



Company and projects in brief

Table of contents

The company

References (excerpt)

residential construction (new build)

restoration and remediation projects

commercial and industrial projects (new build)



The company

new build residential construction · restoration of residential & office building

HERON was founded in February 2010 by CEO Andreas Grießbach.

In agreement with our clients, we provide full-service in the construction- and project-management. From idea to each milestone of the project – from allocation to final approval. Our key business is to manage all trades related to cost group according DIN 276.

We are specialized in competitive tendering procedures, coordinating a team of your planners but also offering overall project management service. Our clear work structure combined with more than 20 years of experience in construction business and project management enables HERON to react flexible and quick, fulfilling the clients' requirements - on time, effectively completed and in expected quality.

Furthermore, we provide expertise with TDD (technical due diligence) for your project intentions.

Authorized Company Representative (CEO) and owner:

Dipl.-Ing. Andreas Grießbach

1967	born in Berlin
1983-1986	professional training as concrete worker and steel fixer
1991	graduation as a construction engineer at TFH Berlin
1991-2005	construction and project management at Bilfinger Berger AG
2005-2010	construction and project management at GFP Enders Projektmanagement GmbH
since 2010	founder and CEO at HERON Bau- und Projektmanagement GmbH



Services:

prime contractor (all service phases of HOAI)

The entire planning services and the interdisciplinary coordination of all involved are taken over by Heron.

planning and controlling of building technology (heating, sanitary, ventilation, electric)

single services of certain phases of HOAI, especially:

- preparation awarding of contracts (phase 6 of HOAI)
- assistance awarding of contracts (phase 7 of HOAI)
- supervision of construction process (phase 8 of HOAI)
- maintenance of construction object (phase 9 of HOAI)

project management

Observation and control of services, timelines and costs. Coordination, quality management, cost- and progress control – representing our customer we align all planning and execution steps.

TDD - technical due diligence

We assess the technical value of either a single development or a complete portfolio.

We are happy to offer project management and coordination services for:

new building (residential or industrial)

restoration and remediation of residential building up to estates and business premises as well as office buildings

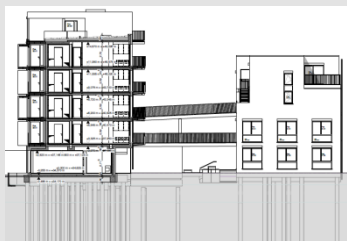
Other and more construction services are available on request. Please feel free to contact us anytime!

References

(excerpt)

New build

residential construction



Wattstr. 2-4
Berlin-Oberschöneweide



Berliner Str. 161/162
Berlin-Wilmersdorf



Villa Am Großen Wannsee 1
Berlin-Wannsee



Spittelmarkt Quartier 5
Berlin-Mitte



Dorotheenstraße 3
Berlin-Mitte



Charitéstraße 10
Berlin-Mitte

**HERON Bau- und
Projektmanagement GmbH**

Andreas Grießbach, CEO

RESIDENTIAL CONSTRUCTION (new build)

**Wattstr. 2-4
in Berlin-Oberschöneeweide**

New construction of residential care home

60 apartment units
2 commercial units

expanse approx. 5,000 sqm
building sum approx. 6.0 Mio €

services phases 6-9, HOAI

Preparation & assistance awarding of contracts,
supervision of construction process and
maintenance of construction object

Accomplishment 2013 - 2016



RESIDENTIAL CONSTRUCTION (new build)

Berliner Str. 161/162 in Berlin-Wilmersdorf

New construction of residential and commercial building

8 apartment units
1 commercial unit

expanse approx. 2,000 sqm
building sum approx. 4.5 Mio €

services phases 6-8, HOAI

Preparation & assistance awarding of contracts,
supervision of construction process

Accomplishment 2015-2017



RESIDENTIAL CONSTRUCTION (new build)

Villa Am Großen Wannsee 1 in Berlin-Wannsee

New construction of residential building

expanse approx. 1,800 sqm
building sum approx. 1.5 Mio €

Project management service phases 1-9, HOAI

Accomplishment 2014-2015



RESIDENTIAL CONSTRUCTION (new build)

Spittelmarkt Quartier 5 in Berlin-Mitte

Turnkey ready construction for residential and commercial use including a deep-level garage

expanse approx. 9,500 sqm
building sum approx. 12.0 Mio €

Project Management for prime contractor responsibilities

Building time 20 months



RESIDENTIAL CONSTRUCTION (new build)

Dorotheenstraße 3 in Berlin-Mitte

New construction of residential and commercial building

expanse approx. 4,800 sqm
building sum approx. 5.0 Mio €

Project Management for prime contractor responsibilities

Building time 15 months



RESIDENTIAL CONSTRUCTION (new build)

Charitéstraße 10 in Berlin-Mitte

New construction of residential and commercial
building

expanse	approx. 2,600 sqm
building sum	approx. 2.8 Mio €

Project Management for prime contractor
responsabilities

Building time 12 months



Restoration and remediation projects

residential buildings · office- and administration buildings



Tegeler Höfe
Berlin-Tegel



Bärenpark
Berlin-Tempelhof



Grüne Stadt – Cluster B + C
in Berlin-Prenzlauer Berg



Christburger Str. 27
Berlin-Prenzlauer Berg



Babelsberger Str. 52
Berlin-Wilmersdorf



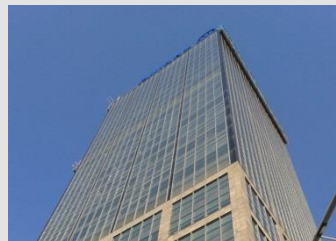
Wühlischstr. 12-13/Gryphiusstr. 9
Berlin-Friedrichshain



AOK Nordost
Berlin-Kreuzberg



KfW Bankengruppe Berlin-
Mitte



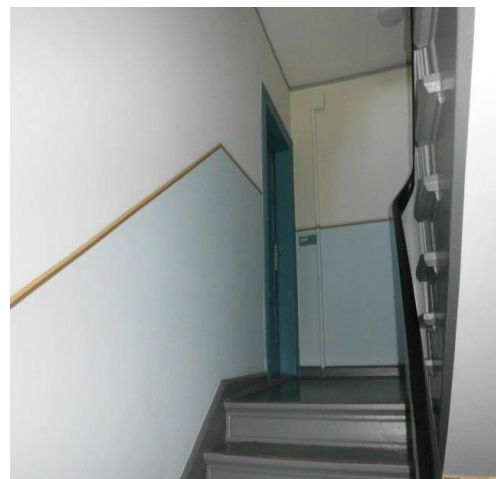
Treptower
Berlin-Treptow

Residential complex

Apartment buildings

Office- and administration
buildings

Building complex Tegeler Hoefe in Berlin-Tegel



RESTORATION / REMEDICATION

Building complex Bärenpark in Berlin-Tempelhof

Restoration and modernization of heritage-protected building complex.

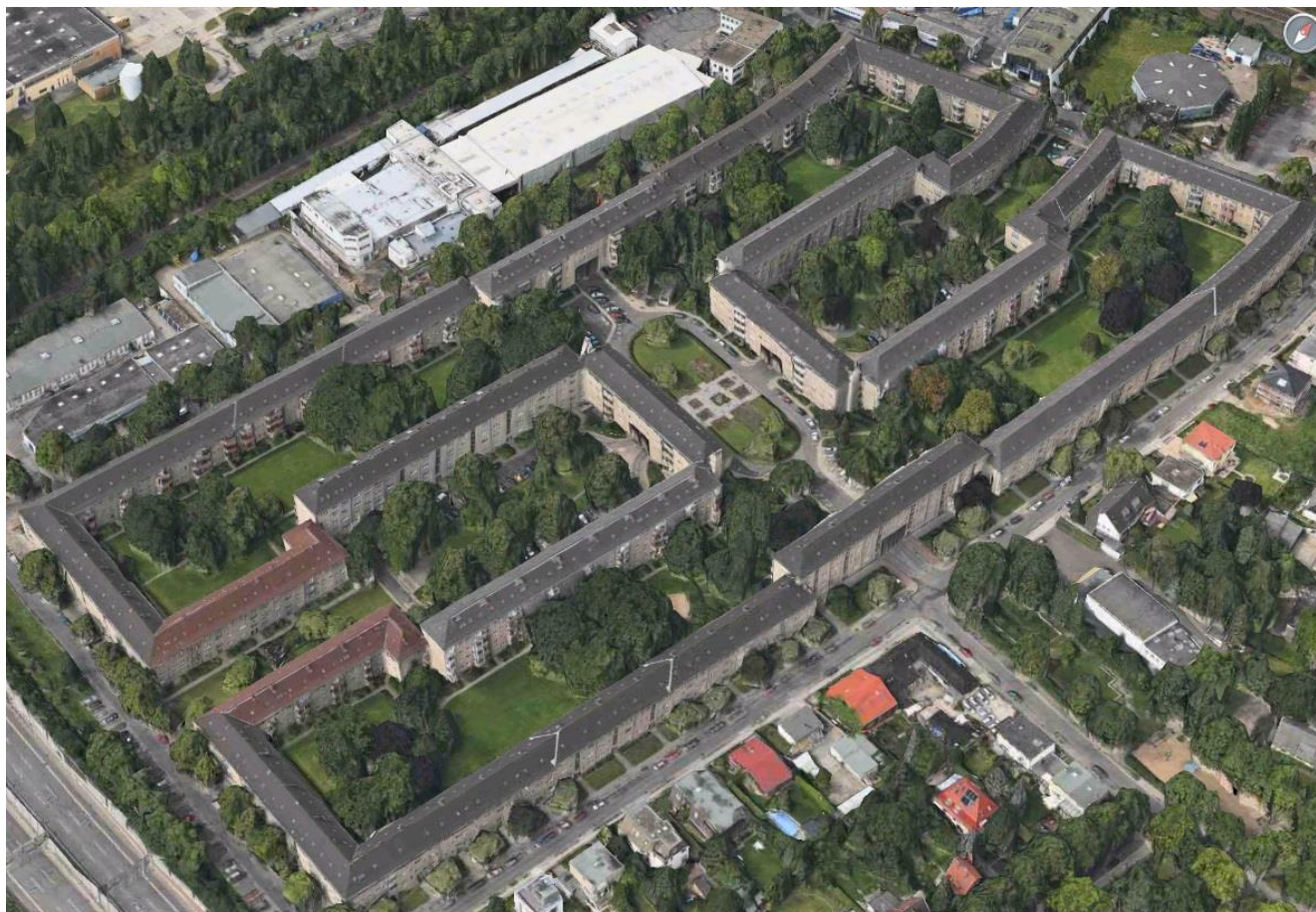
staircase renovation
facades restoration
outdoor facilities

building sum approx. 5.0 Mio €

services phases 6-8, HOAI

Inventory, project management and coordination of planners and trades involved, preparation and assistance awarding of contracts, cost- and progress-control.

Accomplishment: 2013 – 2015



Building complex Bärenpark in Berlin-Tempelhof



RESTORATION / REMEDICATION

Grüne Stadt – Cluster B + C in Berlin-Prenzlauer Berg

Restoration and modernization of heritage-protected building complex.

facades restoration
sanitation of „truer dry rot“
sewer connection repair
modernization of empty apartments
amalgamation of apartments
installation of modern heating system
addition of balconies

building sum approx. 24.0 Mio €

services phases 7-8, HOAI

project management and coordination of
planners and trades involved, preparation and
assistance awarding of contracts, cost- and
progress-control.

Accomplishment: 2007 – 2009

Reference from CEO Dipl.-Ing. **Andreas Grießbach**
as an employee of GFP Enders Projektmanagement GmbH



Grüne Stadt – Cluster B + C in Berlin-Prenzlauer Berg



RESTORATION / REMEDICATION

Christburger Straße 27 in Berlin-Prenzlauer Berg

Restoration and modernization of an apartment building

facades restoration (exterior insulation finishing system)
staircase renovation
modernization of empty apartments
modernization of apartments
remedial maintenance of roof
addition of balconies
installation of modern heating system
outdoor facilities
sewer connection repair

rental units: 10
expanse: 900 sqm
building sum approx. 950,000 €

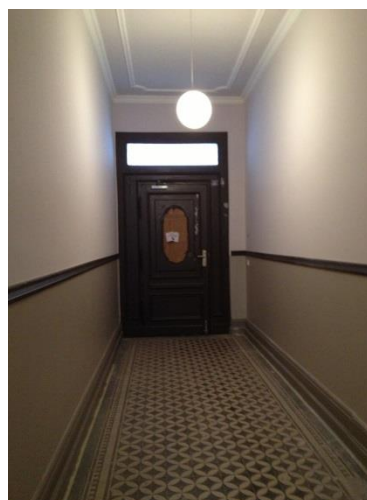
service phases 6-8, HOAI

Inventory, project management and coordination of planners and trades involved, preparation and assistance awarding of contracts, cost- and progress-control.

Accomplishment: 2013 – 2014



Christburger Straße 27 in Berlin-Prenzlauer Berg



RESTORATION / REMEDICATION

Babelsberger Straße 52 in Berlin-Wilmersdorf

Restoration and modernization of a building

facades restoration
staircase renovation
modernization of empty apartments
remedial maintenance of roof
addition of balconies
installation of modern heating system

rental units: 21
building sum approx. 2.0 Mio €

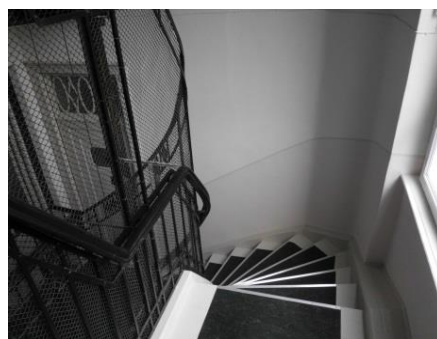
service phases 6-8, HOAI

Inventory, project management and coordination of planners and trades involved, preparation and assistance awarding of contracts, cost- and progress-control.

Accomplishment 2011 – 2013



Babelsberger Straße 52 in Berlin-Wilmersdorf



RESTORATION / REMEDICATION

Wühlischstr. 12-13 / Gryphiusstr. 9 in Berlin-Friedrichshain

Restoration and modernization of building in
protected environment

staircase renovation
modernization of empty apartments
amalgamation of apartments
renewal of electrical installation
sewer connection repair
remedial maintenance of roof
addition of balconies
installation of heating system connected to
teleheating

rental units: 55
building sum: approx. 2.0 Mio €

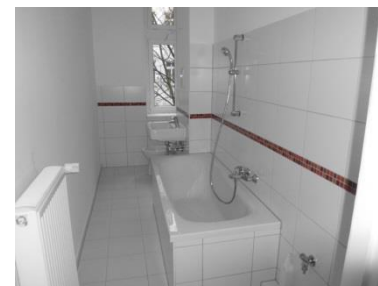
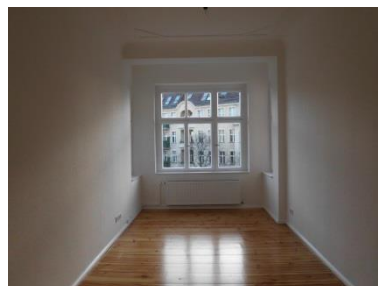
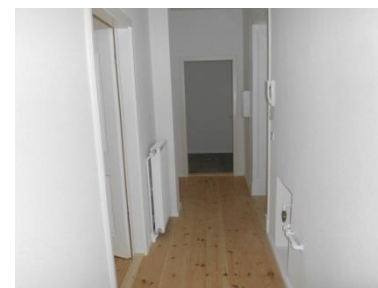
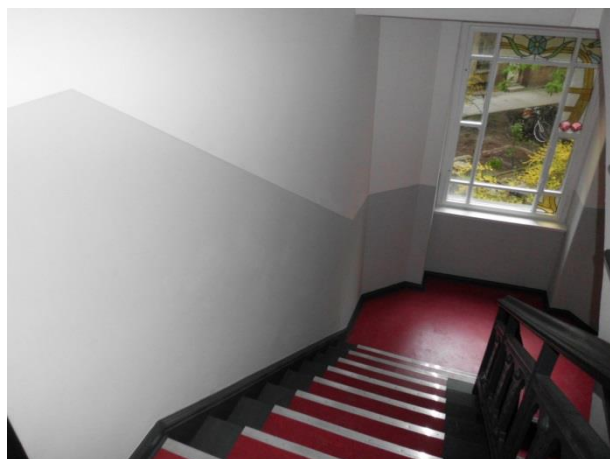
service phases 6-8, HOAI

Inventory, project management and coordination
of planners and trades involved, preparation and
assistance awarding of contracts, cost- and
progress-control.

Accomplishment 2011 – 2012



Wühlischstr. 12-13 / Gryphiusstr. 9 in Berlin-Friedrichshain



RESTORATION / REMEDICATION

Several apartments and commercial units

Modernization and restoration in single arrangements

reconstruction of cladding
staircase renovation
modernization of empty apartments
amalgamation of apartments
modernization of commercial units
renewal of electrical installation
sewer connection repair
renovation of balconies

number of arrangements: > 300

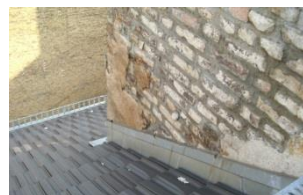
service phases 6-8, HOAI

inventory and digital graphics, contract management, project management and coordination of planners and trades involved, preparation and assistance awarding of contracts, cost- and progress-control.

Accomplishment 2010 – 2015



Several apartments and commercial units



RESTORATION / REMEDICATION

AOK Nordost in Berlin-Kreuzberg

Modernization and remediation of an
administrative building

addition of stories (round tower)
radical refurbishment and redesign of office space
redesign facade
redesign of ground-floor area
seminar rooms first and second floor
hall located first floor
alteration in several construction stages

expanse: 7,300 sqm
floors: 5
building sum: approx. 16.0 Mio €

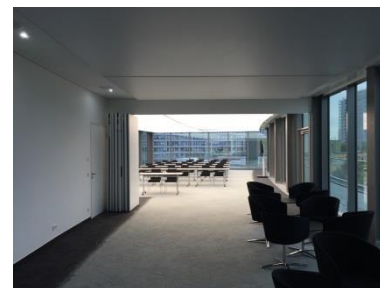
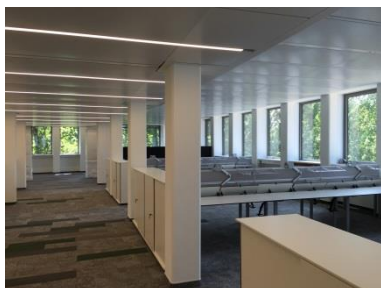
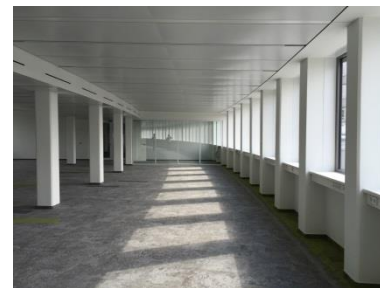
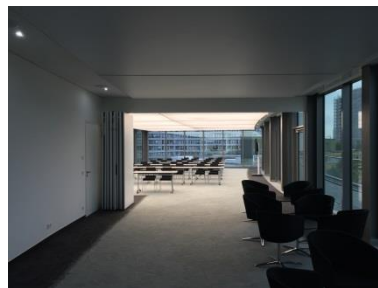
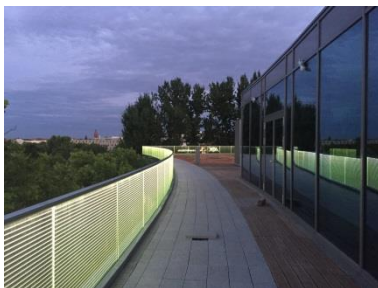
service phase 8, HOAI

construction supervision

Accomplishment 2013-2015



AOK Nordost in Berlin-Kreuzberg



RESTORATION / REMEDICATION

KfW Bankengruppe Niederlassung Berlin in Berlin-Mitte

Modernization and remediation of subareas of an
administrative building

redesign of ground-floor area building F
alteration in two construction stages
elimination of contaminant
fire prevention refurbishment
collocation of inventory documents

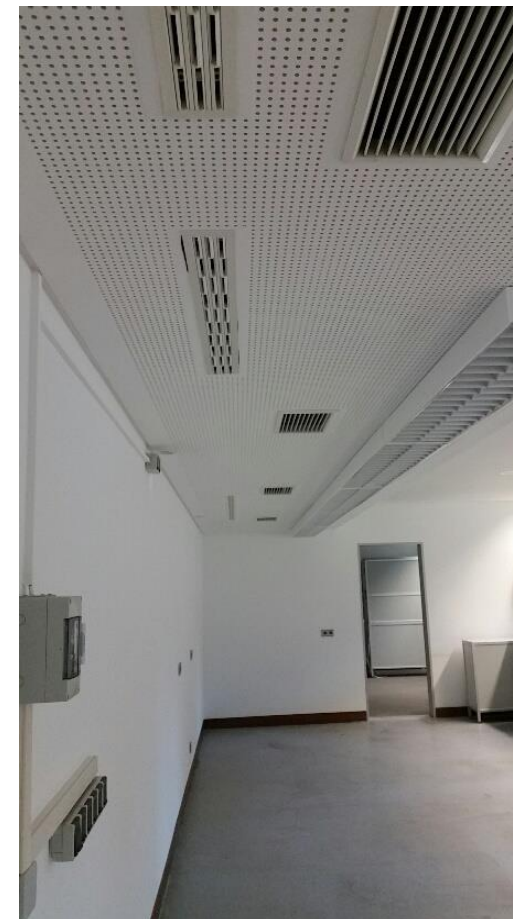
building sum: approx. 1.0 Mio €

Comprehensive planning service phases 1-9,
HOAI

Accomplishment 2014-2015



KfW Bankengruppe Niederlassung Berlin in Berlin-Mitte



RESTORATION / REMEDICATION

Treptower in Berlin-Treptow

Modernization and restoration of an office tower

restoration of facades and roof surface area from
29th-31st floor

building sum: approx. 1.5 Mio. €

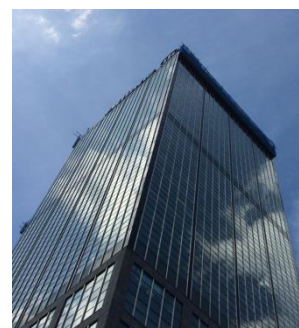
service phase 8, HOAI

Object monitoring

Accomplishment 2013-2014



Treptower in Berlin-Treptow



Industrial construction

New building

INDUSTRIAL CONSTRUCTION (new build)

Diagnose-Center Wolfsburg Neubau Gebäude F

New construction of a diagnosis center for
automobil group VW

building sum: approx. 2.5 Mio €

service phases 6-8, HOAI

Preparation & assistance awarding of contracts,
project management for all services of general
contractor responsibilities, operational controlling,
claim management

Accomplishment 2013-2014



INDUSTRIAL CONSTRUCTION (new build)

Biotronik in Berlin -Neukölln

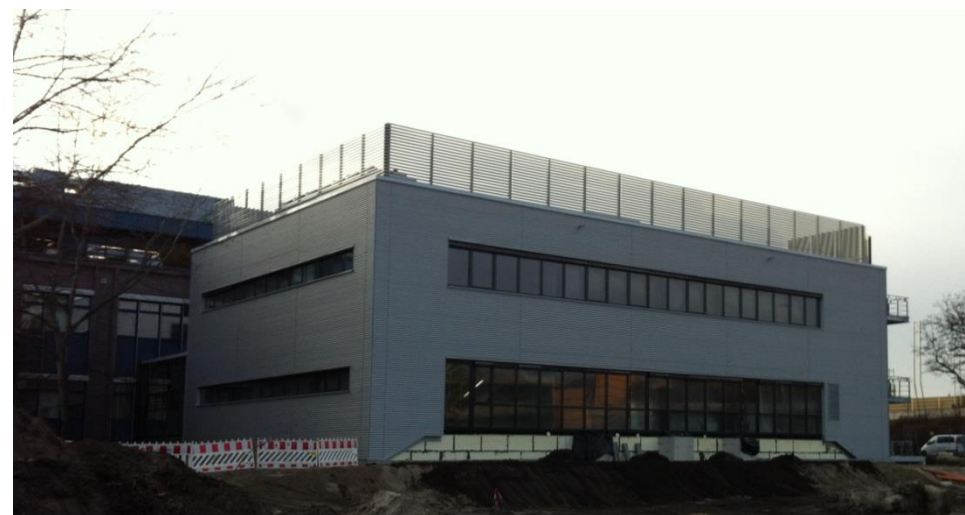
New construction of a functional office building
with updated functions

expanse: 2,000 sqm
building sum: approx. 6.0 Mio €

service phases 8, HOAI

Object monitoring

Accomplishment 2012 - 2013



INDUSTRIAL CONSTRUCTION (new build)

Takeda in Oranienburg

Expansion of production site

expanse: approx. 25,270 sqm
building sum: approx. 50.0 Mio €

Leistungsphase 8, HOAI

Object monitoring

Accomplishment 2015 - 2016

