CUSTOMER STORY

CUSTOMER
Rigterink Logistikgruppe

LOCATION
G.Park Jena

DEVELOPMENT TYPE
Build to Suit Logistics Centre

DEVELOPMENT SIZE
30,000 sq m / 322,917 sq m

TENURE
Leasehold

Rigterink Logistikgruppe

CONTROLLED TEMPERATURE LOGISTICS CENTRE

Gazeley
a GLP company

CHALLENGE

The particular challenges that Gazeley faced were the need to consolidate several warehouses into one central hub with high technical requirements and the ambitious time programme under harsh winter conditions.

With the bulk of the stored goods being chocolate products, the min/max temperatures of 10°C/20°C were in no way to be exceeded.

In addition the building had to meet the HACCP hygiene standards for food storage.

SOLUTION

Gazeley solved this problem by using the highly efficient and energy-saving 'Roof-Top' temperature control system where each of the three sections of the building can be operated at different temperatures.

The system provides even heat distribution in the cells and also has a heat recovery module which uses excess energy for cooling purposes, achieving an ideal average temperature of between 16 and 18°C, regardless of the outside temperatures.

KEY FACTS

BUILD TO SUIT

30,000 SQM

JENA

GLP

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RESULTS

The end customer makes regular checks to ensure that these standards are complied with. The warehouse temperature is also continuously and automatically recorded to evidence the constant temperature. In order to avoid energy loss, the walls and ceilings of the warehouse were given thicker insulation and the loading gates fitted with special insulating materials.

One of the outstanding features of the building is its optimised assembly and recycling-friendliness, made possible through the high level of prefabrication. The primary support structure in particular is an excellent example, consisting of glued-laminated girders made entirely from materials from sustainable forestry and treated and processed in line with PEFC/FSC certification standards.

The building was constructed using only materials that do not degrade human and eco-system health, either during their production or processing. This included, for example, halogen-free plastics and cables, minimum VOC content in paints, adhesives and varnishes as well as avoidance of heavy metals and UV stabilisers. Durable building materials and plant components were primarily used in order to minimise depreciation, maintenance and repairs.

All heating and air conditioning systems and electric cables are freely accessible; the construction framework and fire sections are arranged to allow partitioning so that the building can be put to very flexible use.

In order to minimise disruption to the natural water cycle, 100% of all rainwater is drained back into the ground. Paved surface areas were kept to a minimum. The roof area is designed for the installation of a photovoltaic plant.

SUSTAINABLE MEASURES

The DGNB Certification System was established in Germany in 2008. Its aim is the planning and assessment of sustainable buildings.

In order to ensure the maximum possible amount of quality and transparency, around 50 criteria from the quality sections: environmental; economic; sociocultural and functional aspects; technology; processes and site are incorporated into the assessment.

The building was awarded the DGNB Silver Certificate in May 2013.

GLP

Gazeley
a GLP company

“The new Gazeley warehouse offers us an ideal base for efficient and flexible food logistics. Gazeley was a very reliable partner on this project.”

Bernd Rigterink, Director

GLP

Gazeley
a GLP company