Research and Innovation Centre (FIZ) Refurbishment BMW FIZ

Munich, Germany

Lindner


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Project Description

As part of the renovation and further development of the BMW AG Research and Innovation Centre (FIZ) in the north of Munich, the central requirement was to create modern, agile working environments that meet future demands in terms of communication, efficiency, and technology. The so-called "Oststerne" were not only to be modernised, but also functionally designed in such a way that they promote networked working and short decision-making processes.

To meet these requirements, the Lindner Group, acting as fit-out partner, took on a wide range of tasks in the buildings 10.0, 11.0, 12.0, 13.0, 10.5, 11.5, 12.5, 13.5: from dismantling and gutting, to technical refurbishment and interior fit-out, with a focus on building services (MEP) and fire protection. All solutions and implementation variants were developed in close coordination with the client. The integration of new technical systems took place during ongoing operations, which meant that work processes at the FIZ could continue uninterrupted.

A key requirement from the BMW Group was the optimisation of energy management and a resource-efficient regulation of the indoor climate. To this end, the Lindner Group supplied and installed energy-efficient control valves, pumps, sensors, and optimised pipework systems for heating, cooling, water, and wastewater.
To ensure stable energy and data supply, new distribution systems for electrical, control, and IT technology were also implemented – complemented by maintenance-friendly cable tray systems.

Flexibility and adaptability were also key priorities in the interior fit-out: to meet BMW Group's request for modular room structures, Lindner implemented the NORTEC raised floor and the FLOOR and more® hollow floor system. These not only allow for concealed installation of technical systems but also enable quick adaptation to future changes in use. Modular wall and ceiling elements added further versatility to the system.

In terms of fire protection, the challenge was to combine the highest safety standards with sophisticated architectural design. To achieve this, fire-resistant materials, certified doors and walls, and innovative protection systems were employed.
Beyond safety, the wellbeing of users was also a core focus of the construction measures: sound-absorbing ceiling and wall claddings, special glazing, and modern glare protection systems all contribute to a pleasant and focused working atmosphere in open-plan and communication areas.

General

Concept	Refurbishment BMW FIZ
Building Type	Office Buildings, Facilities for Meetings, Conventions and Conferences, Research Rooms, Industrial and commercial construction
Company Division	Lindner SE | Fit-Out South.Southwest Germany, Lindner SE | Building services, Lindner SE | Floors, Lindner SE | Ceilings, Lindner SE | Partitions
Completition	2018 - 2023
Client	BMW Group

Completed Works

- **General Contracting**

Furring Panels	88 Pcs.
Plasterboard partition systems	9000 sqm
Plasterboard ceiling systems	2991 sqm
Floor covering works	1893 Pcs.
Painting works	41381 sqm
Insulation Engineering	
Demolition works	

- **Doors**

Wooden doors	572 Pcs.
Aluminium Tubular Frame Doors	
ATB 68	16 Pcs.

- **Partitions**

Partition Systems Glass	
Lindner Life Stereo 125	1177 Pcs.

- **Floors**

Calcium Sulphate Panels	
NORTEC	4495 sqm
FLOOR and more®	30420 sqm
FLOOR and more® power	1837 sqm
Cement Fibre Panels	
HYDRO	1165 sqm

- **Ceilings**

Heated and Chilled Plasterboard Ceilings	
Plafotherm® GK HEKDA®	12000 sqm
Heated and Chilled Post Cap Ceilings	
Plafotherm® B 100	13200 sqm

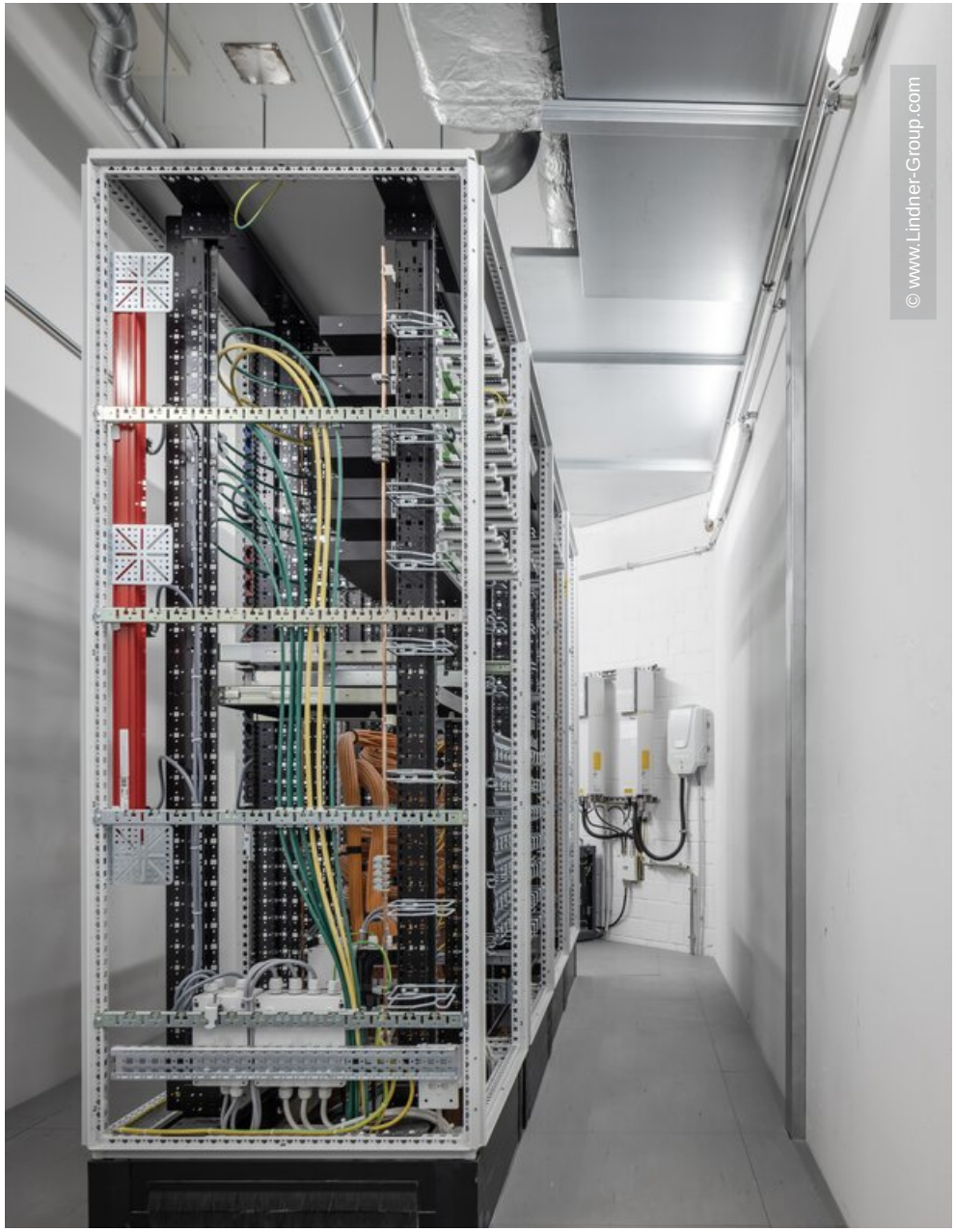
- **Luminaires**

Custom luminaires	1824 Pcs.

- **Building services engineering**

Electrical engineering	148000 running meter
Measurement, control and regulation technology	196 Pcs.
Pipelines	34000 running meter
Ventilation systems	20000 running meter

- Lean Construction Management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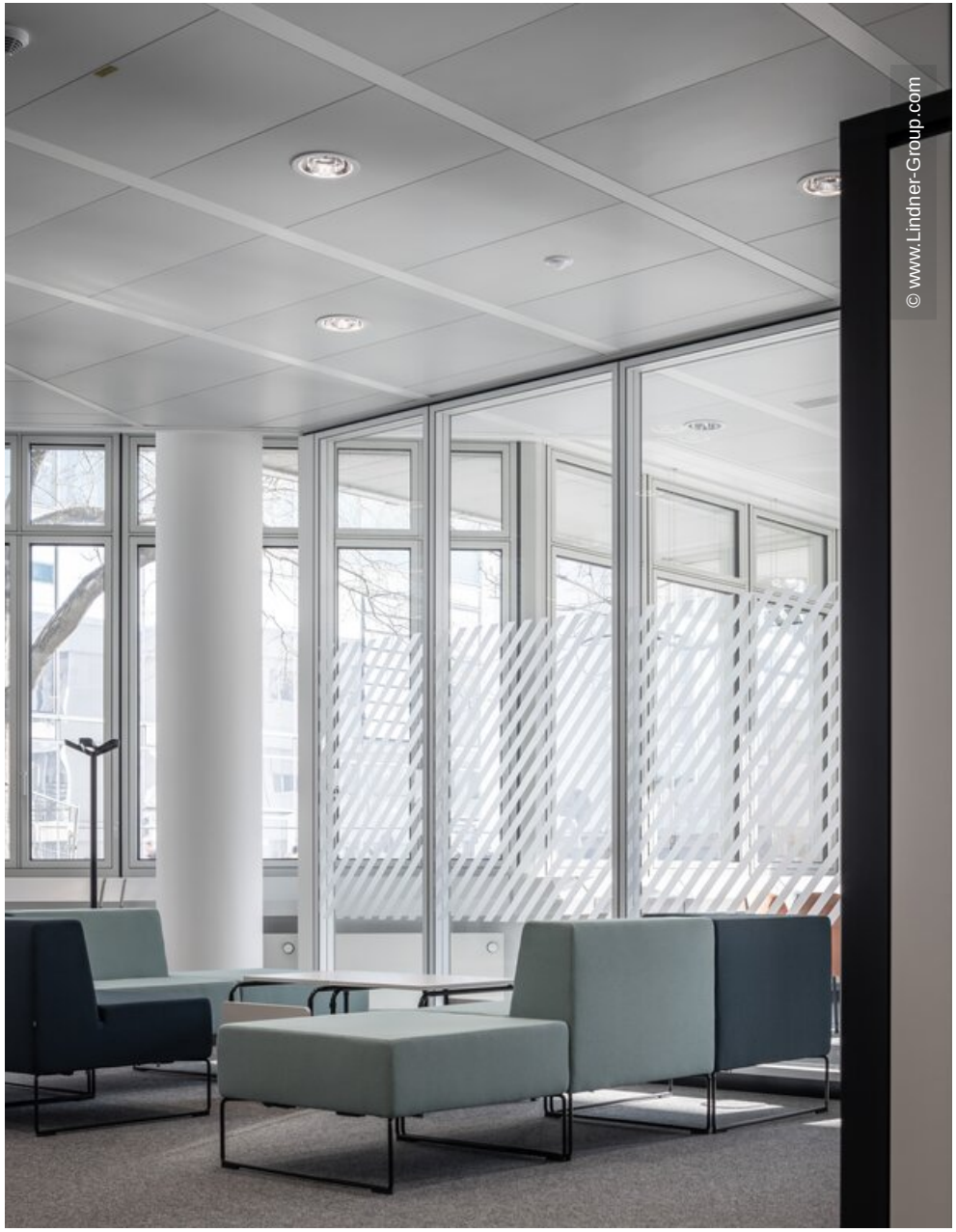
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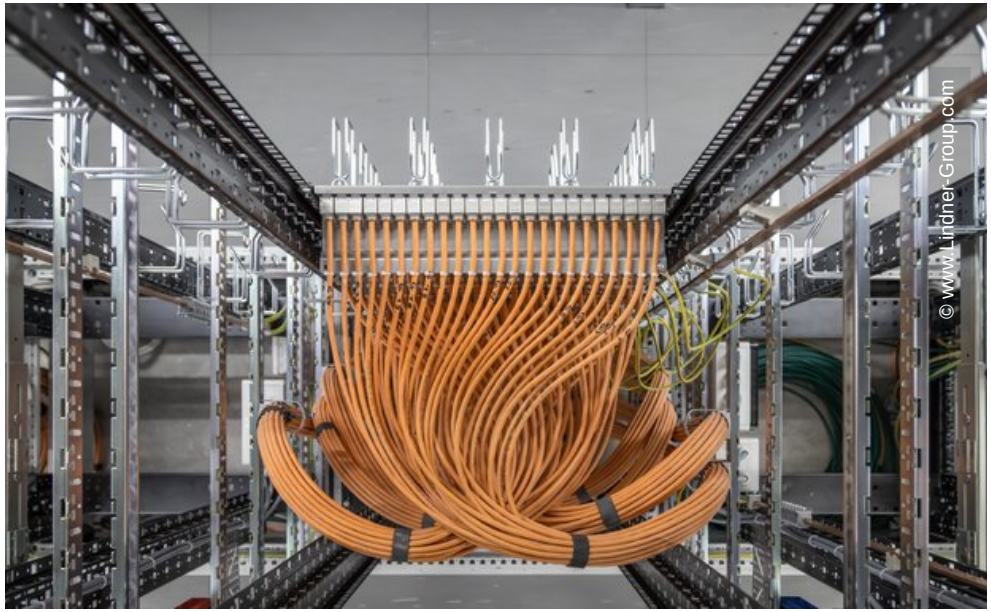
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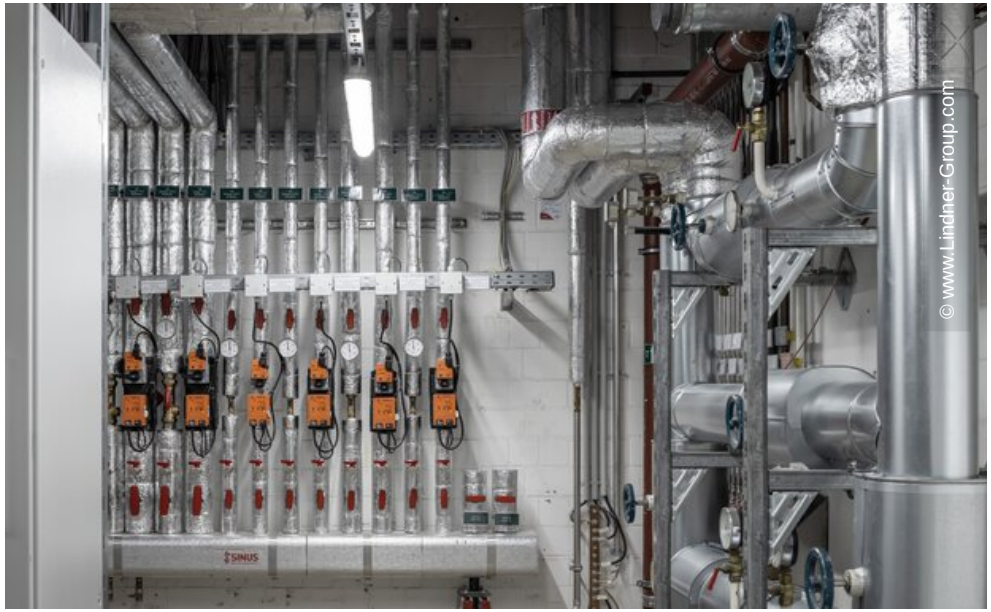
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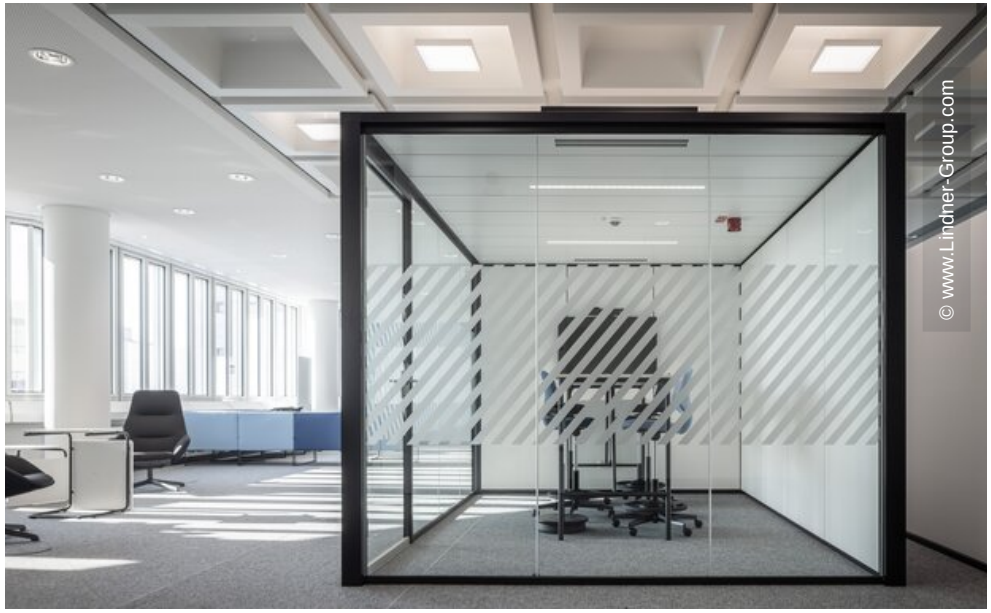
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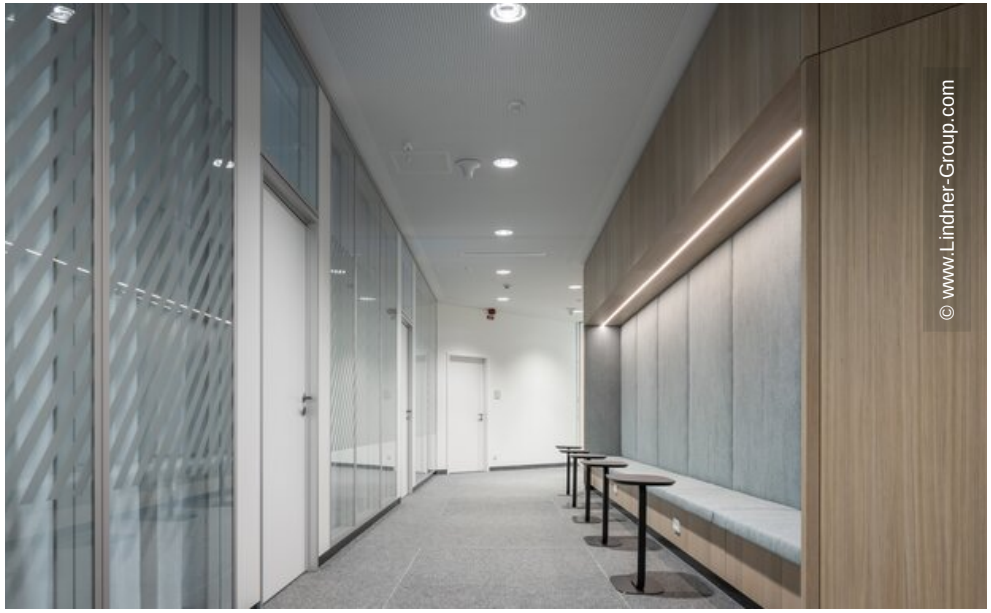
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