

MODU



LAR



BUILD



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OFFICE
BUILDINGS



MODULAR BUILDINGS

“PEOPLE WANT EFFICIENT, ELEGANT ROOMS THAT ALLOW THEM TO DO WHAT PEOPLE ACTUALLY DO BEST: BE CREATIVE.”

Matthias Horx, future researcher and author



50
YEARS
ALHO

1

p. 04–07

ABOUT
ALHO

Building the future –
the modular construction principle
Modular building expertise for over 50 years



2

p. 08–13

BUILDING WITH
MODULES

Your partner in every phase
Fixed costs – secure investments.
Fixed deadlines. Finished fast.



3

p. 14–19

MODULAR
COMPO-
NENTS

The modular principle for modern office buildings
Contemporary spatial concepts – flexible
and versatile



4

p. 20–27

ALHO
OFFICE
BUILDINGS

A high standard of basic equipment
High-quality working spaces with superior
equipment
Our top references with a “wow” effect
Perfect infrastructure for optimum working

BUILDING THE FUTURE THE MODULAR CONSTRUCTION PRINCIPLE

The world of work is going through a dramatic change and employers seeking the best staff can now stand out by offering a contemporary working environment. This also includes an attractive architecture and modern spatial concepts.

Would you like to build a new, modern admin building? Or do you need more space for additional offices, so you're thinking about expanding your existing property? Check out the unique advantages of the ALHO modular building methods!

- Security when it comes to costs, deadlines and quality
- 70% shorter construction time
- Clean, quiet building sites
- Certified sustainability
- A wide range of design options



MODULAR BUILDING EXPERTISE FOR OVER 50 YEARS

For over 50 years, ALHO has been successfully producing modular buildings as a sustainable alternative to conventionally constructed buildings. It all started in 1967 with an assembly workshop for the series construction of site cabins. In 1971, ALHO started producing standardised mobile room units, proving that standardisation and the desire for comfort are not mutually exclusive.

Over time, permanent stationary solutions – today's room modules – were added to the range of products. Today, modular construction is at least the equal of conventional building methods when it comes to quality and durability.

Facts about the ALHO Group:

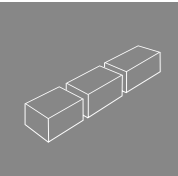
- Over 1,000 employees
- 5 production locations in Germany, France and Switzerland
- 72,000 m² production space
- 10 branches in Germany plus sales offices in Belgium, France, Luxembourg and Switzerland
- Manufacturing capacity of 12.000 modules each year



ALHO administration building and production unit at the Morsbach site

Reliability, partnership and not least consistent customer focus make ALHO as distinctive now as it was when it was founded.

” Albert Holschbach, founder of the ALHO Group



YOUR PARTNER IN EVERY STAGE

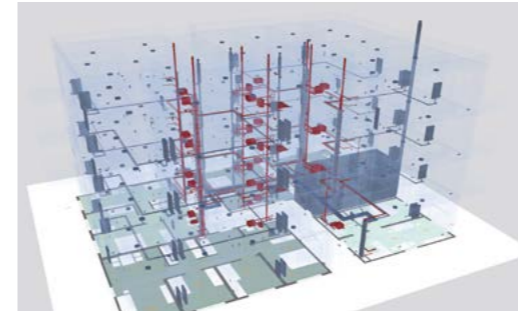
ALHO is your reliable partner in every stage of the work – from initial consultation to the handover of the keys. It's up to you to decide whether you want to work with your own architect or one of ours, employ us as your main contractor or hand over the full responsibility to us.

The flexible planning grid offers a wide range of creative design opportunities according to your wishes and ideas, which can be incorporated into a needs-based outline with a clear architectural language. This ensures that the architecture of every building remains completely individual.



01 INITIAL CONVERSATION

The initial conversation is the basis for successful planning.



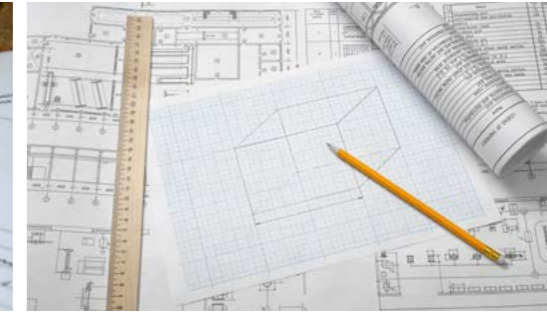
02 DRAFT PLANNING

ALHO plans cohesively, following BIM guidelines, with its own architects and building services planners.



03 APPROVAL PLANNING

Tested typical structural loading figures, proven detail solutions, certified processes plus fire protection and thermal insulation reports shorten the approval process considerably.



04 IMPLEMENTATION PLANNING

The building is dismantled into its modules and the working and detailed execution is planned.



05 WORK PREPARATION

From the drawings, specialists in the individual trades draw up precise item lists for the material required.



06 FOUNDATIONS

While the foundations are dug on site, ...



07 INDUSTRIAL MANUFACTURE

... the modules are produced using lean manufacturing processes in parallel in the room factory.



08 ASSEMBLY

The room modules are joined together on site in just a few days, cleanly and quietly.



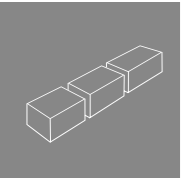
09 FITTING OUT ON SITE

Fitting out on site only takes a few weeks, thanks to the high level of prefabrication of the modules.



10 TURNKEY HANDOVER

Thanks to the dry wall materials used, the building is ready for occupation immediately after handover of the keys.



FIXED COSTS SECURE INVESTMENTS

For ALHO, security in building starts in the planning phase. Industrial construction also means reliable calculation of costs as in the industry – based on subassemblies, parts lists, metres and square metres of material. This enables us to give a fixed price guarantee.

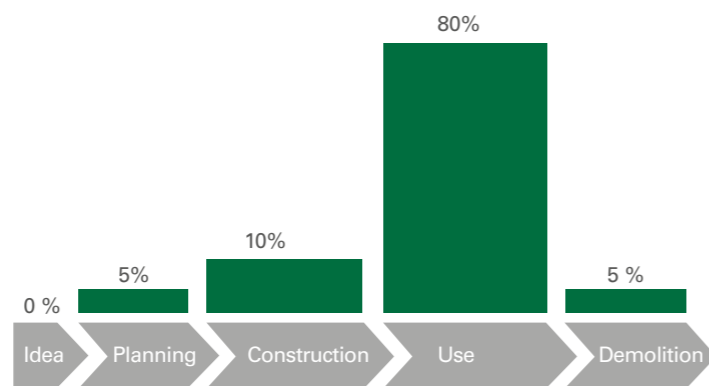
Another convincing point: Because our certified series factory production is constantly monitored, a higher standard of quality is achieved in comparison with conventional building methods. If we bear in mind that defects are the #1 costs driver on site, this offers twice the security.

Because of the high degree of prefabrication of the room modules, modular buildings are completed up to 70% faster than conventional ones. This has a positive effect on the financing costs. In addition, modular buildings can be

taken into use and rented more quickly which means that revenue can be achieved at an earlier stage.

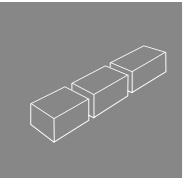
And you're safe if your needs change too. Modular buildings can be adapted to changing requirements: with extensions, extra floors, repurposing – or relocation.

If all the costs involved in a building during an assumed 50-year life cycle, the life-cycle costs (LCC) for modular buildings are 12% lower than they are for a building constructed using standard construction methods.



Distribution of life-cycle costs / 50 years building use





FIXED DEADLINES FIXED FINISHED

Because construction in the ALHO room factory is almost independent of weather conditions, with most of the building work taking place in our manufacturing hall, we can specify fixed deadlines.

With the ALHO modular construction method, the entire project time from concept to occupation of the property is just a few months. This makes our construction method attractive for both investors and property developers. Because time is money. The sooner an office or administration building can be used the better.

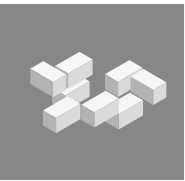
Also planning is quick and efficient with modules. Proven detail solutions and type-tested structural loading figures shorten the approval phase considerably.

The implementation planning starts as soon as the planning approval is granted, followed after a few weeks by module production. The foundations are executed on site in parallel.

The assembly of the modules on site only takes a few days. After this, completion then follows in just 12 to 15 weeks on average. The use of dry wall materials means that the office building can be used immediately.

The short total project time, including planning, is a clear advantage of the modular construction method.





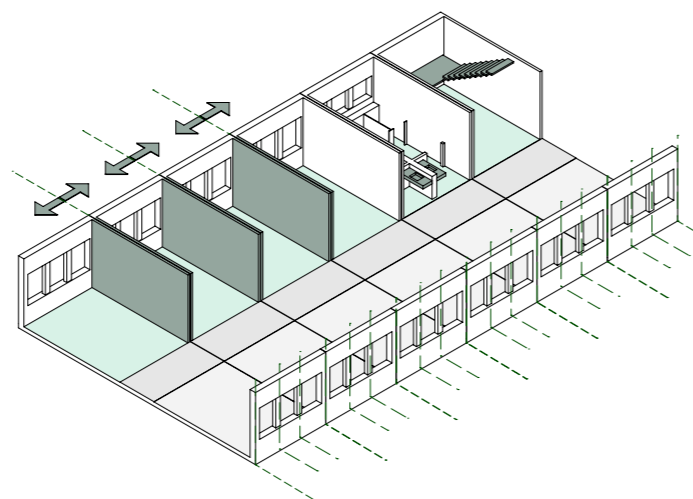
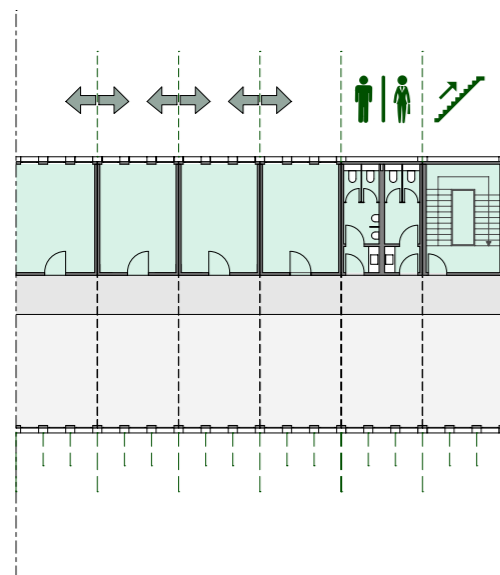
MODULAR COMPONENTS FOR MODERN OFFICE BUILDINGS

Thanks to the flexible grid design of the room modules, all sorts of office space concepts can be realised, combined and varied with ALHO's modular buildings. Even if the footprint is based on a fixed module grid, this grid is very flexible. Essentially, in order to plan costs most efficiently, we recommend using a grid with room modules that are the same size as far as possible.

Within this orthogonal planning grid, the external dimensions, proportions and volumes of space enclosed can be combined as required to create an architecture that is convincing and individual. The room modules can be aligned and stacked like Lego bricks, producing tailor-made, attractive structures and spa-

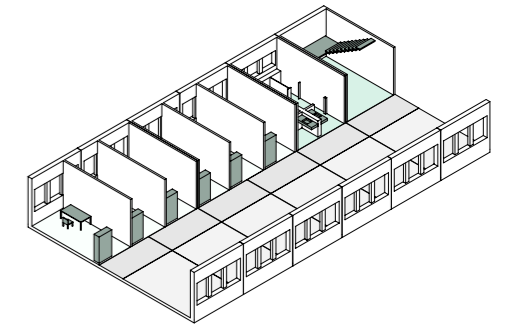
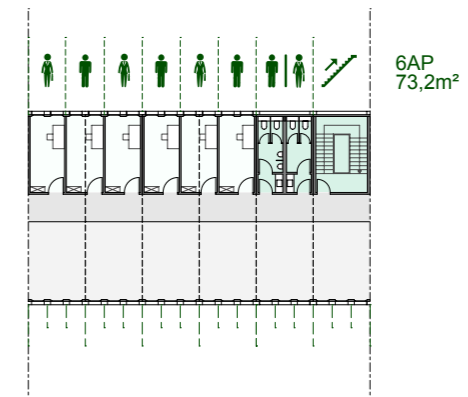
tial solutions. Thanks to the flexibility of the grids in modular construction, almost any building outline can be integrated into a suitable, economical module grid.

There are no limits to the layout of the rooms in the individual areas using modular construction methods. Cubicle, combination or open-plan offices – the non-loadbearing walls of the steel frame modules enable almost any conceivable options for territorial and non-territorial work stations and also allow these to be repurposed with total flexibility.

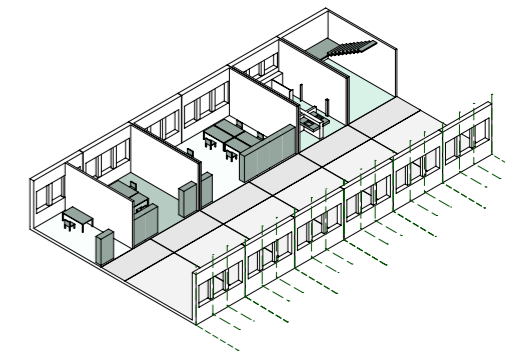
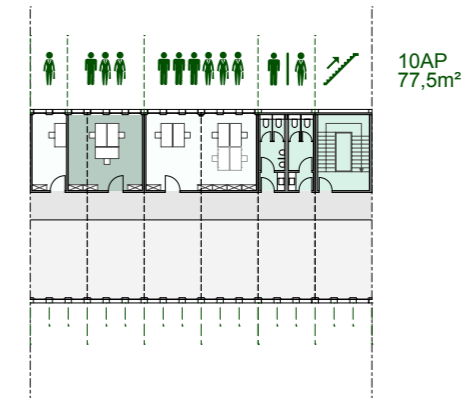


Individual offices with flexible, non-loadbearing partition walls

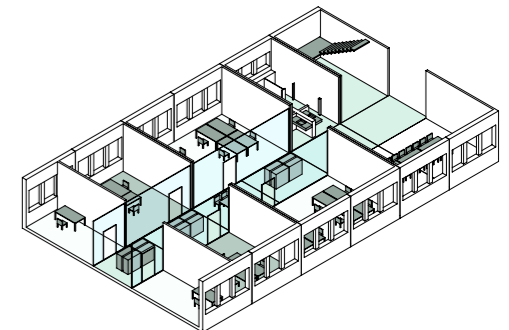
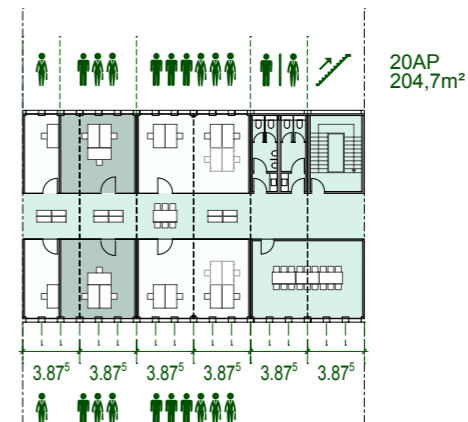
Cubicle offices with glass doors to the lobby



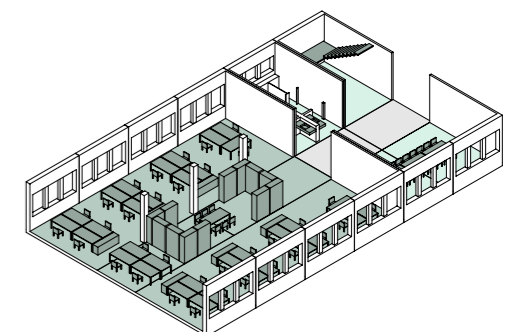
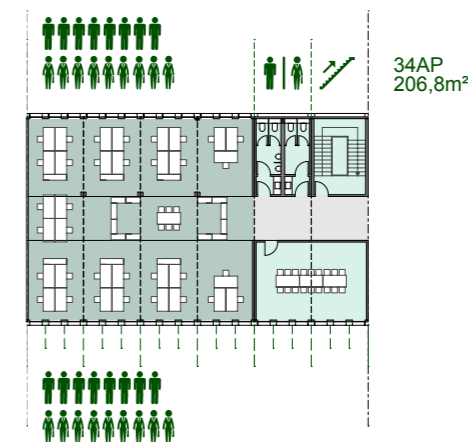
Single and shared offices

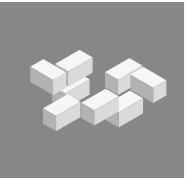


Combined work stations with communication corners and conference rooms



Open-plan office with meeting rooms



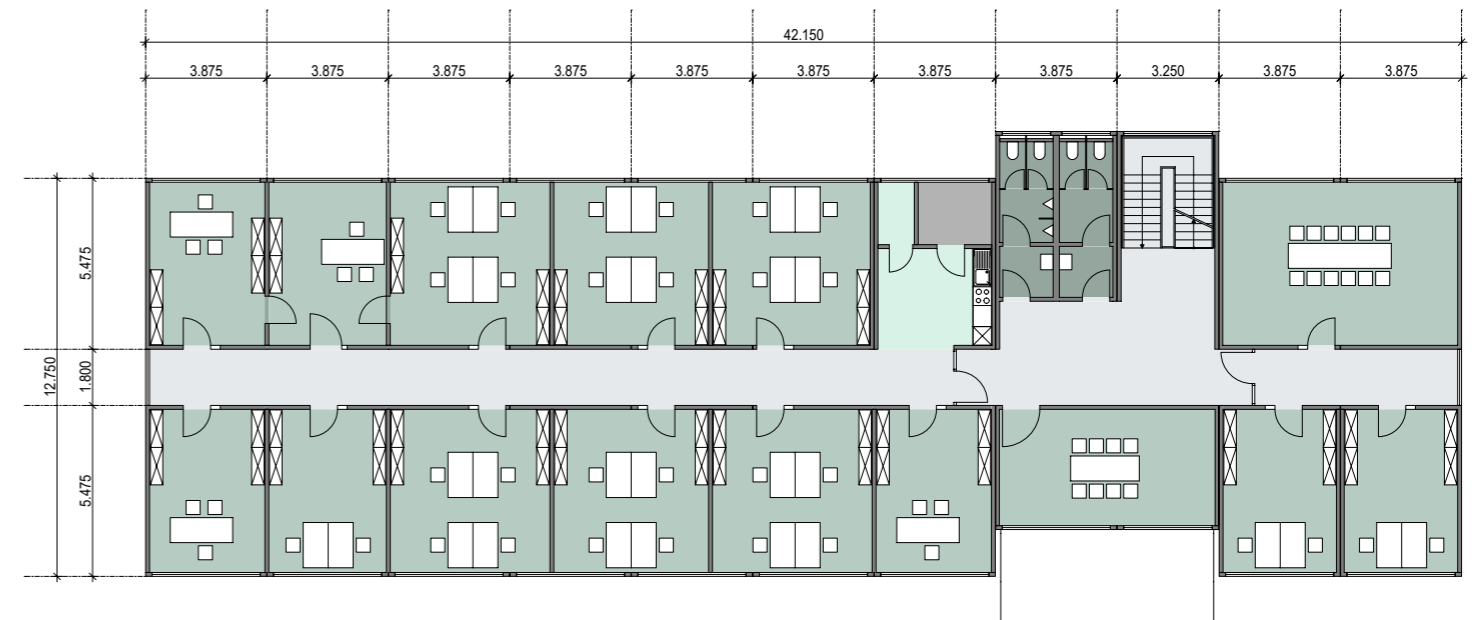


CONTEMPORARY SPATIAL CONCEPTS FLEXIBLE AND VERSATILE

An individual office yesterday, a combined zone today, an open-plan office tomorrow: Modern spatial concepts adapt to the changes in the modern working world.

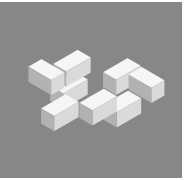
Concentration, communication, interaction – the demands of office work today are complex. Progressive offices allow people to work undisturbed, to exchange ideas and work in teams. Informal areas complement formal meeting rooms, individual and open-plan offices retain their value or are merged into combined offices.

With ALHOs modular office buildings, companies can respond flexibly to new requirements in their working world. The free-standing modules are independent of each other and can be used on every single floor, allowing any conceivable office concept to be created – and modified flexibly at any time.

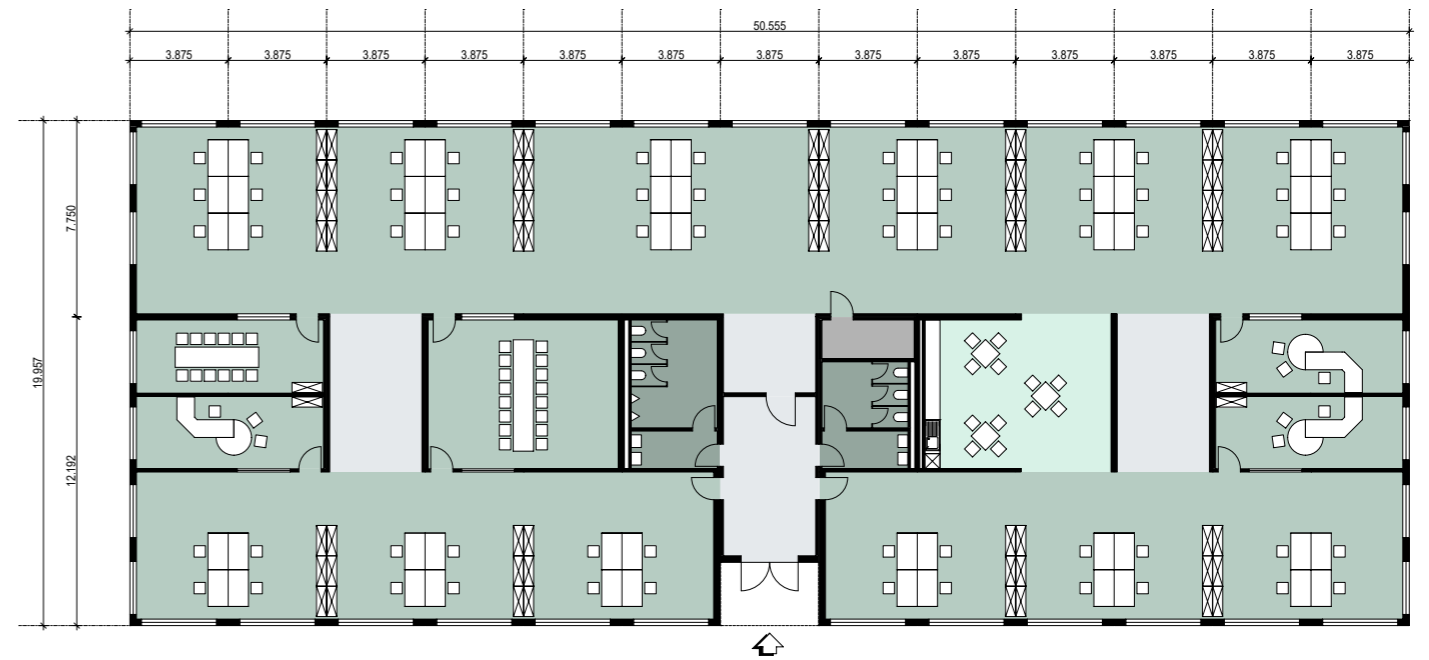


Outline of cubicle office layout





Outline of combination office



Outline of open-plan office





A HIGH STANDARD OF BASIC EQUIPMENT

With office buildings that are designed to be relevant and functional, ALHO guarantees that interior equipment and fittings will be of highest quality. When it comes to certified sustainability for example: Only building materials suitable for healthy living are used for the office buildings. So that the atmosphere within the rooms feels pleasant. Efficient thermal insulation and construction of the modular buildings without thermal bridges mean rooms are cosy and warm in winter and pleasant cool in summer.



05

JANSEN GMBH ESSEN
Kitchen as communication zone

01

JOB CENTRE COLOGNE
A bright, purpose-designed meeting room



04

TAX OFFICE OLDENBURG
Cubicle office with two work stations in line with the Workplaces Ordinance



02

DÜRR SYSTEMS BIETIGHEIM-BISSINGEN
Open-plan office with tough fibre bonded carpet

03

EWE IMMOBILIEN OLDENBURG
Rendered facade with colour-highlighted entrance area and staircase





HIGH-QUALITY WORKING SPACES SUPERIOR EQUIPMENT

On average, people spend more than a third of their lives at work and there they are at their most productive when they feel good. A comfortable, functional office environment is essential. The ALHO modular method of construction has everything required: a healthy interior climate, perfect sound, fire and thermal insulation and an aesthetically appealing, individual architecture – the ideal combination to support employees in their increasingly stressed working lives.



05

LT RENTAL SEEVETAL Hard-wearing vinyl flooring in a warm, friendly wood-look finish.

01

CARITAS SOCIAL HOUSING SPEYER A portal in red with glass canopy above marks the entrance.



04

AUGUST FALLER KG, WALDKIRCH Rooms are flooded with light through floor-to-ceiling windows.



02

FAGSI GMBH LICHTENBERG Open-design rooms with glass partitions create a modern ambience.



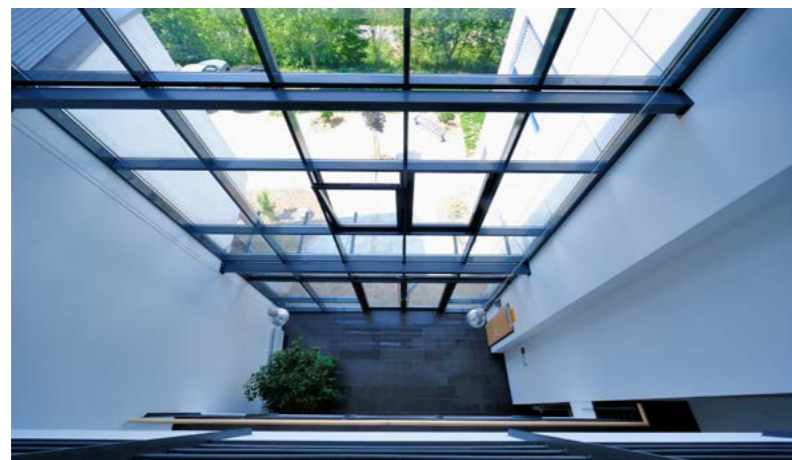
03

AUGUST FALLER KG, WALDKIRCH On the simple, white rendered facade, larch wood panels add exciting accents.



OUR TOP REFERENCES WITH A WOW EFFECT

Unusual architecture with technical, functional and aesthetic highlights – with colours and forms perfectly aligned inside and out with the company image, plus a material mix that creates a perfect sense of harmony. For those who would like to build something a little less humdrum, the ALHO modular construction system offers impressive opportunities for “individuality in series”.



05

MUSIK
MAYER
MARBURG

Spacious entrance area with post-and-bar construction

01

CATH. CLINIC
MAINZ Spacious lobby used as a communication zone.



04

PROCONTAIN
GMBH
COSWIG A modern facade made from high-format aluminum panels alternating with floor-to-ceiling window elements of the same size.



02

J.J.
DARBOVEN
GMBH & CO. KG
HAMBURG The facade has been constructed in the company colours of coffee brown and gold.



03

TEREX
DÜSSELDORF A covered terrace is used as a communication and break area.



PERFECT INFRASTRUCTURE FOR OPTIMUM WORKING

A good working climate creates the basis for a company to work successfully. In addition to office workspaces, companies also need an appropriate infrastructure. With ALHO, you'll work with an experienced partner in the planning and construction of canteens, social areas, company nurseries and external services such as underground car parks and outside spaces.

01

CHANGING AND WASH ROOMS



02

KITCHEN



03

CANTEEN



06

UNDERGROUND CAR PARK



05

OUTSIDE SPACES



04

COMPANY NURSERY



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MODULAR BUILDINGS