



NESTLÉ ENTRE-DEUX-VILLES - E2V

ADMINISTRATIVE BUILDING IN LA TOUR-DE-PEILZ - VD

Structure 2530E

Principal
Nestec SA
Avenue Nestlé 55
1800 Vevey

Architects
Brönnimann & Gottreux
Architectes SA
Rue des Tilleuls 2
1800 Vevey

Civil engineers
Petignat & Cordoba SA
Rue de la Paix 11
1820 Montreux

Technical consultants
Heating-ventilation engineers :
Chammartin & Spicher SA
1800 Vevey

Sanitary engineer :
O. Tinelli
1814 La Tour-de-Peilz

Electrical engineers - sprinklers :
Amstein + Walthert
Lausanne SA
1006 Lausanne

Specialists
LEAN Construction Planning
IMMA Suisse Sàrl
1800 Vevey

Safety engineers :
Acta Conseils Sàrl
1400 Yverdon-les-Bains

Construction physics engineers :
Estia SA
Parc Scientifique de l'EPFL
1015 Lausanne

Façade engineers :
Buri Müller Partner GmbH
3400 Burgdorf

Kitchen equipment engineers :
Schéma-TEC SA
1180 Rolle

Acoustical engineers :
EcoAcoustique SA
1005 Lausanne

Geotechnology :
Karakas & Français SA
1010 Lausanne

Landscape architects :
Hüsler & Associés Sàrl
1005 Lausanne

Surveyor
Roger Jourdan SA
Place du Nord 6
1071 Chexbres

Address
Rue d'Entre-deux-Villes 10
1814 La Tour-de-Peilz

Design phase 2010–2012

Construction phase 2013–2015

Published in Switzerland



CENTRE D'INFORMATION
ARCHITECTURE ET CONSTRUCTION



HISTORY / LOCATION

The blow of a blowtorch. E2V, which stands for Entre-deux-Villes (between two towns), is multinational Nestlé's newest administrative building. It stands on the border between the towns of Vevey and La Tour-de-Peilz, on a plot that was a parking lot for years.

Constructed on this spot in 1876, the Hôtel Comte was bought by Nestlé and renovated in 1986.

When work was almost finished, the inappropriate use of a blowtorch burnt the building to the ground.

At the end of the 1980s, Nestlé planned to build a new centre on the site and had a neighbourhood plan drawn up that is still applicable today. Moving the laboratories to Vers-chez-les-Blancs opened up office space and delayed the project.



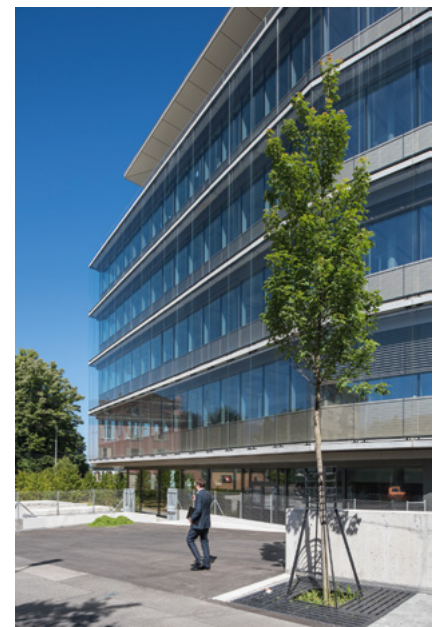


THE PROJECT

Calls for tender. In 2012, the Vevey based Company put the project back on the drawing board to bring together staff from various locations and launched a competition for tender between four architectural practices. The reason for this was to test new working arrangements and a mobility plan for its staff as well as to save energy and test new construction methods.

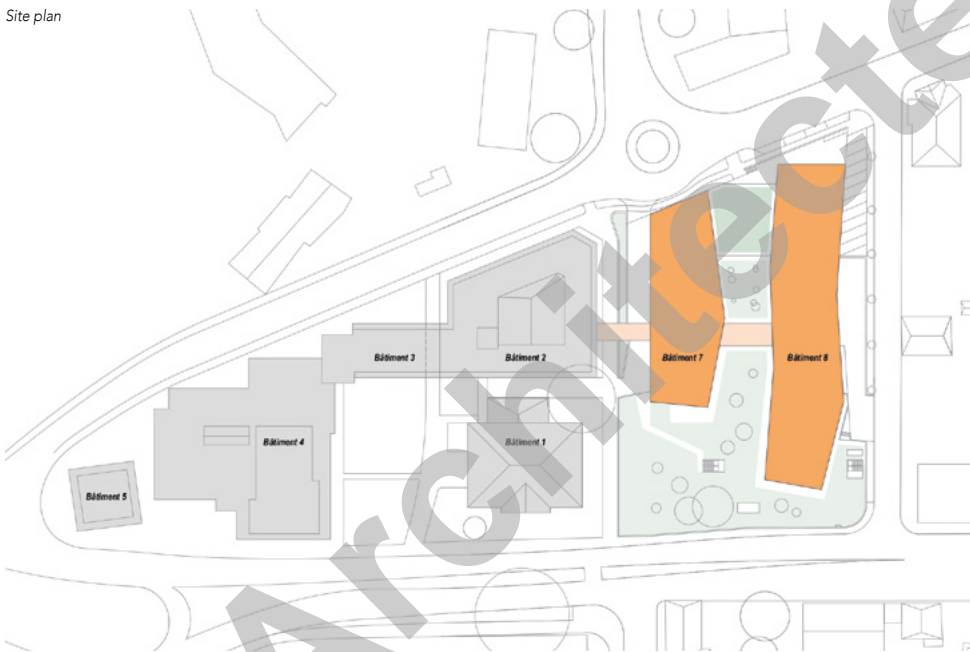
The Brönnimann et Gottreux practice won with an H-shaped building on a common base that exactly matches the neighbourhood plan chosen 20 years before, which not only determines the surface areas but also the volumes and even the presence of an interior courtyard. The building complex takes the form of two longitudinal structures, running north-south, linked by walkways.

The narrowness of the interior means that each workspace has access to windows, and thus natural light. The double-skin façades - super-transparent triple glazing for the inside





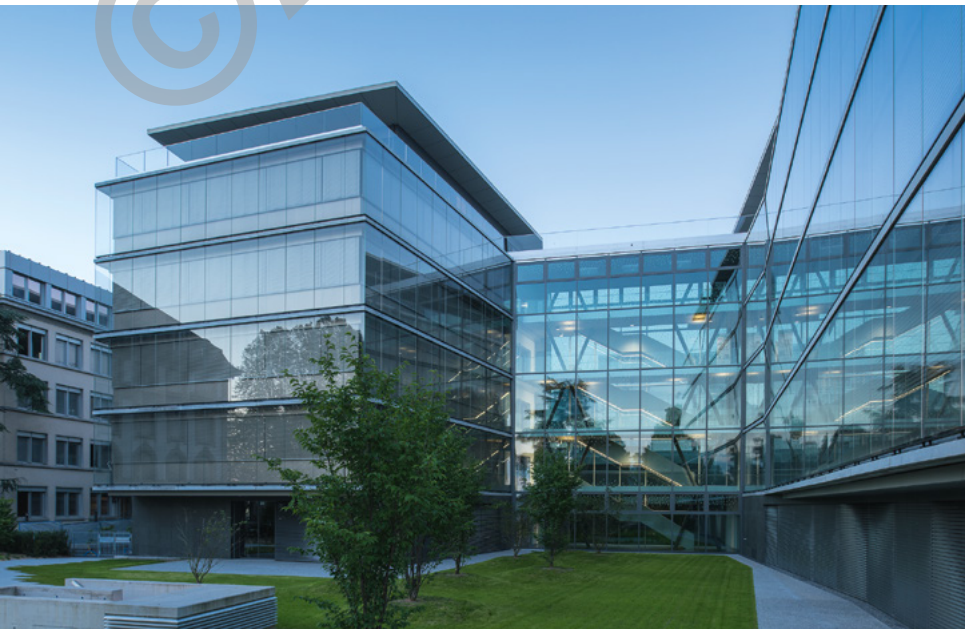
Site plan



layer and laminated glass for the outside skin - provide excellent acoustic and thermal insulation. The volumes, the angularity of the building, which generates several facets, the space between the layout of the H, the presence of penthouse floors, help integrate the new structure into the changing urbanism characteristic of the intermediate area between Vevey and La Tour-de-Peilz.

SMART

Mobility at work. The new building allowed Nestlé to introduce an ergonomic arrangement of workspaces that should be extended to all the company's administrative centres. Called "Smart workplace", the experiment is not intended to reduce the number of square metres, but to use them to maximum effect in a professional environment so mobile that it





can be assumed that a space allotted exclusively is actually only used 40 % of the time.

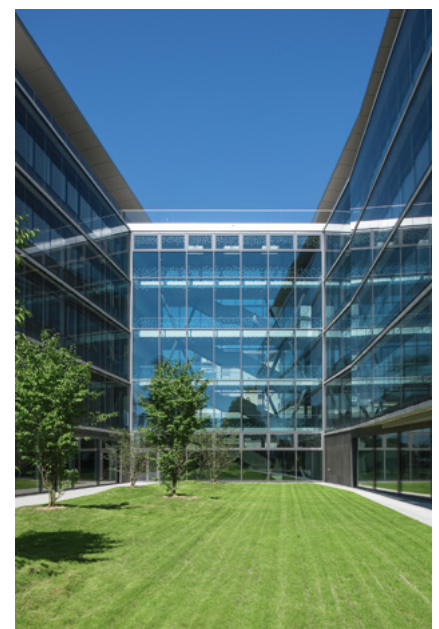
The solution was thus to create diversified work zones: green zones with plants for thinking and exchanging ideas, silence zones to concentrate, cafeterias, discussion zones, conference rooms, leisure zones, open spaces. Staff thus no longer have an allocated place. Instead, they have a one-metre wide locker, entirely equipped for their personal objects, and move around with their portable

phone and computer, which they can hook up to desks equipped with fixed screens. They choose their workspace according to what they are doing at that moment and save their work digitally.

Ten for twelve. In the long run, this will permit an average of ten workspaces for twelve staff, and the principle even applies to managerial offices that become conference rooms when the occupant is away. This shake-up of habits introduces mobility at work, facilitating both meetings and communication.

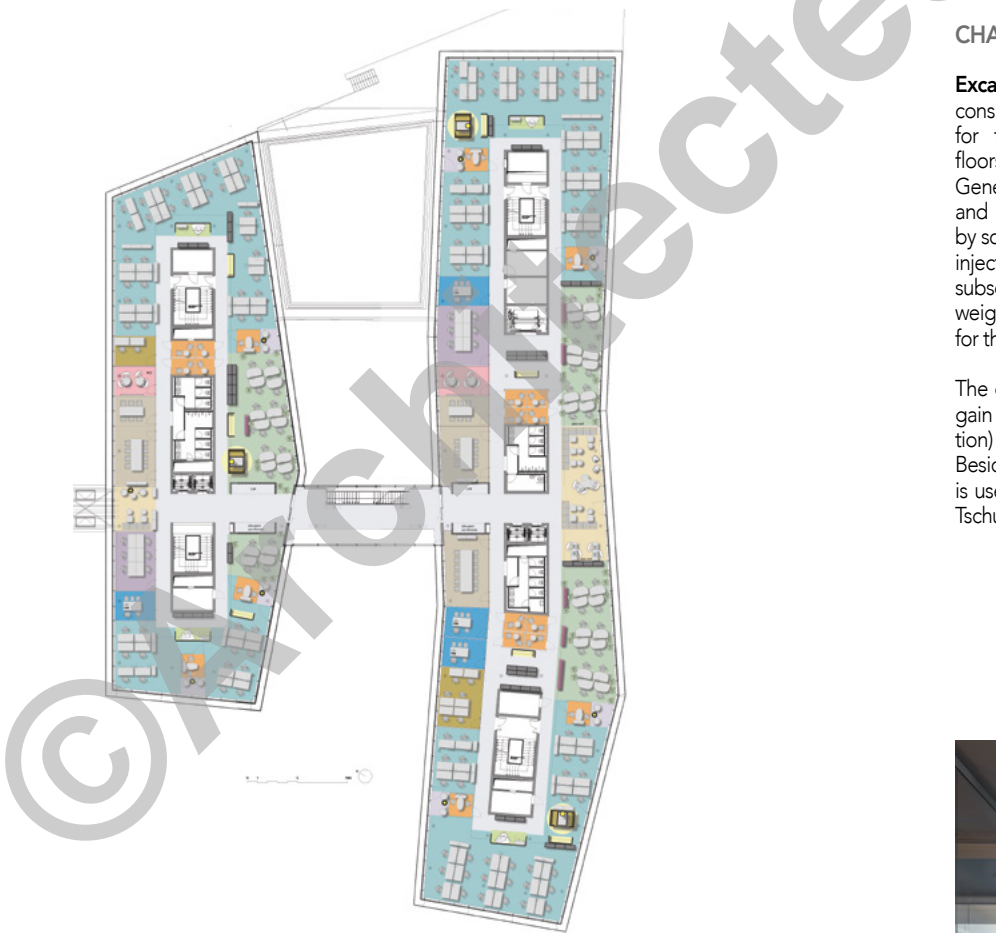
These contacts create collaboration and sharing. The principle goes even further on the ground floor of the building on the premises of the Purina subsidiary dedicated to pets: staff can bring their dog to work, provided it is house-trained and used to people.

And if staff from another department want to bring a pet along, they can work on the ground floor.





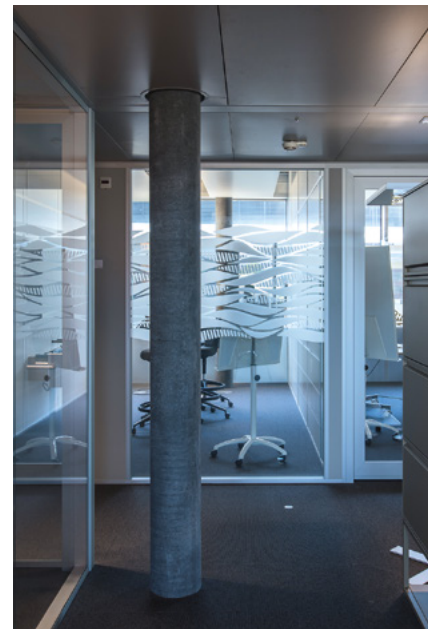
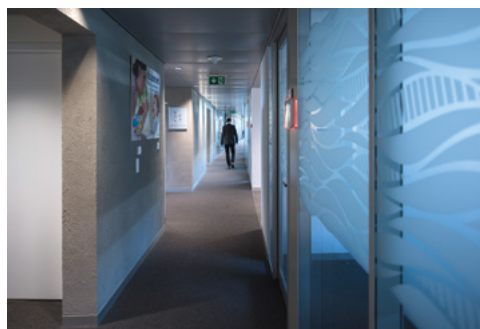
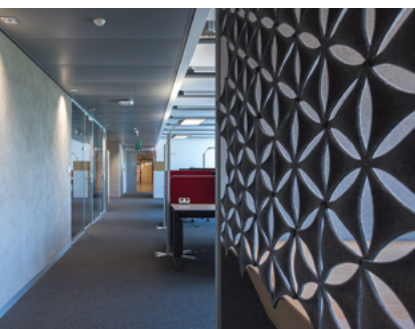
2nd floor plan



CHALLENGES

Excavation. For EZV, the first challenge consisted of digging the foundations for the building, whose basement floors are at the same level as Lake Geneva. Support for the excavation and its waterproofing were ensured by solidifying the sandy soil by cement injection. Then pumps dried out the subsoil for sixteen months until the weight of the building compensated for the pressure of the water.

The other challenge for Nestlé was to gain Minergie (low-energy consumption) certification for the building. Besides general insulation, lake water is used to cool the premises as in the Tschumi building.





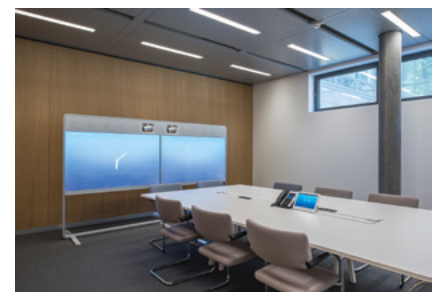
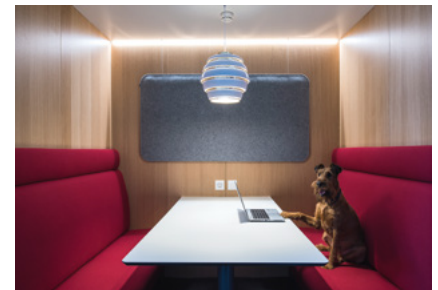
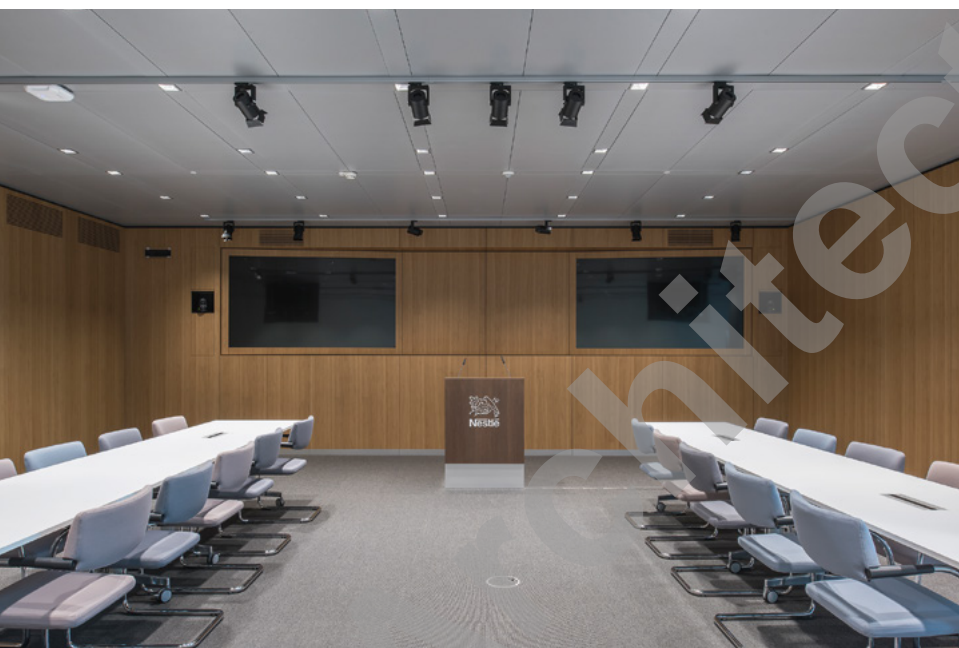
Energy from the lake water also provides heating by way of heat pumps. Photovoltaic panels produce electricity while the commercial refrigeration installations for the restaurant and shop heat the water for sanitation. Finally, Nestlé has only used natural refrigerants for all its new cooling units since 1986.

METHODOLOGY

LEAN. The LEAN methodology used in the construction work copies industrial methods developed by automotive manufacturers and aims to improve productivity by identifying organisational weaknesses and developing collaborative planning with everyone involved in the site.

Used for the first time in Switzerland, the method is not intended to obtain more speed from each worksite participant, but to integrate the teams according to the general progress of work to prevent them getting in each other's way or slowing each other down.

Improved anticipation of problems accelerates their resolution. With the help of a specialist outside company, the principal estimated time savings of six to twelve months in terms of site progress, for which excavation work started in mid-2013 and the first occupants moved in at the beginning of 2016.







CHARACTERISTICS

Plot surface area	:	6 815 m ²
Gross floor space	:	14 500 m ²
Land use on ground floor	:	3 000 m ²
SIA volume	:	109 000 m ³
No. of workspaces	:	approx. 750
No. of levels	:	ground floor + 4 + penthouse
No. of underground levels	:	2
Underground parking spaces	:	320
Outside spaces for visitors	:	40
Outside spaces for bikes	:	120

Photos

Smart building for a smart workplace: an intelligent building for intelligent workspaces: behind its glazed façades, E2V conceals the experiment of a new administrative approach and new construction methodology.

Contracting firms and suppliers

Non-exhaustive list

Excavation
SURCHAT CONSTRUCTION SA
1618 Châtel-St-Denis

Excavation containment
SIF-GROUTBOR SA
1024 Ecublens

Scaffolding
ROTH ÉCHAFAUDAGES SA
1868 Collombey

Masonry - reinforced concrete STAP
Walls - floors - piping
ANDRÉ REPOND SA
1637 Charmey

ARSA CONSTRUCTION S SA
1630 Bulle

Prefabricated elements (slabs)
ELEMENT SA
1712 Tavel

Prefabricated elements (stairs)
LEVA SA
1647 Corbières

Stairs - barriers - decorative elements
bicycle shelter
JOUX SA
1052 Le Mont-sur-Lausanne

Interior doors - roof stairs
gates & barriers
R. MORAND ET FILS SA
1635 La Tour-de-Trême

Automatic doors
GILGEN DOOR SYSTEMS SA
1196 Gland

Plasterwork - paintwork
VARRIN SA
1121 Bremblens

Natural stone façades and floors
MARDECO SA
1263 Crassier

Façade prototype
façades and glazing
FÉLIX CONSTRUCTIONS SA
1026 Denges

Roofing
B. SCHNIDER SA
1816 Chailly-Montreux

Waterproofing
GEORGES DENTAN SA
1020 Renens

MT/BT substation
high-voltage power
GROUPE E CONNECT SA
1753 Matran

Low-voltage power
C.I.E.L. SOCIÉTÉ COOPÉRATIVE
1007 Lausanne

LED lighting strips
Stairwell
SLIGHT ENERGY SYSTEMS SÀRL
1800 Vevey

Parking + technical lighting
conference rooms - offices
ZUMTOBEL LUMIÈRE SA
1032 Romanel-sur-Lausanne

Lighting - brackets
RÉGENT
APPAREILS D'ÉCLAIRAGE SA
1052 Le Mont-sur-Lausanne

Lightning protection
HOFMANN CAPT
PARATONNERRES SÀRL
1010 Lausanne

Fireproof closures
FIRE SYSTEM SA
1073 Savigny

Sprinklers
VIANSONE SA
1010 Lausanne

Security
SECURITAS SA
1010 Lausanne

Video surveillance and
security system
SECURITON SA
1010 Lausanne

Emergency lighting
PERFOLUX SA
1032 Romanel-sur-Lausanne

Security system and
technical alarms
HEPTACOM SA
1227 Carouge

Fire, intruder, aggression detection
SIEMENS SUISSE SA
1228 Plan-les-Ouates

MCR
ALPIQ INTEC ROMANDIE SA
1008 Prilly

Heating - cooling - ventilation
NEUHAUS ENERGIE SA
1026 Echandens

KLIMA SA
1029 Villars-Ste-Croix

Restaurant refrigeration units
ULTRAFROID SA
1030 Bussigny

Sanitary installations
LAUFFER - BORLAT SA
1816 Chailly-Montreux

GRISONI SA
1800 Vevey

JOSEPH DIÉMAND SA
1072 Forel (Lavaux)

Structural steelwork and fittings
BOLOMEY & BORLOZ SA
1809 Fenil-sur-Corsier

Elevators - hoists
KONE (SUISSE) SA
1010 Lausanne

Garage door
Lift platform
RIEDER SYSTEMS SA
1070 Puidoux

Screed work
LAÏK SA
1072 Forel (Lavaux)

Floor tiling
GRISONI CARRELAGES SÀRL
1800 Vevey

Parquet flooring
HKM SA
1023 Crissier

Resin flooring in technical
and parking areas
BRIHOSOL SA
1618 Châtel-St-Denis

Carpets
PFISTER PROFESSIONAL SA
1163 Etoy

Interior carpentry and layout
WIDER SA MONTREUX
1815 Clarens

False floors
M + M MONTAGE ET
MAINTENANCE SA
1024 Ecublens

False ceilings
MWH SUISSE SA
1203 Genève

Prefabricated fixed partition walls
AKUWA
AKUSTIK UND WANDSYSTEM AG
1204 Genève

Mobile partitions
H&T RAUMDESIGN SA
1820 Montreux

Audio equipment
TECHNICONGRÈS
ENGINEERING SA
1817 Brent-sur-Montreux

Cafeteria equipment
SV(SCHWEIZ) AG
8600 Dübendorf

Final site cleaning
CAH FACILITY SERVICES SA
1018 Lausanne

Parking garage cleaning
DOSIM SA
1022 Chavannes-Renens

Construction site signage
screen printing
MULTICOP + INFOPLOT SA
1800 Vevey

Waste sorting and management
SRS SWISS RECYCLING SERVICES SA
1020 Renens

Landscaping
J. F. CHARMOY SA
1090 La Croix (Lutry)

Automatic barriers for parking area
PARKOMATIC SA
1010 Lausanne