

PERFORMANCE REPORT 2015



**Imprint**

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To improve the readability of this Performance Report we have opted to write using gender-neutral terminology. Descriptions such as colleague, customer, partner etc. always refer to both genders. Please note that, although every care has been taken in its compilation, all information is supplied without any liability for accuracy. The publisher is excluded from any liability.

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Arch. Dipl.-Ing. Harald Oissner,
Managing Partner

Dear Readers,

For the first time ever, the Werkstatt Grinzing WGA ZT GmbH Company has compiled and created a Performance Report for 2015 and is making this available to its customers, partners and friends.

We have invested a lot of time and effort in this, but we believe that documenting the achievements of both our customers and our colleagues is worthwhile and inspirational. This serves to demonstrate the close connection and transparency between all working partners.

The year 2015 was both a challenging and a successful year for us. We were able to expand our order book and at the same time complete seven projects positively and hand these over to our customers. These included a wide range of tasks for us to take care of, from identifying the best location, developing the project, general planning and supervising the construction locally, right through to the final handover.

This is also the main strength of our company: We can provide a professional package of planning services, which largely removes the burden of operational management of the planning and construction process from our customers. However if important decisions need to be made, the decision-makers or the appropriate contacts are informed and involved as early as possible.

We want to expand this strength further over the next few years too. This is made possible mainly by increasing the skills of every single member of staff and by fine-tuning our own company structures. We are therefore also investing annually in the ongoing development of these skills and are assessing the performance of our own organisation, or alternatively taking steps to guarantee this continues into the future.

I therefore hope you enjoy reading our Performance Report and on behalf of the Werkstatt Grinzing WGA ZT GmbH I would like to thank all of our customers, partners and friends for their loyalty and trust, and I look forward to tackling even more new challenges together.

Yours

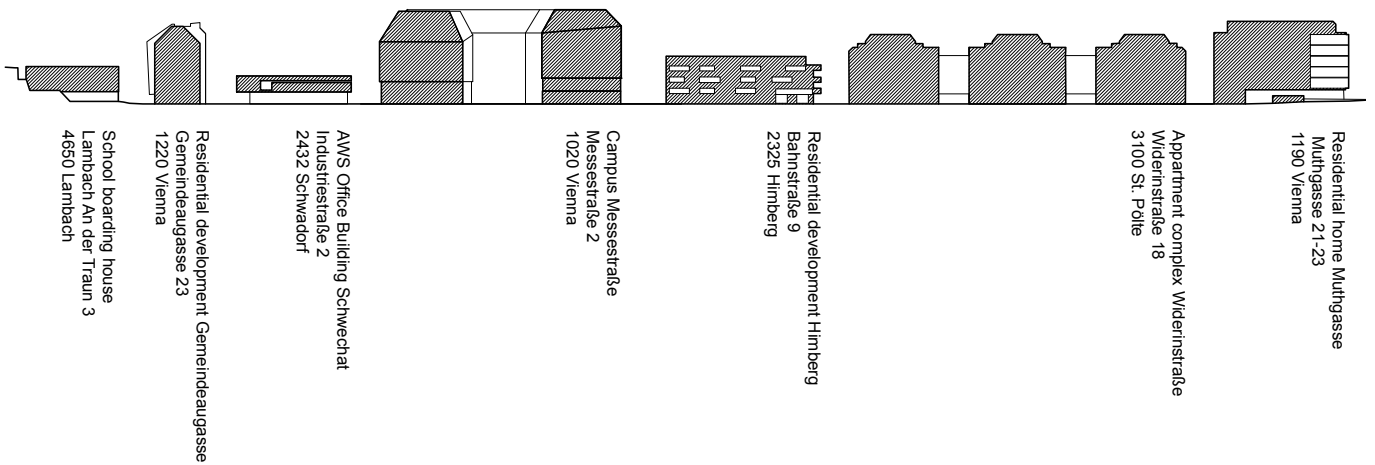
A handwritten signature in blue ink, appearing to read 'H. Oissner', written in a cursive style.

Harald Oissner

Managing Partner
Werkstatt Grinzing WGA ZT GmbH



Photos: Kurt Hörbst



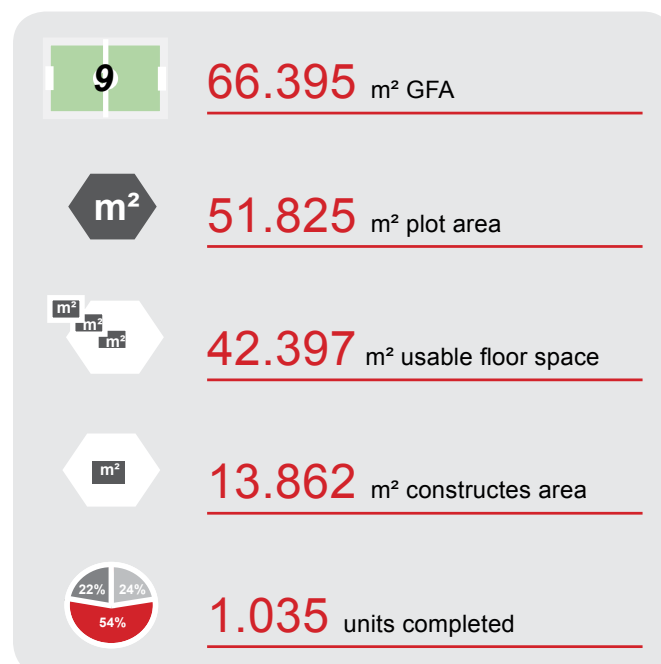
2015

3 CONSTRUCTION PROJECT STARTED
 7 COMPLETED PROJECTS
 17 NEW CONTRACTS

The size of nine football pitches

...equals the total gross floor area (GFA) of our completed projects in 2015!

The usage of these projects is mainly for educational and social purposes, as well as offices and residential buildings. In 2015 we were able to sign 17 new contracts. In addition, we celebrated the start of three construction projects in cooperation with our competent partners and completed seven projects.





Photos: Kurt Hörbst

Who are we...?

The WGA ZT GmbH company has been working in all areas of architecture for more than half a century.

In addition to the classic activities of architectural planning and general planning, the business also focuses on project development, controlling, consulting and construction management, both for new-builds and also for the revitalisation of what are often listed buildings.

The development of a project starts well before the purchase of a suitable piece of land or of an appropriate site. We know the markets and evaluate these constantly. We invest where it is sensible and the markets are stable or demonstrate growth. The project development phase can take up to two years until the actual planning can begin.

As project developer and general planner the WGA ZT GmbH company supervises every project holistically during the entire project-development, planning and construction phase. The range of services runs from planning out the general groundwork through to providing solutions to the detailed requirements of the job.

The goal is to offer the customer a package of services, which do not require the customer to be involved operationally to any great extent.

Our team of experienced, permanent staff is able to deliver several large projects simultaneously, which has guaranteed the economic security of the company for many years now.

AD-
VANTAGES

COMPETENT PARTNER
COMPREHENSIVE SUPPORT
DIVERSIFIED KNOWLEDGE



Quality is ...

not everything, but without quality there is nothing!

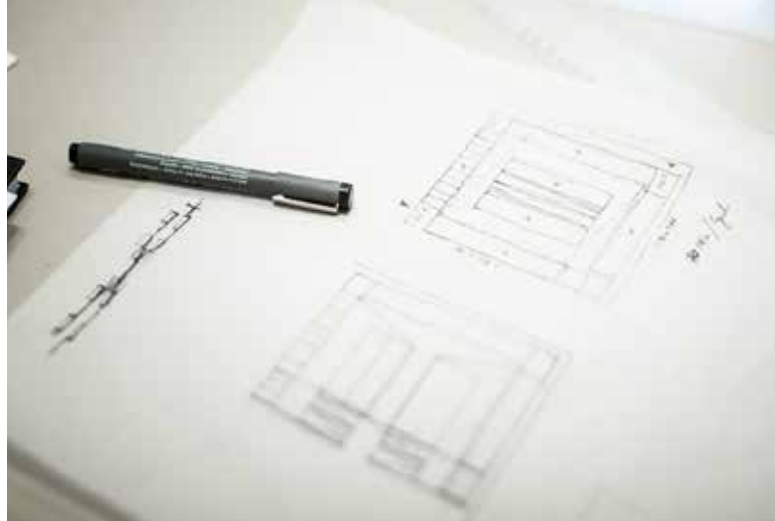
Following the preparation and development of a quality management system, which took nearly two years, WGA ZT GmbH has been compliant with the ISO 9001:2015 certificate since early 2016.

The priority of our quality management system is to achieve the highest quality in our services and planning. Our quality control is not a separate function, but is part of the job description for all of the WGA ZT GmbH company's employees, in every area of their work. The responsibility for and awareness of quality is obvious at all levels. Effective quality control can only be achieved by working together constructively at every level of the company.

The ISO 9001 quality management standard is the most widely-used and most important standard nationally and internationally in the field of quality assurance. Regular audits and evaluations take place to maintain this quality standard at all times and to further develop and improve our quality management system. A full schedule for the evaluation of our quality management system has already been put in place for the year 2016, in order to maintain our high level of quality in every area into the future and to provide guarantees for our customers.



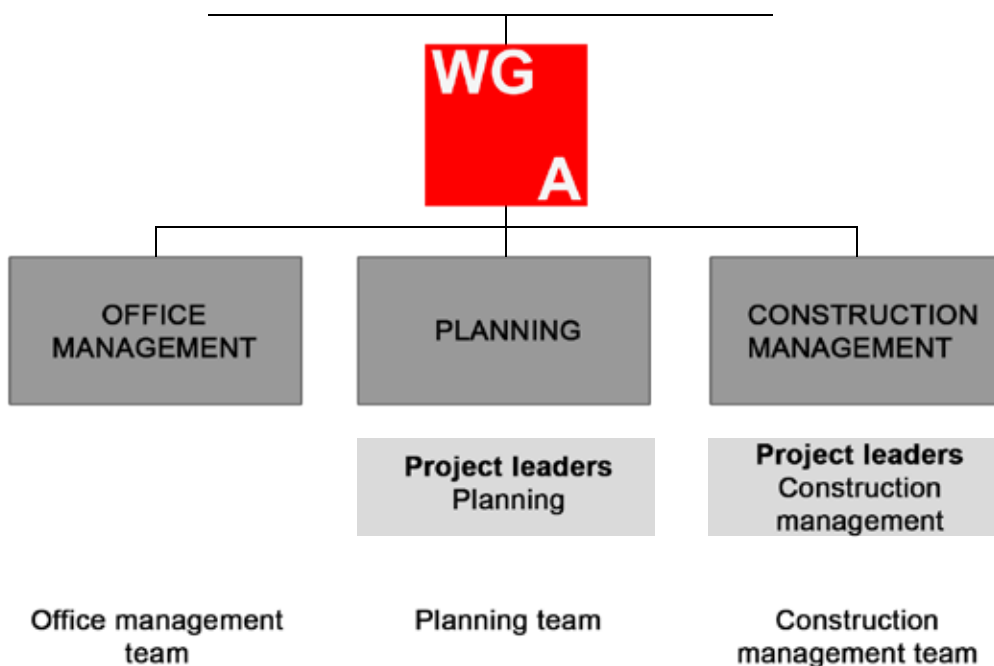
TRANSPARENCY
 ERROR PROOFING
 COST REDUCTION



Photos: Kurt Hörbst

Harald Oissner
Managing partner

Andrea Czernin
Partner



ORGANIGRAM 2015



A young team

The WGA ZT GmbH company plays a big part in the architecture business in Austria.

The numbers of long-serving staff members and the growing number of applications and job openings prove that the WGA ZT GmbH company is an attractive employer.

As a result of this, and with the encouraging situation with contracts in 2015, we were able to welcome 11 new members of staff. The contract situation is also secure for the next few years, so there will be a moderate increase in our staff numbers this year too.

We are a “young company”, i.e. 43% of our staff members fall into the 20 – 30 age bracket. Another 43% are in the 30-40 bracket.

We would particularly like to offer young people professional development opportunities in an attractive workplace and so encourage a long-term working relationship. At the same time we also have the goal of maintaining, expanding and sharing the knowledge and skills that already exist within the company.

An important part of our management of HR is the ongoing expansion of qualifications amongst project managers and also the technical and administrative staff. For the WGA ZT GmbH company this means we offer an extensive, general further education programme and the opportunity to develop individual areas of interest.

It is important to us that our members of staff enjoy working long-term in our company.

As well as good professional development opportunities and the widening of the skill-set, we also offer secure working conditions. Over 93% of our members are staff are employed permanently. Our company also offers the opportunity of taking, amongst other things, parental or study leave and accomodating part-time work, so that personal needs can also be considered and family and career can be combined in the best way possible. In 2015 three members of the project management team made use of this offer. There is an equal split between the total number of men and women at WGA.

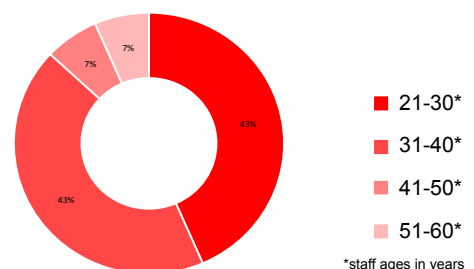
Almost half of the project management team is female (46%); this proportion is also maintained amongst the technical staff, where the split is 53% women with 47% men.

2015

11 NEW STAFF MEMBERS

93% PERMANENT STAFF

BALANCE WOMEN / MEN





Photos: Kurt Hörbst

Valuable!

“Price is what you pay, value is what you get.” (Warren Buffett, 1930)

Values are what holds our society together. The social putty, which makes it possible to live together in the first place. This is also true for our business. If we use them correctly and live up to them, values give an important competitive edge.

Dedication

We actively suggest solutions, which optimise design, quality, costs and schedules for our customers. In doing this we recognise dedicated behaviour and the contribution made by every single person to our success.

Functionality

We place great value on our projects offering functional as well as aesthetic features and so combine these considerations into and economically useful but also a harmonious overall outcome for our customers.

Design

The design of each building has a considerable and long-lasting impact on our built environment. We therefore create these and at the same time also bear a great deal of responsibility in shaping a good quality of life in a town for future generations, so that they also contribute to local identity.

Innovation

Our flexibility to adapt quickly to market conditions within a short period of time is made possible on one hand by our economically sound positioning, on the other hand it comes from an innovative approach. This is essential in overcoming future challenges. We therefore place great value on continually developing our expertise.

Customer satisfaction

Customers satisfaction is one of our main objectives. Our customers are always at the centre of all of our efforts. The customer should recognise us as a trustworthy and professional partner, who is not only aware of his expectations and requirements, but even exceeds these. We are able to offer our customers a wide range of services, based on our experience and our array of talents.

Loyalty

In the same way as we try to be a loyal partner, we also expect this in our relationships with our partners and our staff. Loyalty means for us respecting the values of others in the higher interest of achieving a shared goal, even if we do not share those values completely ourselves.

Sustainability

As a company we recognise that we are a part of society, in which we act sustainably and as such we obviously also want to live up to our social responsibility as well. We do not just demonstrate this by planning sustainable buildings, where people feel at home, but also by being a reliable partner. We aspire to create sustainable partnerships with organisations and companies, which are aware of their own so social responsibility.



Partnership

In co-operation and in partnership, in small tasks and large projects, externally as well as internally, internationally and across different organisations, greater success can be had together than one person alone could ever enjoy. We achieve more, if we combine our strengths, our knowledge, our ideas and our experience.

What's more, partnership is characterised by equality and based on honesty, fairness and appreciation. To help partnership thrive, we place particular emphasis on building relationships. For example, when talking to current or future customers we listen actively, so we can meet their expectations again and again when delivering their projects.

Professionalism

We carry out our projects professionally. Given today's highly-complex tasks and the wide-range of different people involved, a focused and structured approach to working towards the final outcome is essential. We create time and flexibility for ourselves by standardising routine processes and allowing room to manoeuvre when tackling particular problems.

Quality

We plan innovatively and with a high level of quality. Our solutions are aligned with customers' requirements and can be further developed for sustainability and future-proofing. Effective quality assurance is only possible with the constructive collaboration of all involved. Quality management is considered to be a continuous and permanently evolving process in our company and this makes an essential contribution to project success.

Cost effectiveness

Our projects must stand up to economic scrutiny both internally and externally. This means that the resources available must be deployed so that the cost benefit factor is as high as possible for everyone involved, whilst simultaneously meeting the design and quality requirements of the projects.

.....
 • "Only perfect harmony in the technical function and in the proportions of form can produce beauty. And this is what makes our task so varied and complicated."
 • (Walter Gropius)



Photos: WGA ZT GmbH

One for all, ...and all for one!

We believe that the stronger the team spirit, i.e. how coherent the group is, the easier it becomes to achieve any set objectives together.

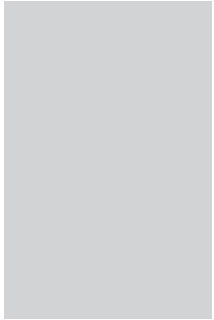
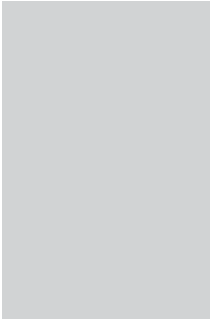
We therefore value joint ventures greatly, so that personal connections within the group of staff can be encouraged and strengthened, even outside of the normal working day.

Included in this are, for example, our hiking and skiing trips, which take place regularly. Similarly, the WGA ZT GmbH company is heavily involved in football. The annual "Archiball Cup" is a fixed event on our calendar.

The tough training has paid off, as it enabled us to finish fifth in 2015 .

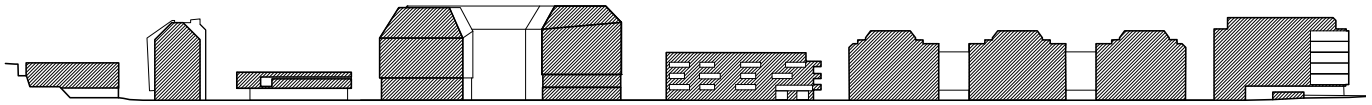
But work-related WGA events are an established part of the culture of our company. Tours of completed or ongoing construction projects take place regularly.

Our Christmas celebration brings the year to a close, when we all join together to relax and have fun. We review the year that has passed and look forward to exciting new challenges in the year ahead.



Photos: Kurt Hörbst; Mischa Erben; Anna Blau





Completed projects in 2015

The year 2015 was a challenging and successful year for the WGA ZT GmbH company! In total we were able to hand over seven completed projects to our customers.

We are pleased that our contract books are already filling up visibly for the coming years.

At this point we would like to say a very big thank you to all our customers who have worked together with us constructively, showing both trust and support, and we also hope that they continue to do this.

As well as good teamwork, in order to complete a project successfully, quality, design, costs and time also need to be considered carefully and also reconciled with each other.

These are all equally important and consideration must be given to all of these at the same time for a successful outcome to any project.

In our industry this represents a significant challenge for everyone involved, especially in the current climate, as quality and design are often neglected, due to the constraints of costs and deadlines. However, we believe that good architecture does not necessarily need to be expensive.

Even in the planning phase, our main focus is to discover what potential is available and to exploit this most effec-

tively in the course of the project. There is also regular assessment later on in the planning and execution phases to check that our project is still on track.

Or to finish with a quote from John Ruskin: "Quality is never an accident. It is always the result of intelligent effort."

We hope you enjoy reading below about the projects we completed during 2015!

2015

- 3 x CONSTRUCTION STARTED**
- 205 x OFFICES**
- 244 x FLATS**
- 586 x PLACES IN RESIDENTIAL HOMES**



Photos Building progress WGA ZT GmbH

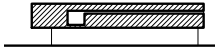


Photos: Kurt Hörbst

1. PRIZE

10 x OFFICES

- Office Building AWS Schwechat
- Procedure *Competition, First Prize*
- Builder *Gemeindeverband für Abfallwirtschaft*
- Client *Gemeindeverband für Abfallwirtschaft*
- Location *Industriestraße 2, 2431 Schwadorf*
- Start of planning *01/2014*
- Start of construction *09/2014*
- Completion *02/2015*
- Building costs *€ 1,75 million (net)*
- Scope of contract *General planning, Site supervision services*



Project description

Just 21 months after the competition decision the new administration building for the Waste Management Association of Schwechat was completed. Schwadorf thus became the site of a pioneering and environmentally aware waste management project with a central administration. In an inviting gesture, the building opens its glazed and well-lit entrance to the public over a courtyard with a covered entrance area.

The internal structure is based around a well-lit, two-storey atrium with a circular gallery.

The massive weight-bearing structure of this unique space is complemented by an external space with a wooden frame construction. All internal walls are therefore not weight-bearing and flexible, the structure of the work spaces remains adaptable. Tea kitchens, social spaces and relaxation areas on the gallery and in the foyer complement the optimally orientated and configured office rooms and create a pleasant working atmosphere.

The principles of recycling and recyclability, the use of renewable resources and reduction of CO throughout the full life cycle of the building are reflected in the choice of materials and the design vocabulary.

It is noticeable in the building that the planners and builders have shown real commitment to implementing the ideas of the competition. After a record build time of only nine months, the final result actually looks just like the original visualisation.

Despite its technical complexity, we should show considerable gratitude not only to the planners, but to the builder and everyone involved in turning nearly every detail of the plans into reality.

They all had an interest in creating something special.

Anyone who appreciates clear design vocabulary should definitely take a trip to Schwadorf.



Photos: Kurt Hörbst



Photos Building progress: WGA ZT GmbH

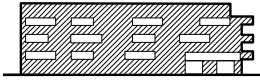


Photo: Kurt Hörbst

Residential Building Himberg Bahnstraße

Procedure	Tendering Process
Builer	Gemeinnützige Bau und Siedlungsgenossenschaft FRIEDEN
Client	Gemeinnützige Bau und Siedlungsgenossenschaft FRIEDEN
Location	Bahnstraße 9, 2325 Himberg
Start of planning	08/2011
Start of construction	02/2013
Completion	03/2015
Building costs	€ 14,80 million (net)
Scope of contract	Real Estate development, General planning Competition winner: g.o.y.a Civil engineer Ges.m.b.H.





Project description

In a quiet location near the centre of Himberg a residential complex consisting of three buildings with a total of 116 flats together with associated adjoining spaces and an underground garage has been built. Approximately 40% of the land on the site has been built on.

The site is to the south of Bahnstraße, to the west of the Hintere Ortsstraße and to the east of the Grenzackergasse. The total of 116 flats are split across three buildings. In Building 1 (Bahnstraße 9) there are 46 flats, in Building 2 (Grenzackergasse 1-5) there are 31 flats and in Building 3 (Hintere Ortsstraße 47-49) there are 39 flats.

The living areas range from approx. 49 to 108 m². The ground-floor flats benefit from a patio and a tenant's garden. The flats on the first, second and third floors have balconies, loggias or patios, which are accessible from the living rooms and sometimes also from other rooms. Access to the flats is provided by a central stairwell or an access gallery. All flats are accessible barrier-free via a disability-friendly lift. Each building has a waste room and a pram and bicycle shed on the ground floor. A drying room is in the cellar.



Photos: Kurt Hörbst



Photos Building progress: WGA ZT GmbH

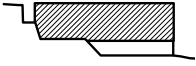


Photo: Kurt Hörbst

School boarding house Lambach

Procedure	Selection procedure
Builder	STUWO Gemeinnützige Studentenwohnbau AG
Client	STUWO Gemeinnützige Studentenwohnbau AG
Location	An der Traun 3, 4650 Lambach
Start of planning	06/2013
Start of construction	06/2014
Completion	06/2015
Building costs	€ 2,34 million (net)
Scope of contract	General planning





Project description

The school boarding house is in the town of Lambach an der Traun in Upper Austria, which lies to the south-east of Wels and has a population of around 3,500. The site is next to the Lambach agricultural college and provides additional accommodation to the existing boarding school.

The site is therefore very well-connected to the school for agriculture and forestry. There is also very easy access to the town centre by foot.

The building complex basically consists of two buildings, which are connected to each other on the ground floor and are nestled into the hillside behind them.

The home accommodates 75 students, divided into 25 units of three, each around 50m² in size. Every flat has its own cooking area, as well as a bathroom and toilet.

In addition on the ground floor there is an accessible, barrier-free communal area and gym with direct access to the garden, which the young people can use for any leisure activities. In addition there are three accessible, barrier-free rooms in the school boarding house and one flat set up for a housemaster.



Photos: Kurt Hörbst



Photos Building progress: WGA ZT GmbH

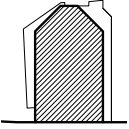


Photos: Kurt Hörbst

Residential Building Gemeindeaugasse 23, Vienna

Procedure	Selection procedure
Builder	Haring Group Bauträger GmbH
Client	Haring Group Bauträger GmbH
Location	Gemeindeaugasse 23, 1220 Vienna
Start of planning	07/2013
Start of construction	10/2014
Completion	11/2015
Building costs	€ 1,70 million (net)
Scope of contract	General planning





Project description

Another project in partnership with the Haring Group Bau-träger GmbH company was successfully completed at the end of 2015. The first residents moved into their nice new homes in November.

In a building time of only 12 months 19 freehold flats were able to be built in the 22nd district of Vienna – with convenient transport links via the Hardeggasse underground station.

The construction project in this district had the task of closing a gap in a perimeter development on a plot of building land. In total 19 flats were built, as well as an underground garage with, amongst other things, a space-saving car stacking system.

The seven-storey building has been designed with four flats on most floors, but one or two on the upper floors. On the street side the façade offers a bowfront with two balconies cut into it, which appear optically to protrude forwards. A continuous frame-work construction from top to bottom gives the balconies a distinctive collective form. The façade on the garden side has two bowfronts and a protruding stairwell.

A peaceful inner courtyard with children's playground and seating area as well as a garden can be found in the northern part of the property.



Photos: Kurt Hörbst



Photos Building progress: WGA ZT GmbH

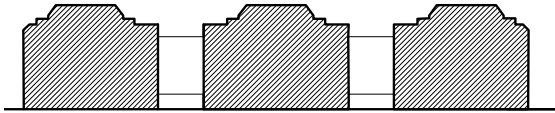


Photo: Kurt Hörbst

Residential Building Widerinstraße 18, St. Pölten

Procedure	Selection procedure
Builder	Haring Group Bauträger GmbH BWS-Gruppe
Client	STRABAG AG
Location	Widerinstraße 18, St. Pölten
Start of planning	05/2013
Start of construction	06/2014
Completion	10/2015
Building costs	€ 7,80 million (net)
Scope of contract	Architectural planning





Project description

Right on time before the start of the cold season, this building was completed and handed over to the representatives of the BWSG and Haring Group. The first tenants moved into their nice, new home in November 2015.

The building with its 109 flats was completed with a construction time of around 14 months.

The flats with two to four rooms were built on the site of former tennis courts in St. Pölten. They benefit from lots of open space in the shape of generous patios, loggias and roof-top terraces.

The construction project included building three urban villas with a total of 109 flats as well as an underground garage.

On the Widerinstraße side, the six-storey buildings have a uniform design and are optically connected with each other by connecting elements. At the rear the building open onto gardens, the car park and a playground.

In order to make an attractive and cost-effective entry in the competition for the sponsored residential building, emphasis was placed on compact organisation and efficient use of the available space. Structuring and height gradation provide links between the larger structures to the south and the somewhat smaller surrounding elements.

The parking requirement for 1.5 cars was met by providing an underground garage with direct access from the stairwells as well as a car park very close by.

The permitted low building-density of 35% allows for an unusually large amount of green spaces and guarantees a high-quality living environment.



Photos: Kurt Hörbst



Photos Building progress: WGA ZT GmbH

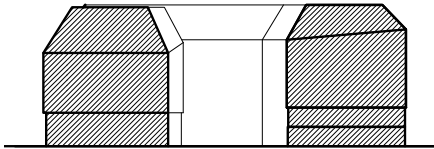


Photo: Anna Blau

Campus Messestraße, Vienna

Procedure	Auswahlverfahren
Builder	Akademikerhilfe Vienna University of Economic and Business
Client	Akademikerhilfe, WU Vienna
Location	Messestraße, 1020 Vienna
Start of planning	02/2012
Start of construction	08/2013
Completion	06/2015
Building costs	€ 31,00 million (net)
Scope of contract	Real Estate development, General planning and Site supervision services
Competition winner	Holzer Kobler Architekturen Berlin GmbH mit Freimüller Söllinger Architektur ZT GmbH

165 x HOME
PLACES
195 x OFFICES



Project description

The building complex consists of a total of three sections, which offer accommodation for the Wirtschaftsuniversität Wien, the Sigmund-Freud-Privatuniversität as well as the Akademikerhilfe.

The three building sections are independent of each other but create a dialogue with the newly-formed campus of the WU Wien and complement this.

Lecture halls, several seminar rooms and different institutes are accommodated in the newly-created total of 7.500 square meter area for the WU Wien.

The lecture halls and seminar rooms of the Sigmund-Freud-Privatuniversität, which offers the first complete study of psycho-therapy, form the focal point of the planning for space and function.

There is a particular significance to the structure of the building, as it also has important representative functions, on top of the usual smooth internal operation. A planned, neutral reserve of space has been left clear for future developments, to enable various scenarios for expansion to be catered for.

In addition, to meet the often short-term needs for accommodation of teaching staff and students locally, the institute's building was also complemented with 165 residential spaces.



Photos: Kurt Hörbst



Photos Building progress WGA ZT GmbH

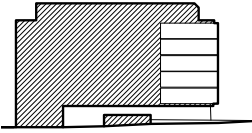


Photo: Mischa Erben

Residential Home Muthgasse 21-23, Vienna

Procedure	Selection procedure
Builder	Akademikerhilfe MIGRA Gemeinnützige Bau und Siedlungsges.m.b.H.
Client	Akademikerhilfe ARWAG Bauträger GmbH
Location	Muthgasse 21-23, 1190 Vienna
Start of planning	10/2010
Start of construction	11/2013
Completion	09/2015
Building costs	€ 18,00 million (net)
Scope of contract	Real Estate development, General planning and Site supervision services





Project description

The residential home at the junction of Muthgasse and Mooslackengasse is part of a newly-developed part of the city with university research and education institutions. The plan is to cover the resulting need to offer temporary accommodation for students, researchers and scientists in the immediate vicinity.

The location benefits from outstanding public transport links and infrastructure. The nearby station of Heiligenstadt is a hub for all important regional and national transport systems.

A direct link to Vienna's network of cycle paths and a connection to the Danube Canal and so to the city centre and the neighbouring districts is also available. The areas of the city across the river and the Danube Island can also be reached comfortably by using the Nußdorfer footbridge.

The residential home consists of two sections which are organised independently from each other – student halls with 308 places as well as 186 apartments for temporary accommodation.

The overhanging communal areas in combination with the stairwells provide structure to the lengthy building on the Muthgasse side. On the courtyard side the property is connected via its external facilities to the newly-established parking area.



Photos: Mischa Erben



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