

STRABAG Belgium



STRABAG
WORK ON PROGRESS

1 Neptunium Schaerbeek, © Alexandre Van Battel



Our strength: We build

STRABAG Belgium is part of the international STRABAG SE construction group, a prominent player in the global construction industry. By continuously joining forces and sharing expertise across the group, we successfully deliver diverse and complex construction projects efficiently, within the agreed time and budget. Being part of a financially strong international group also provides our clients with the assurance that their projects are backed by long-term stability, reliability and the resources needed for successful delivery. This enables us to complete projects on time and to the required quality standards, even in challenging market conditions.

STRABAG Belgium is active in a broad range of construction in Belgium. We deliver schools, offices, hospitals, residential care centres, multipurpose complexes, industrial buildings and residential developments, often through turnkey or Design & Build solutions.

Our employees are the foundation of our success, bringing expertise, professionalism and enthusiasm to every project. With branches in Antwerp, Ghent, Brussels and Genk, we remain close to our clients and provide fast, personalised service. Our "Think global, act local" approach is reflected in everything we do.

We strive for the highest standards and are proud of our certifications, including ISO 9001, ISO 14001, VCA** and VCA-P. Our teams combine regional expertise with data-driven decision making and strong focus on value creation.



2 Stapelplein Ghent,
© Aaron Verleysen
3+4 BOOKS Hasselt,
© Marc Sourbron
5 SvM Cadix
Antwerp,
© Luuk Kramer



Headquarters H. Essers Genk

STRABAG Belgium delivered the turnkey project for the new headquarters of the logistics service provider H. Essers in Genk. Every square metre of the site was utilized by building upwards. The building's eye-catching architecture with its black facades and tall windows is based on the region's former mining buildings, and the lush green landscaping is also in keeping with the surrounding natural environment. For STRABAG Belgium, the project is a benchmark for the plentiful exposed concrete in the interior. The headquarters were designed with a focus on energy efficiency and long-term usability.

Project data

- Client: H. Essers Logistics Company
- Location: Genk
- Architect: Iglesias-Leenders-Bylois Architecten
- Engineering office: Mouton
- Contract value: € 10,3 million
- Construction period: 08/2019 - 10/2021
- Gross Floor Area: 5,000 m²



Landesvertretung Baden-Württemberg Brussels

STRABAG Belgium was commissioned for a turnkey new construction project, the demolition of the original building and the meticulous restoration of the listed façade which had to be preserved for the office building of the Landesvertretung Baden Württemberg (Goethe Institute) in Brussels.

Its central location on Belliard street in Brussels presented several logistical challenges. To keep the listed facade intact, a special structure (= corset) was put in place to prop it up. The finishing was completed using particularly high quality materials. Geothermal energy was used to provide underfloor heating and passive floor cooling via a heat pump and BTES system.

Project data

- Client: Vermögen und Bau Baden-Württemberg
- Location: Brussels
- Architect: Weinmiller Architekten
- Engineering office: Planungsbüro Schmitt & Partner
- Contract value: € 20,2 million
- Construction period: 05/2018 - 07/2021
- Gross Floor Area: 5,150 m²



1+2 Offices: Headquarters
H. Essers Genk,
© studiovision.be

3+4 Offices: Landes-
vertretung Baden-
Württemberg Brussels,
© Achim Birnbaum

Campus Groot Schijn Deurne

STRABAG Belgium was awarded the GO! STReAM Campus Groot Schijn Deurne project together with another contractor. This Design & Build project combined two schools in one new building and also included the renovation of the existing main building dating back to the 1960s. The project was implemented in several stages.

The new school building is based on an exceptional design. Shaped like a boomerang, the building is structured around two central atriums full of light surrounded by the school premises. For the environmental landscaping B2Ai architects and landscape architects Stramien focused on creating a perfect symbiosis between the buildings and a green, interactive outdoor space.

Project data

- Client: GO! Onderwijs van de Vlaamse Gemeenschap
- Location: Antwerp-Deurne
- Architect: B2Ai
- Engineering office: Studieburo De Klerck
- Contract value: € 20,6 million
- Construction period: 02/2022 - 03/2024
- Gross Floor Area: 13,207 m²

Quartier Bleu Hasselt

Quartier Bleu is a major prestigious project at Kanaalkom in the centre of Hasselt. It consists of an underground parking garage and five above ground levels containing apartments, retail units and restaurants. A promenade along the waterfront connects to a central plaza. Quartier Bleu is the largest inner city development in the wider region. Thanks to this development, Hasselt has finally become a 'city by the water'. The client called on STRABAG Belgium and another general contractor to implement this project, which was based on the use of smart LEAN principles, extensive BIM and an on-site concrete plant. These applications ensured that the work was implemented in a more efficient and time-saving manner.

Project data

- Client: Kanaalkom Development NV
- Location: Hasselt
- Architect: De Gregorio & Partners / Antonio Citterio
- Engineering office: Arcadis Belgium / Macobo / Temporary partnership Strabag-Houben
- Contract value: € 115,7 million
- Construction period: 12/2016 - 06/2020
- Gross Floor Area: 172,000 m²



5+6 Education: Campus Groot Schijn Deurne, © Aaron Verleysen
7+8 Mix-used: Quartier Bleu Hasselt, © Philippe van Gelooven



Mo-Thor Genk

In temporary partnership with another contractor, STRABAG Belgium was given the mandate to execute phase one of the Mo-Thor project, better known as the FacThory building in Thor Park Genk. This was a turnkey assignment involving an 8,000 m² multi-purpose building consisting of a 3,500 m² production floor, 1,000 m² laboratory and testing areas and 3,500 m² of offices.

FacThory is also sometimes referred to as the factory of the future, as it is considered a gathering place for innovative enterprises where smart manufacturing companies come into contact with other companies focusing on smart manufacturing and industry 4.0 related applications.

Project data

- Client: MO-THOR NV
- Location: Genk
- Architect: XDGA
- Engineering office: Bollinger Grohmann
- Contract value: € 20,1 million
- Construction period: 08/2022 -06/2024
- Gross Floor Area: 8,000 m²



Municipal Primary School Evergem

STRABAG Belgium was awarded the mandate for the renovation and extension of Evergem's Municipal Primary School. The turnkey assignment consisted of the structural work for the extension and renovation work, finishing, techniques and environmental landscaping.

The assignment was completed in three separate stages during which the school continued to operate as normal. The school now has a brand new spacious gymnasium, a multipurpose hall also providing hot food, new classrooms, a spacious staff room and a renovated and enlarged adventure playground.

Project data

- Client: Municipality of Evergem
- Location: Evergem
- Architect: ABDM
- Engineering office: ABDM
- Contract value: € 10,4 million
- Construction period: 09/2022 - 07/2024
- Gross Floor Area: 4,000 m²



1+2 Industrial/Offices: Mo-Thor Genk, © Maxime Delvaux
3+4 Education: Municipal Primary School Evergem, © Aaron Verleysen

Biostoom Beringen

In temporary partnership with another contractor, STRABAG Belgium was responsible for the structural (wind and watertight) and infrastructure work for a bio steam plant on a six hectare plot. Approximately 11,000 m³ of concrete were processed as part of the project, resulting in, among other things, a 36 metres high concrete bunker. The underground floor slab was installed using underwater concrete.

The plant processes 200,000 tonnes of household and comparable waste per year using waste treatment and energy recovery technologies.

The new bio steam plant in Beringen generates heat from the thermal treatment of non-recyclable waste, which is supplied to heat network developed by Bionerga and used by neighbouring companies. The neighbouring petrochemical company Borealis was the first to connect to the heating grid and soon the new GRL (Glass Recycling Logistics) plant will also be connected.

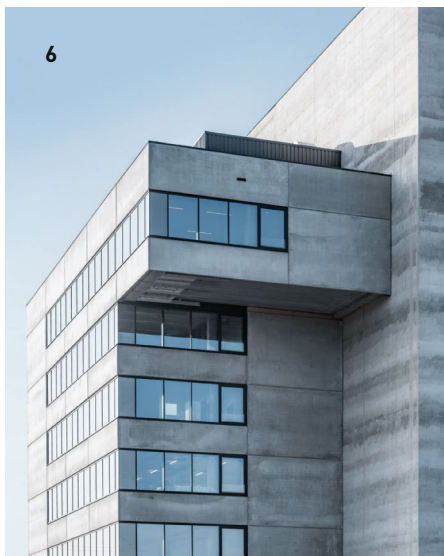
In 2018 STRABAG Belgium was awarded a silver BIM Award for this project.

Project data

- Client: Intermunicipal waste company Bionerga
- Location: Beringen
- Architect: OYO Architects
- Engineering office: Arch. & Teco Engineering – B.CEC Burg
- Contract value: € 20,2 million
- Construction period: 11/2017 – 03/2021



5+6 Industrial: Biostoom Beringen,
© Marc Sourbron
7 Healthcare: Pharmacy UZ Leuven, © Steven Massart



Pharmacy UZ Leuven

STRABAG Belgium was responsible for the construction of a new shell pharmacy building and the fitting out of the warehouse pharmacy for UZ Leuven. The turnkey assignment consisted of the enclosed shell structure and finishing operations.

The ground floor and first floor include the logistics storage area and offices. The second and third floors include the production pharmacy, which had to be delivered in shell condition.

The structural shell consisted of a combination of precast concrete and concrete cast on site. The façade of the ground and first floor was made up of sandwich panels. The second and third floor facades were finished in brickwork.

Project data

- Client: UZ Leuven
- Location: Leuven
- Architect: Temporary partnership ar-te dJGA STABO
- Engineering office: Temporary partnership ar-te dJGA STABO
- Contract value: € 10,8 million
- Construction period: 06/2022 - 04/2024
- Gross Floor Area: 11,000 m²



ZMK Maaseik

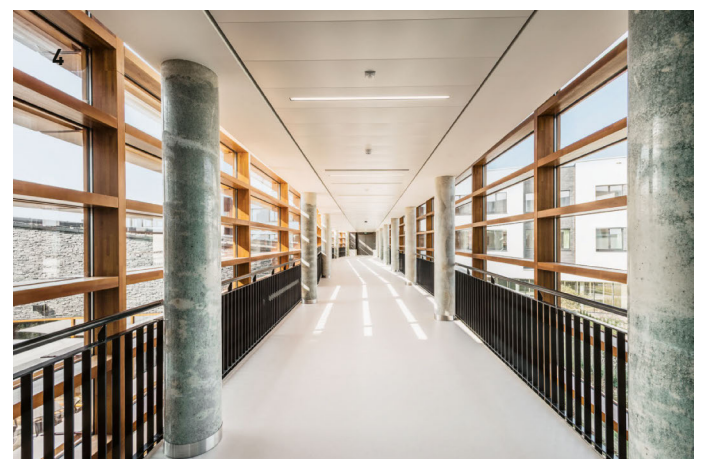
The new 'Hospital Maas & Kempen' construction project combined all existing hospital activities of the Bree and Maaseik campuses at one easily accessible central site. ZMK (Ziekenhuis Maas & Kempen) is the first Flemish 'extensive low-rise hospital in a green environment': a unique building concept, with each building having a maximum of three floors. The new facilities provide 249 spacious rooms and optimal care for more than 85,000 residents in the northeast of Limburg.

ZMK entrusted the overall site and implementation coordination (including safety coordination-implementation) to a contractor partnership involving STRABAG Belgium and three other general contractors. The contract also included closed shell construction, finishing and environmental work. Each hospital building was based on a bespoke design to ensure that the hospital utilizes all the available space with maximum efficiency. The intelligible hospital structure ensures that the various hospital functions are clearly distributed between the five building sections, making it a very public-friendly hospital. Each building section is easily expandable. Moreover, there is ample scope for the addition of future healthcare functions such as the creation of a new residential care centre at the same medical site. The new campus features an entrance, hotel, office, 'hot floor' and factory building with 226 underground parking spaces.

Each building was given an individual character based on natural materials, maximum daylight and clean lines. The complex was totally integrated into a green landscape which means that it is easy to immerse yourself in the natural environment at the site. The project incorporated several energy-related measures, including underground thermal energy storage, heat recovery from ventilation systems, rooftop solar thermal collectors, and the conversion of kitchen waste into biogas.

Project data

- Client: Ziekenhuis Maas en Kempen
- Location: Maaseik
- Architect: Temporary partnership AR-TE - djGA - STABO
- Engineering office: Temporary partnership AR-TE - djGA - STABO
- Contract value: € 48,8 million
- Construction period: 09/2014 - 09/2017
- Gross Floor Area: 35,000 m²



1-4 Healthcare: ZMK Maaseik, © Marc Sourbron

Fire station Lokeren

STRABAG Belgium was awarded the mandate to build a new fire station in Lokeren. The turnkey assignment included structural work, finishing and techniques (excluding hose cleaning).

The fire station, which was built in the centre of a new residential area, is strategically located in relation to major arterial roads. The station can accommodate about a dozen fire engines and also provides offices for both the fire department and the municipality of Lokeren.

The depot roof was constructed of steel trusses. The facade consists of sandwich panels and Reglit glazing and the practice tower was constructed of steel.

In terms of energy, a heat pump was chosen, controlled via a BTES system (Ø140) with sixteen 150 metres deep boreholes.

Project data

- Client: City of Lokeren
- Location: Lokeren
- Architect: Bureau ADAM
- Engineering office: Studiebureau MORE
- Contract value: € 8 million
- Construction period: 04/2022 - 07/2024
- Gross Floor Area: 2,700 m²



Cohousing Bijgaardehof Sint-Amandsberg

STRABAG Belgium implemented the largest cohousing project in the country on the former Malmar factory site in Ghent. The turnkey assignment consisted of the structural work, finishing and techniques of three cohousing buildings and the community healthcare centre, as well as the finishing of the communal areas.

The project consisted of 59 residential units and communal areas. The residences were spread across three buildings. Located near Bijgaarde Park, the cohousing project is surrounded by nature, making the green environment the focal point for residents.

A BTES system was installed to provide heating and cooling by using thermal energy stored in the ground. Rainwater is collected and managed through features such as cisterns, a wadi infiltration sewers, green roofs and retention roofs. The project also incorporates recycled materials in various building components.

Project data

- Client: Biotope, De Spore, Wijgaard, WGC Kapellenberg
- Location: Sint-Amandsberg
- Architect: Bogdan & Van Broeck Architects
- Engineering office: Ney & Partners BXL
- Contract value: € 14 million
- Construction period: 10/2019 - 12/2021
- Gross Floor Area: 9,378 m²



5+6 Mix-used:
Fire station Lokeren,
© Toon Grobet /
7+8 Residential:
Cohousing Bijgaardehof
Sint-Amandsberg,
© Aaron Verleysen



De Gendarmerie Aalst

STRABAG Belgium implemented 'De Gendarmerie' social project in Aalst. The new building includes a daycare centre, social grocery store, community restaurant and multipurpose event hall.

Our assignment consisted of the demolition of the old gendarmerie buildings on the site, structural works, finishing, techniques and environmental landscaping.

The Gendarmerie is a new meeting place in the centre of Aalst where people can (re)discover their talents, with a special focus on people who are finding it difficult to access the employment market.

Project data

- Client: PCSW Aalst
- Location: Aalst
- Architect: City of Aalst
- Engineering office: City of Aalst / Lambda Max
- Contract value: € 7,2 million
- Construction period: 11/2022 - 07/2024
- Gross Floor Area: 2,360 m²



Cadix A5 Antwerp

STRABAG Belgium completed the extensive residential and commercial turnkey project Cadix A5 in Antwerp's neighbourhood 'Het Eilandje'. The extensive project was implemented in two stages and included the construction of a new complex on the corner of Londenstraat and Kattendijkdok.

The first stage consisted of the construction of two underground levels with 249 parking spaces and two residential buildings with a total of 121 apartments, five studios and 22 commercial units.

The second stage involved the construction of three apartment blocks with a total of 77 apartments and four commercial units. The five buildings are sited around a courtyard with a shared pavilion.

The project was nominated for a BIM Award in 2019 and achieved a BREEAM Excellent certification with a score of 83.7%. The integration of BIM allowed us to eliminate conflicts in the design.

STRABAG Belgium installed a temporary concrete plant on a pontoon adjacent to the site during the works to reduce traffic disruption and to cope with the logistical challenges associated with this central site in Antwerp.

In terms of energy efficiency, the building is heated and cooled using heat pumps via an installed BTES system. Solar panels were also provided.

Project data

- Client: CIP nv
- Location: Antwerp
- Architect: Trading partnership Sergison & Bates / eld / Bovenbouw architecten / BULK
- Engineering office: ABT
- Contract value: € 42,93 million
- Construction period: 05/2018 - 07/2021
- Gross Floor Area: 35,000 m²



1+2 Mix-used: De Gendarmerie Aalst, © Toon Grobet
3 Residential: Cadix A5 Antwerp, © Thomas Bruyninckx/
4 Residential: Cadix A5 Antwerp, © Stijn Bollaert

N.V. STRABAG Belgium S.A.

Noorderlaan 139

2030 Antwerp

Belgium

Tel. +32 3 540 45 00

belgium@strabag.com

www.strabag.be

Scan the QR code for
further information
on our references.



Cover: SvM Cadix, © Karin Borghouts / **Back:** Mo-Thor Genk, © Maxime Delvaux



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