Whoever plans and constructs a building assumes lots of responsibilities. For example, towards those who later use the property to live and work, to teach and learn, to heal and recuperate, or to play and reflect. As well as towards the surrounding neighbourhood, which will be aesthetically modified by a new or converted building. Or towards the corporation or organisation, whose future performance is influenced by its new premises and the changes that come with it. And last but not least, towards chemical emissions into the environment emanating from the building. Then there are the many legal stipulations that need to be considered: federal government regulations, state building codes, land use/zoning guidelines, etc. In short: realising a construction project has never been as complex as it is today, presenting an enormous challenge for any owner. We can reduce the complexity of your construction project for you. The companies of the WOLFF GRUPPE Holding GmbH support public and private clients in all phases of complex construction endeavours, from planning and implementation to operation and management. Depending on the task at hand, our interdisciplinary team works with you to create a comprehensive solution tailored to your needs – all under one roof!
From the initial conception of a project all the way to move-in or commissioning by the tenant – it is a long way to go, with many milestones to attain. As the owner/builder, you have to deal with a considerable amount of individual concepts, plans, permits, competitions, tenders, decisions and approval procedures. The companies of the WOLFF GRUPPE are there to assist private and public clients at each and every turn – analysing, advising, planning, designing, managing and implementing. We ensure that you attain your goals, with as little time and expense as possible in the process!
Museums, theatres, concert halls and other cultural centres. Clinics, sanatoriums and retirement homes. Schools, universities and underground car parks. Sports and media centres. Production plants, office buildings and academic institutions. Functional buildings or “temples of consumption”. Insurance headquarters and bank branches. New construction, conversions or expansions. Restorations and renovations. In the open countryside or in the city centre. In Germany, Austria, Switzerland or elsewhere. In glass, stone, steel, wood or concrete. For private individuals, companies, foundations, institutions or the public sector…

Whatever you want to build, wherever in the world you want to build it: We can provide all the services required to make your construction project a success!
There are no standard solutions when it comes to construction projects. This is why customisation is the only standard procedure at WOLFF GRUPPE. Each construction project has its own peculiarities, which in turn determine our solutions. In the case of office buildings, key aspects include sustainability, work environment and cost-effectiveness, as well as the public image presented by the tenant company. Museums and theatres on the other hand must provide highly flexible and functional usage, but must also comply with urban planning stipulations. Residential construction should ideally include individualised areas for relaxation and recreation, while allowing for economic, ecological and social aspects. Hotels must offer a harmonious interplay of architecture, facilities and services, all in strict adherence to the operator's concept. Schools, hospitals or retirement homes must include not only the latest functional and technical advances, but also comply with a wide range of special guidelines and legal stipulations. You, the owner/builder, can rely on us to keep everything and everyone working smoothly. Lateral thinking and meticulous execution are the basis for our flexible and comprehensive solutions!

Above left: On the verge of completion - new exhibition space in the Museum Folkwang
Below left: Museum Folkwang after the completion
Above: Stringent action, doing things effectively, implementing efficiently
Only when all the elements fit together perfectly, when all those involved follow the plan, and when all the contractors are in tune with one another, can the project be a success. In order to master such a challenge, you as the builder/owner need flawless and forward-looking project management. The W+P Gesellschaft für Projektabwicklung mbH (W+P Company for Project Development) boasts a long track record of assisting private and public clients with construction projects of all kinds – as project manager, general planner and/or general contractor.

W+P Gesellschaft für Projektabwicklung mbH
Our dedicated team, made up of experienced architects, consultants and planners, handles the entire commercial, organisational and technical execution for you. We plan, coordinate and monitor – from the initial concept to realisation and commissioning. Thus, we ensure that your building is completed on time and with the stipulated level of quality. We see to it that construction stays within budget. Of course, as our client, you make the final decisions. However, you can confidently leave the vast majority of obligations, efforts and risks up to us!

Project Development
Many of the key decisions for a construction project are taken long before construction begins. Our advisors can help you make the right decision! Thanks to strategic operational and resource planning, market analyses, feasibility studies and cost estimates, we can provide realistic calculations right at the start of the planning process. We are also ready to assist you in the preparation and implementation of competitions and tenders.

Project Management
We coordinate the work of all those involved in the construction project, integrating them into the overall concept. As an independent consultant we can find solutions to problems that arise in an ongoing third-party project in difficulty.

General Planning
As general planners, we offer you all the necessary planning services from one source: architecture, structural design, utility management, structural physics, building and room acoustics, geotechnics and environmental technology – and whatever else your project may require.

Commissioning
We also take care of coordinating the relocation and commissioning of the building. We train your employees and support them during the transitional period following the move.
The ideal case as a standard one: Project realization
A built-in future: Planning

Those who build, shape the world. They create living spaces in which people live and work, learn and teach, recover and heal, converse and think. They give form to values and ideologies. They change urban landscapes.
PLAN FORWARD GmbH
Those who build, shape the world – the world of today and the world of tomorrow. This is because a building is an expression of the time in which it was created. Times change, however, and at an increasing pace! Thus, the planning of a building must look far into the future – functionally, technically and aesthetically. This requires a planning team with expertise in all the relevant disciplines.

PLAN FORWARD is a partnership of dedicated and experienced architects and planners with various areas of expertise. We plan and design any type of construction for both private and public clients – not just new buildings, but also renovations, modernisations and restorations that make existing buildings fit for the future. As the builder/owner, you have high expectations in terms of function, form and efficiency. We, as all-round specialists, make your vision a reality – while planning for the future right from the start!

Property Planning
From location scouting and preliminary planning to conception, design-approval and construction – we provide comprehensive and customised planning support for your building project. Sophisticated models and cutting-edge 3D presentations give you a realistic impression of your building’s future appearance and effect. We are also ready to assist you with competitions, tenders and contract assignments, as well as with construction management.

Left: Modernisation in existing context - OsnabrückHalle
Middle: The new building of the stadium Essen - completion 2012
Right: The roof construction of the stadium Essen
**The foundation of successful projects: Strategic Consulting**

**W+P Consulting GmbH**
Making our clients fit for the future by helping optimise their business processes: this is the mission of W+P Consulting GmbH. We accomplish this goal by supporting the client through every phase of a new project, from initial concepts all the way to successful implementation.

**Strategic Consulting**
A prerequisite for any economically viable project is an analysis of the relevant market. This involves evaluating one’s own present and future market potential, while also considering the reaction of other market participants to one’s actions. On the basis of a thorough analysis, we work with our clients to create a business strategy that takes into account all the risks and opportunities that a new market position entails.

**Consulting for Ongoing Business Operations**
Practically speaking all business processes leave room for improvement. The question to be asked, however, is whether improving a given process makes sense from a cost-benefit point of view. Determining the answer requires a careful review of the conditions at hand. Assuming a fundamental change of process is advisable, the next step is to convince the people concerned. In order to successfully implement change, those affected must be motivated to help make it happen.

Together with our clients, we develop cost-effective processes that can then be successfully implemented with the cooperation of properly informed and motivated employees.

**Adjusting Property Portfolios to Optimised Processes**
Once business processes have been optimised, it may make economic sense to adjust the existing property portfolio accordingly. We objectively evaluate the risks and opportunities of such a restructuring, as well as the financial consequences of any associated construction measures.

**Public/Private Partnerships**
A public/private partnership is one of the models a public-sector client can use to realise a construction project while optimising his risks and opportunities. Public-sector clients receive comprehensive consulting on how to structure the best possible participation model – from financing and project organisation to the awarding of contracts and the setting up of optimal operating procedures.

**Object Network**
We see to it that your property’s power network receives all the legal benefits provided for under §110 of the German Energy Industry Act (EnWG). Planning, installation, operation and maintenance – we take care of everything,
Taking care of what needs to be done:
Facility Management

F/M Facility Management GmbH

Nowadays, tenants and users of a property have high expectations. Everything must run smoothly and be in good condition, inside as well as outside. Every function must be fully accessible at all times and any problems that crop up must be quickly solved. Effective facility management ensures that tenants and users remain happy and satisfied – and that the value of your building is preserved or even increased! This is clearly a challenging task, but we strive to take most of the effort off your hands.

You can trust the specialists at F/M Facility Management GmbH to handle all the tasks associated with operating and maintaining your property or portfolio of properties – from infrastructure to commercial operations. When it comes to special types of buildings, such as assembly points, we can also take care of a number of additional tasks. For example, we can ensure that a given meeting or event goes off smoothly. Ideally, our expertise should be integrated into a building project as early as the planning stage. This will allow work processes to be optimised and subsequent operations to be made as efficient as possible.
Giving properties a profitable future: Re-development

Wolff ImmoDevelopment GmbH & Co. KG

These are times in which society and the economy undergo deep-seated change. As a result, many older buildings can no longer be managed cost-effectively in their present condition, even though they may be situated in an excellent location. At Wolff ImmoDevelopment, we identify which of these properties have particular potential, develop viable concepts for their future use, and overhaul them accordingly. We then put them on the market, often in partnership with outside investors. Do you have a building that could be potentially refurbished, or are you interested in investing in one of our re-development projects? Working in partnership, we can re-develop buildings with a profitable future!
Rebuilding the “most beautiful museum for modern art”: The Folkwang Museum

Neubau Museum Folkwang Essen GmbH

The construction of the new Folkwang Museum in Essen is indeed a landmark project for the entire Ruhr region. Established in 1902 by Karl Ernst Osthaus (1874–1921), the museum was initially located in the industrial city of Hagen. After moving to Essen in 1922, it soon acquired a reputation as the “most beautiful museum for modern art” (in the words of Paul J. Sachs, co-founder of the Museum of Modern Art in New York, following a visit). The 1930s and 40s were a difficult time for the Folkwang Museum. The Nazis branded much of its art as “degenerate”, confiscating the collection and selling it off to buyers all over the world. During the heavy bombing of Essen in WWII, the various buildings of the museum suffered heavy damage. Since then, the Folkwang Museum has managed to re-establish itself as one of the most prestigious art galleries in Germany, with outstanding collections of paintings, sculpture and photography from the 19th century, classical modern, and the post-war period. Conceived by David Chipperfield Architects, the new museum is intended to serve as a grand backdrop for its collections. The project was fully financed by the Alfred Krupp von Bohlen und Halbach foundation. Responsibility for the project was assigned to a specially established general contracting firm: Neubau Museum Folkwang Essen GmbH. The entire project was intended to take no more than 38 months – from design and selection of the architect all the way to acceptance by the City of Essen, in time for the start of its tenure as “2010 Capital of Culture”. Though this may be a tight deadline for an endeavour of such scope and importance, it also serves as a perfect example of what is possible when planning and organisation run like clockwork!