

Luther advises Bundesanstalt für Immobilienaufgaben on award of contract for BKA building in Berlin

Essen, 27.07.2023 – The Federal Agency for Real Estate Tasks (BlmA) has awarded the contract for the extensive new construction, conversion and extension of the Federal Criminal Police (BKA) office building in Puschkinallee in Berlin to Hochtief. Luther Rechtsanwaltsgesellschaft advised the BlmA throughout the tendering process.

The BlmA has concluded a PPP contract with Hochtief PPP Solutions GmbH for the new construction, conversion and extension of the Federal Criminal Police office in Berlin. The contract volume is in the high three-digit million range. The existing complex at number 52 Puschkinallee in the Treptow-Köpenick district comprises four buildings from 1994 and 1995.

In the project, the BlmA is relying on a holistic concept: renovation work on the façade and underground car park, a complete interior fit-out of the buildings, which have been completely gutted, and one- to two-storey roof extensions with photovoltaic systems. The goal is to accommodate approximately 2,400 BKA workplaces on a gross floor area of 87,000 square metres.

Construction is already scheduled to begin in October 2023, and handover to the user is planned for 2028. The operating and maintenance period following the construction phase will be around 25 years.

Luther provided comprehensive advice on the procurement strategy and all legal issues in this safety-relevant project, in particular procurement law, private construction and architectural law, public construction law and energy law. This included, above all, the extensive preparation and implementation of the EU-wide negotiation procedure for the PPP tender, which was completed within only two years.

Although it is an existing property, the building will meet all current energy requirements according to the Building Energy Act (GEG), both structurally and in long-term operation, and thus fulfil the exemplary function of federal buildings. A holistic energy concept will be implemented for a minimum primary energy requirement and a comprehensive energy balance. Luther's team will continue to provide legal advice to the BlmA after the contract has been awarded.

Christina Wollenberg, head of the BlmA's FN14 construction management team in Berlin: "After an intensive planning and negotiation phase lasting several years, we have reached a major milestone in the project with this award. We would also like to thank Luther for their committed, expert and pragmatic advice. Luther's team made a decisive contribution to the success of the process."

About BlmA:

The Bundesanstalt für Immobilienaufgaben (BlmA) is the central real estate company of the Federal Government. It belongs to the portfolio of the Federal Ministry of Finance and acts according to the modern standards of the real estate industry. The headquarters are located in Bonn. Its main tasks are the uniform real estate management of the Federal Government, real estate administration and sales as well as the forestry and nature conservation management of the terrain properties. The BlmA also has a large supply of affordable housing, which it makes available primarily to federal employees within the framework of housing welfare. The Federal Agency supports the Federal Government's housing offensive by now also building itself.

On behalf of BlmA:

Luther, Public Procurement Law/Construction and Real Estate Law: Henner M. Puppel (Partner), Dr Piotr Kwiatkowski LL.M. (Senior Associate), Annkatrin Merzig (Associate)

Luther, Energy Law: Dr Guido Jansen (Partner)

Luther Rechtsanwaltsgesellschaft mbH

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