swiss made

HRS International Ltd
Knowledge
Reliability
Experience
Presence
It is a great pleasure to present to you over the following pages our extensive range of services. HRS International Ltd is the international business activity company within the HRS Real Estate AG Group. With decades of experience, 200 enterprising employees and an annual construction volume of one thousand million Swiss Francs, HRS Real Estate is one of the leading total and general contractors on the Swiss construction market. Project management and project development is our core competency. With our headquarters located in Frauenfeld and Zurich, we accompany our clients as enthusiastic, involved project developers, general planners, or general project managers. These include all processes associated with construction projects, ranging from the initial idea to financing, realization and successful marketing and operation. Our efforts are focused on one common goal: excellency in quality all down the line. In keeping with this commitment, we rely on hard work, consistent customer orientation and ethical values – which guide us when providing all our services.
HRS International Ltd sees itself as the competent partner that supports its partners from start to end: from the very first idea about development of the location and project, over the financing and realization up to and including successful marketing. It is with great pride that we look back on the successful construction of a large number of challenging building projects, in Switzerland as well as in the international market, which we have had the opportunity to influence and lead to success through our expertise:

- Sports stadiums
- Recreation and wellness facilities
- Hospitals
- Homes for the aged
- Clinics
- Educational and research centres
- Shopping centres
- Hotels
- Exhibition and congress centres
- Offices and industrial complexes
- Residential buildings.

Our core competence is providing a full range of management services in the field of construction. This encompasses all the processes that accompany a construction project. In doing so, we take all the framework conditions – political, legal, building regulatory, economic and social – into consideration.

By selectively choosing from the comprehensive range of services we have to offer, our clients benefit from our extensive know-how and years of experience in the construction sector. Our service portfolio comprises the following:

**Development and investment management services**
- Property acquisition analysis and advice
- Feasibility studies
- Financing advice
- PPP management (public-private partnership)

**Project management services**
- Client representative
- General project management
- General planning management
- Project supervision

**Technical expertise**
- Value engineering
- Crisis management
- Technical due diligence
- Process consulting and risk management

**Construction design**
- Building design services
- Building technologies
- Traffic and infrastructure design and studies
- Urban development planning

In the following pages, we would like to present to you the facts and figures of some of the projects we have successfully participated in and are participating in. We hope you enjoy this document.
This is where football is at home: HRS constructed the new headquarters of the 
"Fédération Internationale de Football Association" (FIFA), the umbrella organi-
tation that hosts 208 member nations. HRS met FIFA’s highest requirements in terms 
of functionality, architectural representativeness, symbolic significance, materials 
and logistics. Erected on a 44,000 square metres site, the building, which houses 
a staff of 350 originating from 35 nations, includes administration, training, confer-
ence and logistics rooms as well as a sports centre.
The World Health Organization’s new representative administrative headquarters in Geneva were established in the middle of park landscape. More than 400 employees enjoy a beautiful view of the city and the lake. The glass curtain wall, the window elements of which are individually adjustable from each office, lends the building an air of expressive vitality. The useable floor space totals approx. 15,000 square metres.
The newly renovated fifteen-floor town hall, a distinctive glass and steel tower construction, dominates the townscape of St. Gallen. In the course of the complete refurbishment of the building, a total useable floor space of 11,000 square metres, was redesigned and optimized. The design of the administrative offices, conference rooms, meeting rooms and cafeteria is functional and modern. HRS was responsible for cost and construction management with a not to exceed cost guarantee.
Located on the lake of Neuenburg, the new Philip Morris R&D campus gives the town a distinct impulse in urban planning terms. The appeal of the new building lies in its architectural elegance, given by the materials utilized and its innovative technological aspects. HRS was selected as total services contractor for this project. The realization of the research and development centre project involved a construction volume of 232,420 cubic metres and a usable floor space of 33,420 square metres.
For centuries, people from all corners of the world have been travelling to the springs at Bad Ragaz to revitalize their body and soul. In 2009, the hotel resort was extended to include a ten-floor, 5-star deluxe spa hotel comprising 56 luxury suites as well as business and event rooms. In parallel, the existing Tamina spa was completely refurbished, transforming it into a unique spa world including a wellness oasis and sauna area. HRS met all requisites and standards in terms of design, cost efficiency and requirements.
The complete refurbishment of the PostFinance-Arena was finished just in time for the Ice Hockey World Championship in April 2009. HRS developed the concept for the refurbishment of Europe’s largest ice stadium as well as financing and implementing the project. Just one year later, in 2010, SC Bern received the championship title in the newly refurbished stadium. The new PostFinance-Arena, which has seating for 17,000 spectators, meets the highest safety standards. The building comprises three restaurants, eleven food stands, a training hall, an outside ice-rink and a 7,500 square metre service centre for the Swiss Post offices.
Since the Schengen agreement entered into force, European international airports have been confronted with a major challenge. In this context, substantial construction measures were necessary for the Zurich Airport. The existing finger dock B is being converted, and new buildings are being added. On completion, the dock shall be equipped with service rooms, security checks, Schengen and non-Schengen zones, commercial and catering areas, bus and flight gates for up to nine aircrafts and a spectator roof terrace. This challenging project, involving the relocation or new construction of internal zones, security checks, shops and restaurants, has a construction volume of 150,000 cubic metres.
The Jože Plečnik Stadium in Slovenia’s capital Ljubljana is to be converted, in compliance with historical monument regulations, by the end of 2013. The planning and design of the sports and recreation centre, which is to include a football stadium, a hotel, a FIFA clinic, an 18,000 square metre shopping centre as well as an office block with a floor space of 20,000 square metres, is being handled by HRS. The football stadium that is part of the project will have seating for more than 15,000 spectators and 60 VIP boxes.
The town of Sochi has been chosen to host the 2014 Olympic winter games. The “Sochi City” multifunctional complex is to be completed by 2013. On approx. 230,000 square metres, the 520 million dollar investment shall consist of four tower blocks (two residential buildings, one office building and one 5-star hotel), a shopping centre and a recreation centre.
Adjacent to the PostFinance-Arena, HRS has developed a 13-floor administrative building for the new PostFinance headquarters which will house 1,300 employees. Furthermore, HRS initiated an architectural competition and presided over the panel. The concept and the room schedule have been tailor-made to suit PostFinance’s needs. PostFinance are set to relocate to their new headquarters, which consists of 12,000 square metres usable floor space, scheduled in 2013.
Basel has traditionally hosted the largest exhibition centre in Switzerland, recording ever-growing numbers of exhibitors and visitors. The MCH Group is staying abreast of this growth by investing approx. 430 million Swiss francs in the modernization of the exhibition grounds. Conceived by the world-famous architects Herzog & de Meuron, the project provides several new exhibition halls as well as a city lounge, with a construction volume of 665,000 cubic metres and a gross floor area of 83,000 square metres. Initially, the MCH Group commissioned HRS to provide project and cost optimization services. After a total services contractor bid, HRS was also commissioned to implement the project as total services contractor. Trade fair business is continuing throughout the construction work. From 2013 onwards, the MCH Group will have a gross exhibition space of 141,000 square metres at their disposal.
Davos’ first 5-star plus hotel, a luxurious and architecturally innovative project, is setting new standards in Switzerland’s highest located town in the Alps. This is the venue for the annual World Economic Forum. On the 60,000 square metre grounds which offer a beautiful view of the surroundings, HRS is creating 191 hotel rooms, including 23 suites and 38 residences, a spa area, seven restaurants and an underground garage with parking service. The client, Stilli Park AG, has contracted the globally established InterContinental Hotels & Resorts to operate the resort. HRS has been commissioned to implement the construction project.

InterContinental
Davos Resort & Spa
Davos, Switzerland
2013
A new business and residential quarter is currently being created on the outskirts of Basel. By 2013, a forward-looking urban concept, consisting of a twenty-seven-floor office tower and an adjacent residential and trade building, will be completed.

The Ceres ensemble is based on urban development with architectural concepts which combine residential and commercial functions. Providing total services, HRS is building 800 workplaces and 100 apartments on an area totalling 36,000 square metres.
In the heart of Switzerland, HRS is developing a tower project which is to resemble a giant crystal. The project shall be completed in 2013. As client, the entrepreneur and art collector Hermann Alexander Beyeler will be provided with 64,000 square metres of floor space for mixed use, comprising a 4-star hotel with 150 rooms and 50 exclusive apartments as well as offices and shops.
As with ETH Zurich, Ecole Polytechnique Fédérale de Lausanne also offers top-level research and teaching. Not surprising, considering that the construction of the new communications building, a 35 million investment, posed a substantial challenge to all involved. The building houses reading and computer rooms, laboratories, offices and an interior hall flooded with light.

ETH Zurich, Hönggerberg, Third development stage
Zurich, Switzerland
2003

ETH Zurich, one of the leading technical universities worldwide, has had its building complex on Hönggerberg substantially extended. This involved one of the largest federal construction projects to date. Since the extension, its almost 70,000 square metres of floor space house 550 laboratory and research workplaces in the fields of biology, chemistry, physics and material engineering.

Radisson SAS Hotel, Grand Casino St. Gallen
St. Gallen, Switzerland
2003

This distinctive building, which combines a 4-star hotel and a grand casino, has a volume of 66,000 cubic metres and was built during the period 2002 to 2003.

ETH Lausanne (EPFL)
Lausanne, Switzerland
2004

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International Ice Hockey Federation Headquarters
Zurich, Switzerland
2003

The headquarters of IIHF, the International Ice Hockey Federation, are located in Zurich’s historic Landolt Villa. The protected building was refurbished and a new building was added in the period 2002 to 2003. The villa had a construction volume of 4,000 cubic metres, the new building 4,300 cubic metres.
Between August 2012 and December 2014, a stadium for 28,000 spectators will be built, comprising VIP sky boxes and a business lounge. Residential (58,000 square metres) and commercial (6,000 square metres) buildings are planned for a development area of 64,000 square metres which surrounds the stadium.

Following the implementation of the Schengen agreement, the airport had to be divided into two zones and a new infrastructure for outbound passengers was required. Since October 2008, ten additional check-in gates have been available. At Zurich International Airport, HRS had already implemented the headquarters building, an operations centre and a dispatch hall.

HRS was responsible for developing, financing and implementing this multifunctional stadium project which is located directly at the A1-highway: a football stadium with a capacity of 21,000, including Skyboxes as well as VIP and congress areas, and a commercial basement consisting of 23,000 square metre Shopping-Arena, a shopping centre with more than 50 shops and service enterprises.

HRS has implemented a medical healthcare competence centre for the Canton of Zug. The centre comprises a clinic with 184 beds, six operating theatres, doctor’s surgeries, a birth clinic, a special ward for highly infectious diseases, a care centre and a multi-storey car park.

HRS International Ltd

AFG Arena
St. Gallen, Switzerland
2008

Cantonal hospital
Baar, Switzerland
2009

Zurich Airport, bus gate south
Zurich, Switzerland
2009

Football stadium, Rapid Wien and development area
Vienna, Austria
2014

HRS
HRS International Ltd. continuously contributes to the appearance of many cities and communities through distinctive buildings. We take this responsibility very seriously, and turn ideas into impressive constructions. We place great value on carefully bedding each and every project appropriately in its construction, economic and social environment. As project developer, we bring interest groups together so as to lay the foundation for well-engineered solutions. With our objects we create a balance between needs, capital investment and utilization. This means that we must be well informed about the framework conditions. Our goal is to create sustainable value in every respect for all our partners involved in the project – and particularly in regard to the generations of tomorrow.
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