

# RAUMTAKT

ARCHITEKTUR

INNENARCHITEKTUR

UMBAUTEN +

RENOVATIONEN

# Imprint

Architekt\*in

RAUMTAKT GmbH

Grubenstrasse 25a, CH-8045 Zürich

044 586 44 07, [info@raumtakt.ch](mailto:info@raumtakt.ch),

[www.raumtakt.ch](http://www.raumtakt.ch)

UID MWST CHE-438.278.451

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# OUR CORE COMPETENCIES

# The space is our passion

Sustainable thinking, planning and realization of future-oriented remodeling, extensions, conversion of existing buildings, extensions, additions and modernizations with a focus on the reinterpretation of existing structures.

## 01 Architecture

Pre-project, project planning, detailed planning, building application, implementation planning, tender planning, overall project management and construction management.

## 02 Interior design

Needs analysis, development of ideas and room program concept, materialization and moodboard, implementation planning, lighting planning, furnishing concept.

## 03 Construction management

Cost estimation, cost estimate, contract management, construction management, construction accounting, controlling and reporting

## 04 Owner consulting

Owner representation, construction fiduciary services, expert opinions, buyer support, building analyses, defect rectification, second opinion

RAUMTAKT operates nationally and across borders between the disciplines of architecture and interior design. As general project managers, we plan and implement forward-looking and cost-efficient conversions, renovations, conversions of existing buildings, extensions, additions, extensions, energy-efficient refurbishments or replacement new buildings of residential buildings, restaurants, hotel properties and office buildings. We advise clients according to their individual needs, from the initial analysis to construction management.

## 01 Planning

Our team first prepares a precise and holistic analysis of our clients' requirements. Each of our projects is based on this. Teamwork plays an essential role: new strategies and processes are developed in close cooperation with our customers and deepened in consulting meetings.

## 02 Design

When it comes to design, we take a holistic approach that addresses the individual challenges of the projects. From the exterior to the interior to product development: there is no such thing as a standard solution with us. This is ensured by our curiosity, the joy of experimentation and the desire for innovation.

## 03 Realization

We want to construct buildings that create a backdrop for people's unique way of life - be it in the office, in a restaurant or at home. In doing so, we aim to create unique pieces and value that have a lasting impact on processes and improve the way our clients live and work. To achieve optimal results, we manage our projects with the client from A to Z. Because intelligent, contemporary and networked solutions know no compromises.

# STRATEGY AND MANIFESTO

# Business areas and processes

Raumtakt has been operating between the disciplines of architecture and interior design for ten years. From this overlap, we develop holistic and interlinked solutions. Our standards for design quality are just as high as for efficient cost and process management.

Raumtakt's core competence lies in the areas of consulting, design, planning, execution and even the commissioning of a building. In doing so, we focus on sustainably realized conversions. A special focus is on the reinterpretation of existing structures. We believe in the future of ecologically constructed low-maintenance buildings that are inexpensive to manage. We develop our architectural responses based on client needs. The vision of our clients is what drives us to create individual spaces.

Our team consists of architects and interior designers who create the spaces and forms in consultation with you. Rooms are emotional and have a decisive impact on our everyday lives. But they also represent their users - whether in a private home or in a corporate building. Rooms are a platform for positioning or even staging. Our room solutions are oriented to the context and the use. They should convince, be usable, but also surprise.

## Manifesto

We love buildings. We like places and spaces that move and inspire us. We want to build buildings that create a backdrop for wonderful memories for people - whether in the office, restaurant or home. We want to realize efficient buildings that increase productivity, are flexible and modular, and remain relevant in the future. We want to create buildings that produce more energy than they consume and use renewable and natural materials in their construction whenever possible.

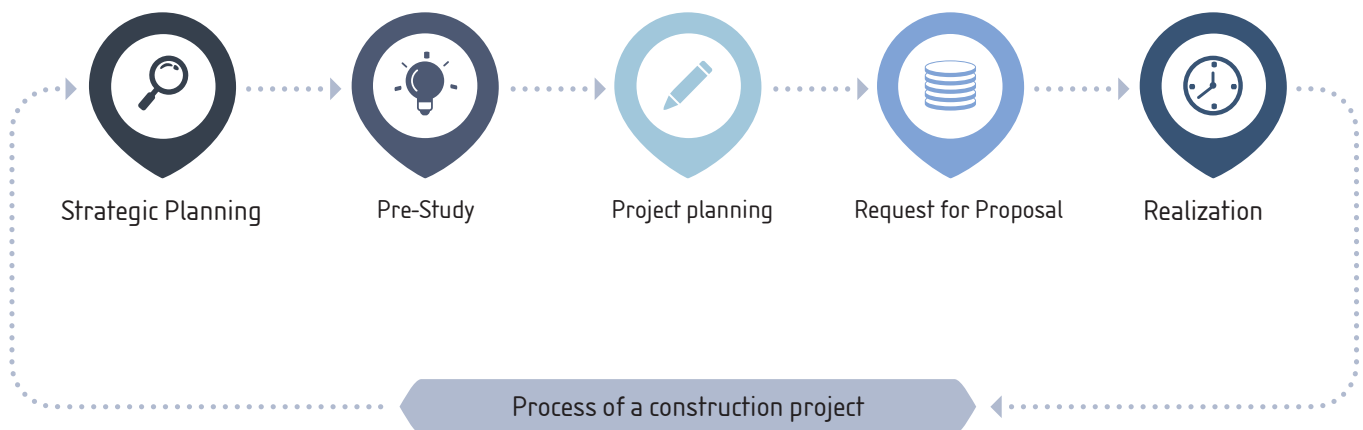
With our design and strategy approach, RAUMTAKT wants to lead by example and create an ecological world of tomorrow with buildings.

RAUMTAKT, established in 2014, is built on the principle that understanding need is the basis of innovative design.

**OUTPUT TABLE IN  
ACCORDANCE WITH  
SIA 112**

# Output table and percentage values for fee calculation according to SIA 102 (SIA 102 regulations, 2020 edition)

The partition of the different services into partial phases corresponds with the usual planning process. Phase 1.1 consists of a nonbinding consultation in case of a basic building project.\* Before phase 3.1 can be started, all the essential information has to be gathered or if needed worked out. In case of an alteration this includes among other tasks the analysis of the existing building and its condition.



## Preliminary Services

Phases	Subphases	Service description (short form)		
1 Strategic Planning	1.1 Formulation of Needs Project strategies	to be agreed on separately*		
2 Pre-Studies	2.1 Definition of the project Feasibility study	to be agreed on separately*		
Basic Services				
3 Project Planning	2.2 Selection procedure	Study of possible solutions and rough estimate of construction costs		
4 Request for Proposal	3.1 Preliminary project	Preliminary project and cost estimate	3.0%	
		Construction project	6.0%	9.0%
5 Realization	3.2 Construction project	Detailed studies	13.0%	
		Cost estimate	4.0%	
		Approval procedure	4.0%	21.0%
	3.3 Approval procedure	Tender plans	2.5%	2.5%
	4.1 Request for Proposal, Comparison of Offers, Proposal of Contract Place- ment	Tendering and awarding	10.0%	
		Implementation plans	8.0%	18.0%
	5.1 Realization planning	Contracts for work	15.0%	
		Design management	1.0%	16.0%
		Construction management and cost control	6.0%	
	5.2 Realization	Commissioning	23.0%	29.0%
		Documentation of the construction	1.0%	
	5.3 Commissioning, Completion	Management of warranty works	1.5%	
		Final account	1.0%	4.5%
		Total basic services phase 3. 4. 5		100.0%



# PROCESS OF A CONSTRUCTION PROJECT

A remodeling project proceeds according to the phases and partial services of SIA 102. Services can also be claimed as individual building blocks.

Preliminary project phase:

1. problem analysis

The wishes and needs are collected. General conditions such as: Budget, legal regulations, space program, etc. show a basic feasibility of the project. Other specialists (engineer, etc.) may be involved in the project.

2. study of possible solutions

One or more solution variants are shown in sketch form. The best variant is approached step by step. The costs are estimated on the basis of rough calculations for the respective variants +/-25%. The goal is to find an optimal solution that takes all relevant criteria into account.

3. preliminary project

The selected solution is processed into a preliminary project. The sketches made are converted into plans on a scale of 1:100 / 1:50. In the process, any calculations and conditions of specialists and consultants are included.

4. rough estimate of construction costs and deadlines

Based on empirical values and cubic calculations, a cost estimate is prepared +/-20%. Further, a general schedule for the construction project is developed.

Project phase:

5. building project

Based on the preliminary project, plans are drawn up for the submission of a possible building application. All planners and engineers are involved in the planning and coordinated by the project manager.

6. detailed studies

The project is planned in detail and recorded in sketch form. A material and color concept is prepared.

7. cost estimate

Based on the project plans and detailed sketches, a cost estimate is determined +/-15%. Under certain circumstances, indicative quotations are obtained from the participating work groups.

8. building permit procedure

If required, all applications and related plans are submitted to the appropriate authorities.

9. Request for Proposal

Offers are obtained for the relevant types of work. These are compared and an application for award is submitted to the client. After awarding the contract, work contracts are drawn up if necessary. The accuracy of the cost estimate is now +/-10% according to SIA 102.

Realization phase:

10. Construction planning

As a basis for the execution, execution plans are drawn up on a scale of 1:50 / 1:20 / 1:10 or 1:1.

11. Realization

During the construction period, the architect takes over the design management, the construction management and the cost control.

12. commissioning

After completion, the structure is handed over to the client. Documentation of the structure is prepared, any warranty work is monitored and a final statement of account is prepared.

**OUR SPACE**

Our office in the Werkhof Binz. Creative. Individual.  
Resilient.



## Who we are

We work with Google Workspace, CAD/BIM system Vectorworks, Deltaproject construction management, Smart Devis, Asana project management, Midjourney Architecture, DALL-E 2, AR/VR and NFT technology. We accept Avalanche (AVAX), Cardano (ADA), Ethereum (ETH) and Iota (IOTA) as a digital payment method.

## In collaboration with strong cooperation partners

vonWe GmbH - Baumanagement, Caduff & Stocker GmbH - Lichtplanung, Fidorna GmbH - Strategische Hotelberatung, JW Immobilien-Kontor GmbH - Projektentwicklung Hotel, baukind GmbH - Projektentwicklung Kitabau, Studio Gataric Fotografie - Architektur & Corporate.

Our memberships, specialist groups and the Swiss Design Awards - the design prize of the Federal Office of Culture (FOC).

**world-architects.com** Profiles of Selected Architects

**vsi.asai.** VEREINIGUNG SCHWEIZER ANNEHMARCHITECTEN/ARCHITETTEN/ASSOCIATION SUISSE DES ARCHITECTES D'INTERIEUR/ASSOCIAZIONE SVIZZERA DEGLI ARCHITETTI D'INTERNO

Design Preis Schweiz  
Prix Design Suisse  
Design Prize Switzerland

**designpreis**  
**SCHWEIZ**

**BAUEN DIGITAL SCHWEIZ**  
BÄHR DIGITAL SUISSE  
COSTRUZIONE DIGITALE SVIZZERA  
CONSTRUIR DIGITAL SVIZRA

Home of  
**buildingSMART.**  
Switzerland

**sia**  
schweizerischer ingenieur- und architektenverein  
fachgruppe für die erhaltung von bauwerken



