with additional spaces available in the surrounding area.

Rental space

Interior Doors
Commercial entrance doors to the staircase: Steel frame door with glazed insert and mullions, external push handle, hot-dip galvanized, partially double-leaf.
Doors in office glazing: Steel frame door, powder-coated EI30.
Tower: Steel frame door, sheet metal-clad, powder-coated green, with porthole window.
Connecting door East 1st floor: Inner door designed as double double-leaf door; the loggia connecting door serves as an emergency exit for the adjacent commercial space and is alarm-monitored.
Loggia: Double-leaf steel frame door with glazed insert, side steel frame door, hot-dip galvanized, possibly with porthole window.

Metalwork
Gallery railings: Round steel tubes and wire mesh, hot-dip galvanized.

Electrical Installations
Offices: Electrical supply up to tenant sub-distribution with main switch and surge protection; recess in the screed floor in the window area of individual offices with empty conduit for potential tenant-installed floor ducting (expansion of sub-distribution and distribution within the rental area by the tenant); metering at the main distribution (ANB measurement).
Fiber optic connection from BEP to OTO socket.
Emergency exit signage in rental areas is the responsibility of the tenant.
All commercial rental units equipped with KNX for shade control and intercom; video intercom via app (indoor intercom station can be installed in the tenant fit-out); lighting control and temperature control (heating/cooling) can be integrated in the tenant fit-out.
Tower: Empty conduits routed to the tower with preparation for a floor socket in the center of the room (except for the 1st floor, which has a glass floor).
Atrium and galleries: Basic electrical infrastructure, including fixtures, emergency exit signage, atrium lighting with hanging spotlights, gallery lighting with tube lights.

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Heating and Cooling

Heat and cooling generation within the site-wide energy system (100% CO_2-neutral).
Underfloor heating with free cooling (exceptions: Tower 1st floor, Office South 4th floor).
Spiral radiators installed along the facade in Atrium, Office South (3rd and 4th floors), and Office West/North (5th floor).
Cooling supply lines extend to the outer shaft edge (distribution within the rental space by the tenant).
Cooling consumption metered, while heat consumption is billed at a flat rate based on heated floor area (m²).
Temperature control via room thermostat.

Ventilation Systems/Climate Control

Ventilation system with heat recovery, filtration, changeover, and optional humidification (tenant fit-out).
Supply air in summer: Cooled to 21°C (room temperature may be higher, at an outdoor temperature of 30°C, max. 26°C room temperature). Supply air in winter: Heated to 21°C. Additional recirculating air coolers can be installed as part of the tenant fit-out. Atrium ventilation via manual window openings only. Offices connected to ventilation lines including distribution ducts and fire dampers; distribution within the rental space by the tenant. Demand-based hygiene ventilation with an average air exchange rate of 2 across the entire building.

Fire Protection and Smoke Extraction (RWA)

The atrium is classified as Atrium Type B according to VKF regulations. Due to emergency evacuation through the atrium, a smoke and heat extraction system (RWA) is required and has been verified through a performance certificate. Supply air via chutes on the 1st floor, exhaust air via fans in skylights on the 5th floor. Additional air supply over doors on the 2nd and 3rd floors. Fire protection curtains installed on the 2nd to 5th floors, activating upon fire alarm detection to prevent smoke from entering the walkways. Maximum occupancy of the atrium: 50 people.
Furniture placement in the atrium is restricted (including material requirements and overall fire load). The fire protection concept must be adhered to at all times during both the tenant fit-out and building operation.

Sanitary Facilities

Preparations for the installation of a kitchenette.
Rental space is connected to cold and hot water, with a wastewater connection (DN 100) up to the outer shaft edge for tenant-installed sanitary facilities.
Separate meter for cold and hot water.

Acoustics

The following surfaces will be acoustically effective:
Exterior cladding of the Tower (5th floor)
Partially perforated metal cladding inside the Tower
Additional acoustic measures (depending on use) to be implemented as part of the tenant fit-out

Construction Cleaning

The rental unit will be handed over broom-clean for the tenant fit-out.

Disclaimer

This short construction description is based on the current state of planning and outlines only key aspects of the project. Changes remain expressly reserved.