

# YOUR PROJECT. OUR PASSION.

FROM YOUR LOCATION IDEA TO OUR  
SUSTAINABLE GENERAL PLANNING.



THINK IN  
CIRCLES.  
WITHOUT  
GOING ROUND  
IN CIRCLES.  
WE MAKE  
YOUR PROJECT  
SIMPLE.



**OUR BROKERS.  
OUR DEVELOPMENT.  
OUR CONCEPTS.  
OUR PLANNING.**

Investing in large-scale commercial and logistics properties, in commercial as well as residential buildings requires complex, interlinked management services and specialist planning.

We support your project in every phase - whether it's searching for land, early master planning, site development, project management, general planning, or individual specialist planning. Benefit from our experienced CAD engineering teams and our specialist planners.

We look forward to working with you.



Yours sincerely, Martin Pollpeter



# THE BF GROUP.

THREE COMPANIES, ONE GOAL:  
THE BEST POSSIBLE PROJECT IMPLEMENTATION.

300

minds working together every day  
to achieve peak performance.

6

locations across Germany.

3

businesses under one roof.

# ALL-IN-ONE SERVICE.

OUR BF NETWORK WITH ALL RELEVANT COMPONENTS.





**b f** BOCKERMANN  
FRITZE  
IngenieurConsult GmbH

**Bockermann Fritze IngenieurConsult:** Public Infrastructure  
City | Roads | Transportation, Water | Environment and Structural Engineering



**b f** BOCKERMANN  
FRITZE  
plan4building GmbH

**Bockermann Fritze plan4building:** Commercial and logistics real estate, public buildings  
Location development | Project management | Sustainability | General planning



**b f** BOCKERMANN  
FRITZE  
DesignHaus GmbH

**Bockermann Fritze DesignHaus:** Property development  
Building land development | plots of land | residential buildings | houses



■ NORTH (BRE)

HEADQUARTERS  
IN ENGER (OWL)

■  
BERLIN-BRANDEN-  
BURG (NLBB)

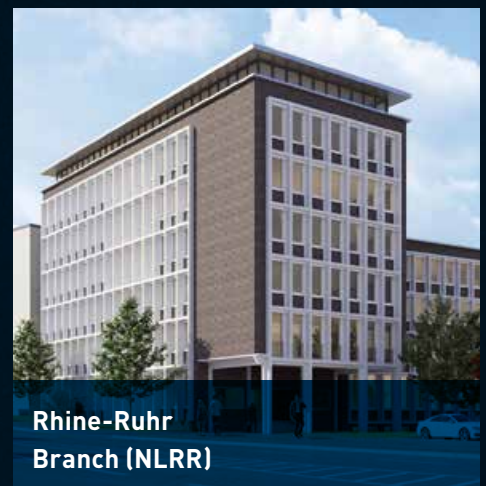
■  
RHINE-RUHR (NLRR)

■  
RHINE-MAIN (FFM)

SOUTH (MUC)  
■

# NATIONWIDE PRESENCE.

COMPETENZ THROUGHOUT GERMANY.



# KEEP IT SIMPLE.

FIVE STEPS TO YOUR GOAL,  
WITH TAILOR-MADE INTERFACES.





WE SEARCH & PROVIDE.  
» LAND.

WE DEVELOP AND ACQUIRE.  
» URBAN PLANNING.

WE DESIGN AND EVALUATE.  
» LOCATION.



# LOCATION.

CHOOSING THE RIGHT LOCATION IS  
CRUCIAL TO YOUR SUCCESS.

Choosing the right location is a strategic decision that depends on many factors – we have experts on board who can help you in every angle: Our team of real estate agents brings properties and prospective buyers together.

And urban planners will accompany you through the development plan and zoning plan until the project is ready for construction.

And our planning professionals will support you from the very beginning to ensure sustainability and the right solution for your site concept. From door to door, for all technical questions.



An aerial photograph of a rural landscape. In the foreground, there are large, green agricultural fields with visible furrows. In the middle ground, a small village with red-roofed houses is nestled among trees. In the background, rolling green hills are visible under a sky with scattered white clouds. A small drone is flying in the upper left portion of the sky.

BUILDING &  
CONSTRUCTION LAW  
GIS ANALYSIS

SUSTAINABILITY

MASTER PLANNING

TRAFFIC SURVEY

RESTRICTIONS

PLANNING LAW

BUILDING SITE

TOPOGRAPHY

RISKS

SUPPLY & DISPOSAL

LEGACY ISSUES

ACCESSABILITY





# LAYOUT.

PRECISE AND COORDINATED GENERAL  
PLANNING WITHOUT FRILLS OR EXTRA WORK.



Only when the client representatives, users, and specialist planners work together in a coordinated manner during the preliminary and design planning stages can your planning goals be achieved efficiently. Our **room&site|workshop** links your operational requirements with structural aspects at an early stage.

A clear advantage: fewer interfaces, greater efficiency. By involving our specialist planners at an early stage, we ensure quality and cost-effectiveness – and think three dimensionally from the very beginning. With **virtual reality**, you can experience your building realistically right from the planning phase. Move virtually through rooms and work paths and actively shape the planning process.

SUSTAINABILITY  
OBJECTIVES.

PRELIMINARY PLANNING.

ARCHITECTURAL DESIGN.

PARTNER NETWORK.

ESG COMPLIANT.  
3D MODELLING + BIM.

## BUILDING APPLICATION

OPERATING BUSINESS  
DESCRIPTION.  
FIRE PROTECTION.  
SOUND INSULATION SURVEY.  
DRAINAGE.  
INTRODUCTION.  
BUILDING PHYSICS.  
ENERGY.  
BUILDING SERVICES.  
DEMOLITION.





# BUILDING LAW.

## WHY YOU NEED MUCH MORE THAN JUST A BUILDING PERMIT APPLICATION.

A key milestone in the planning process is the building permit – but the building permit application alone is often insufficient. Sometimes, the planning law, i.e., a binding urban development plan, is simply missing. This requires the collaboration of many specialist planners and their expert support.

In addition, further statements, applications, notifications, exemptions, or expert opinions are often required, which are closely linked to the content and timing to the building application. Deficiencies are often mistakenly attributed to the approval authorities.

In any case, experienced specialists are required – and a general planner to oversee and manage the processes.



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graph TD; A[DEADLINES. QUALITY. PLANNING. SUSTAINABILITY. PROJECT MANAGEMENT.] --> B[FUNCTIONAL PERFORMANCE DESCRIPTION.]; B --> C[POSITION-SPECIFIC PERFORMANCE DESCRIPTION.]; C --> A;
```

DEADLINES.  
QUALITY.  
PLANNING.  
SUSTAINABILITY.

PROJECT  
MANAGEMENT.

FUNCTIONAL  
PERFORMANCE  
DESCRIPTION.

POSITION-SPECIFIC  
PERFORMANCE  
DESCRIPTION.



# START OF CONSTRUCTION.

WE HELP YOU STAY ON TOP OF THE  
PROCUREMENT JUNGLE.

Between the building permit and the start of construction lies the final phase: the “pre-construction phase.” From planning to the construction site. From theory to practice, from planners to contractors.

And that’s where the jungle of technical terms and recommendations begins: Functional performance description or Position-specific performance descriptions? General contractor, total contractor, individual trades...? At the same time, the weaknesses of the previous planning often become apparent. Now it’s time to set the right course with expertise and precision before construction begins and the majority of the investment is deployed.

We support you step by step, impartially and, above all, professionally. This is where our construction team comes in. Put on your helmets, get started.





GENERAL  
CONTRACTOR TENDER.  
SUBCONTRACTORS

INDIVIDUAL TRADES.  
INTERFACE  
DEFINITION.

OFFER TRACKING  
AND SUPPORT.  
TECHNICAL  
EQUALITY.

PRICE LIST.  
INFORMATIVE  
DISCUSSIONS.  
NEGOTIATION.  
AWARDING OF  
CONTRACT.



# S

INDIVIDUAL  
INSPECTIONS



Construction site of the Buchschwabach logistics and fulfillment center.



# OPERATION.

**WE SUPPORT YOUR CONSTRUCTION SITE WITH OUR COMPREHENSIVE EXPERTISE UNTIL FULL COMMISSIONING.**

Small, medium, or large projects? Which size best suits your construction project? Depending on the scope of service, contract award, and your own resources, the level of professional support, supervision and monitoring required to ensure a smooth construction process varies.

We offer you a service package tailored to your individual needs throughout the implementation phase, with which we promise you balanced quality, cost, and schedule security.

# M

**REGULAR CONSTRUCTION  
SUPERVISION**



# L

**CONTINUOUS CONSTRUCTION  
SUPERVISION**



check&go|Plan®



# OUR **check&go** | Plan®

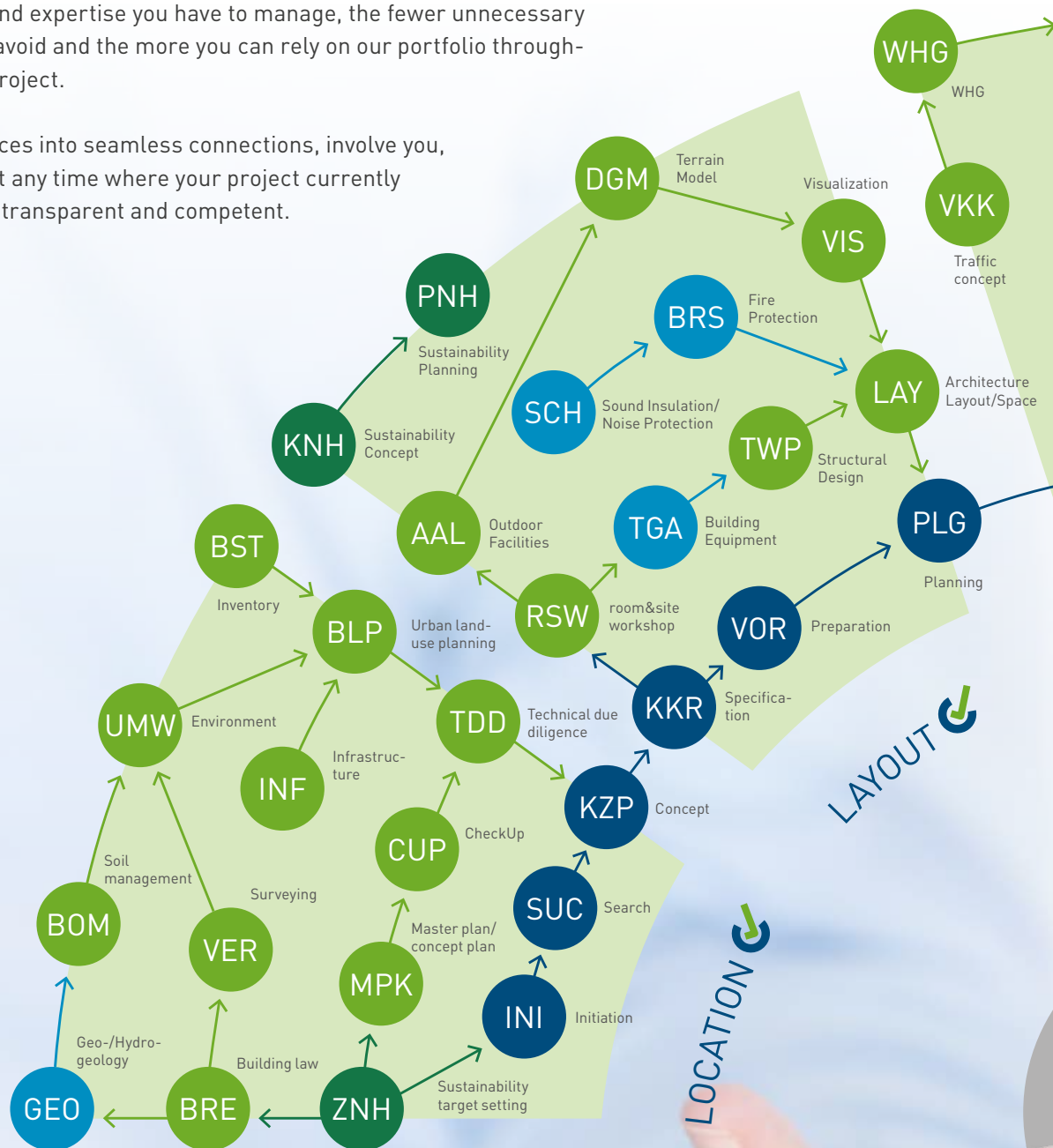
SIT BACK AND RELAX WHILE WE TAKE CARE OF THE DETAILS.

# SEAMLESS CONNECTION OF INTERFACES.

## WHICH PROCESS STEPS CAN WE CONSOLIDATE AND COMPLETE FOR YOU?

The individual service modules of these steps are closely linked. An ambitious time and cost plan requires equally ambitious project management. The less time and expertise you have to manage, the fewer unnecessary interfaces you avoid and the more you can rely on our portfolio throughout the entire project.

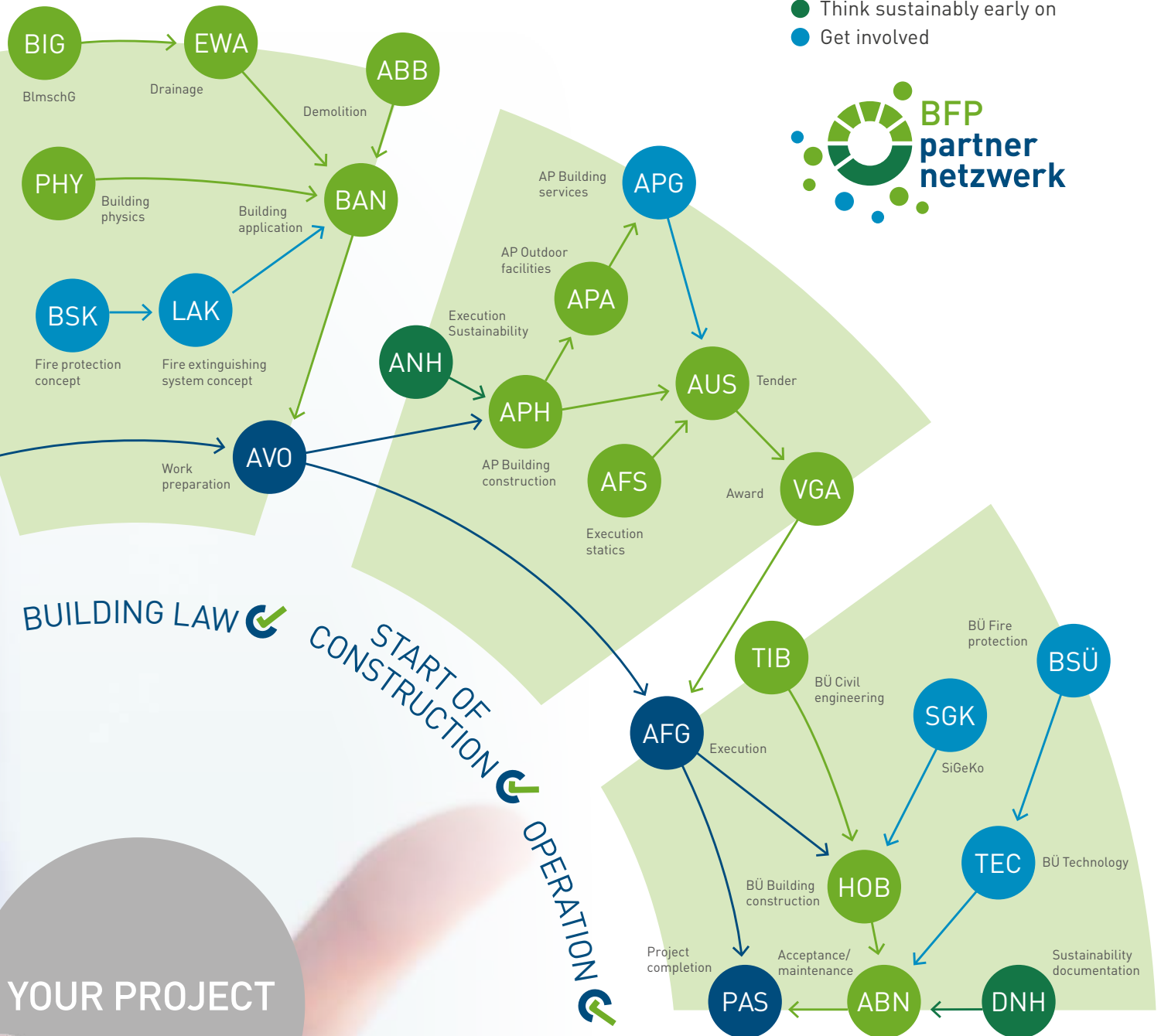
We turn interfaces into seamless connections, involve you, and show you at any time where your project currently stands. Always transparent and competent.

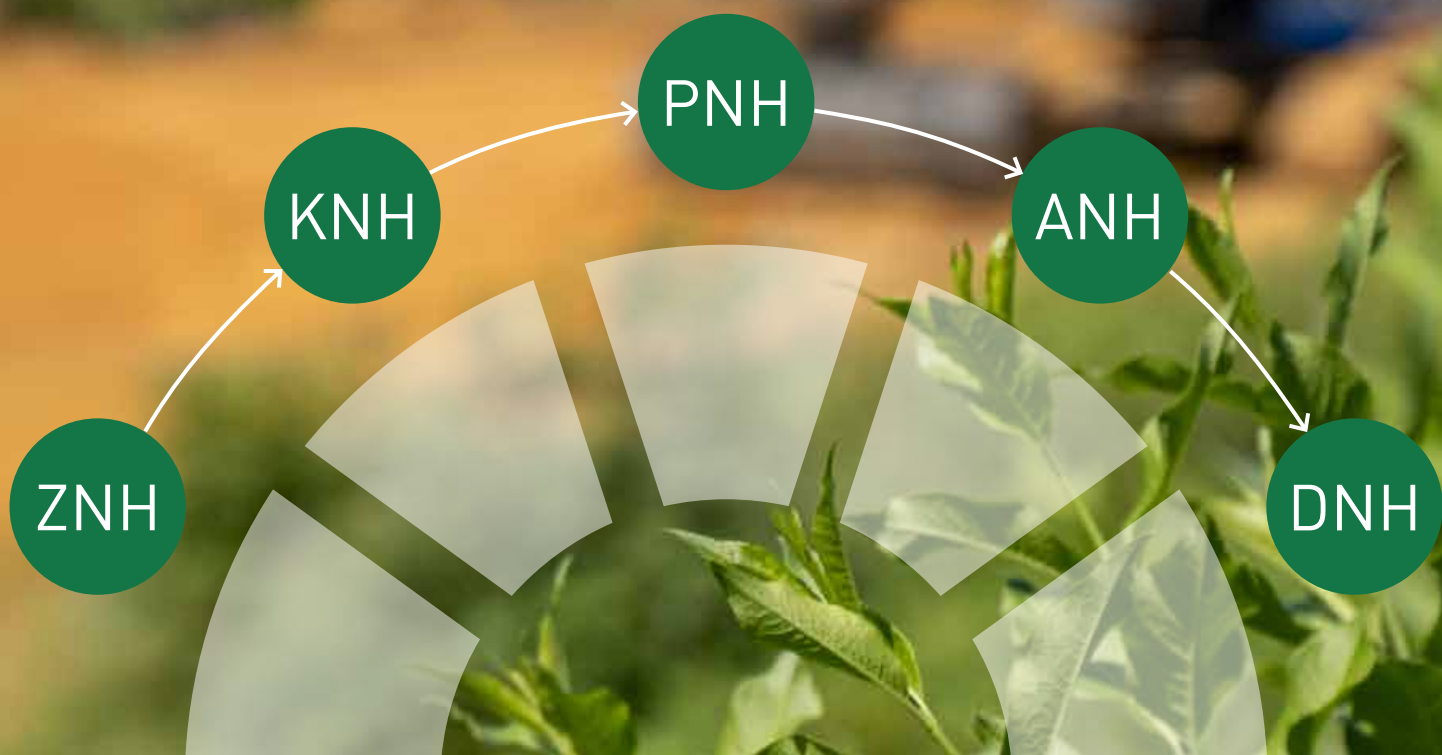


# S INSTEAD

check&go|Plan®

- Manage
- Plan
- Think sustainably early on
- Get involved





# SUSTAINABLE AHEAD OF SCHEDULE.

WE PROVIDE YOU WITH PROFESSIONAL SUPPORT THROUGHOUT  
THE ENTIRE PROJECT CYCLE



Nachhaltiges  
Bauen



NACHHALTIGES  
GEBÄUDE



BF expertise.  
Sustainability taken further.

- 01 BF headquarters.
- 02 Rainwater infiltration system "In der Donk".
- 03 Renovation of the Werther wastewater treatment plant.
- 04 Vorwerks Hof residential complex.
- 05 Enger retention soil filter.

EU TAXONOMY.  
CO<sub>2</sub> BALANCE.  
GEG CERTIFICATION.  
DGNB, QNG, BNB.  
CLIMATE RISK  
ANALYSIS.

LCA AND LCC.  
BIODIVERSITY.  
DETACHABILITY  
INDEX.  
BUILDING  
SIMULATION.  
HOT SPOT ANALYSIS.

BUILDING RESOURCE  
PASSPORT.  
DECARBONIZATION.  
CIRCULARITY  
ASSESSMENT.



05



04

# CLOSING THE LOOP.

THINK AND ACT CIRCULARLY.

Your project requires comprehensive experience and expertise in the diverse aspects of sustainability. Work with us to consider the entire life cycle of your project, even after planning and completion: operation, monitoring, maintenance, repair, renovation, conversion, value retention, value enhancement, additional certifications, and third-party use – we keep an eye on everything for you. We advise and plan impartially yet innovatively, supporting you with a holistic perspective throughout a project's life cycle.



# WE'LL TAKE CARE OF IT.

OUR GREEN DASHBOARD HELPS YOU STAY ON TOP OF THINGS.

With the fundamental idea of **planning sustainably early on**, we agree on the right sustainability goals with you, systematically guide you through the planning process, and prepare your project for its entire life cycle.

In an increasing flood of regulations and their constant evolution, we support you and explain the many technical terms and their implications.

With our **Green Dashboard**, we've developed a tool to help you stay on top of things. Together, we keep our eyes on goals, options for action, and dimensional accuracy. Let's close the circle.

Green  
Dashboard

**Green Dashboard**

**Bewertungssystem**

- ☐ Ja ☐ Nein
- ☐ DGNB
- ☐ BNB
- ☐ BREEAM
- ☐ LEED
- ☐ EU-Taxonomie
- ☐ QNG
- ☐ Plus
- ☐ Premium
- ☐ KlimaPositiv
- ☐ Sonstiges

**Grundlagen**

- ☐ Workshop im Ergebnis
- ☐ Pre Check Ergebnis
- ☐ Pflichten Anpassung

**Ziele**

- ☐ Ziel 1: Klimaziele
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ANALYSIS AND  
ALIGNMENT.  
GOAL SETTING.  
SUSTAINABILITY.  
STRATEGY.

PLANNING.  
CERTIFICATION.  
INTEGRATION OF ALL  
STAKEHOLDERS.  
PROJECT  
MANAGEMENT.



# OUR WORK SPEAKS FOR ITSELF.

16 HIGHLIGHTS FROM OVER 1,000 PROJECTS.

Over **90** clients.

Over **18,4** million m<sup>2</sup> of planned building land.

Over **150** projects developed, managed, and planned annually.



# THINK BIG.

OUR EXPERTISE FOR LARGE-SCALE LOGISTICS PROPERTIES.





- 01 Goodman/Metro Marl.** 600,000 m<sup>2</sup>.  
Highly complex drainage system.
- 02 ECE/Hermes.** Nine locations.  
Serial planning. Also in the  
outdoor area
- 03 DPD depot in Hamm.** 120.000 m<sup>2</sup>  
area. 150,000 m<sup>3</sup> of soil.  
Roundabout depot.
- 04 EQT Exeter Berlin-Ragow.**  
100.000 m<sup>2</sup> roof area plus  
"light industrial" area.

# THINKING AHEAD.

OUR BF EXPERTISE IN COMPLEX CONTEXTS.





- 05 Fäth Erlensee II.** 83.000 m<sup>2</sup> of logistics on historic ground. Cross-dock hall with a 50 m span.
- 06 Buchschwabach.** 120.000 m<sup>3</sup> of logistics space. General planning with architectural sophistication.
- 07 MIELE Bünde.** Construction meets laboratory technology. Precise planning, even in existing buildings.
- 08 DPD Heilbronn.** 7 m high retaining walls. Complex planning, quickly constructed.



# THINKING OUT- SIDE THE BOX..

OUR APPROACH: "OUT OF THE BOX."





**09 Avantis Business Park.** Traffic planning for DHL Streetscooter.

**10 International travel.** Five international projects, from East Tyrol to Sweden. Planning that grows with the customer.

**11 Closer.** 22 residential units, individually planned. Residential architecture instead of standard logistics.

**12 East Westphalia.** Stadium study for advancement. Strong team, strong idea – even without implementation.



# 13

# THINK PUBLICLY.

INFRASTRUCTURE, EDUCATION, SERVICES.

**13 Spenge Fire Department.** Renovation and expansion. Compliant with standards. "On schedule, on budget."

**14 Building yards:** Commercial real estate for the public sector. A long-standing core competency of BFP.

**15 Amprion Windader West.** Our project management of offshore wind energy for 8 million people.

**16 Bruchmühlen Daycare Center, Melle.** 360 m<sup>2</sup>, 2 groups, 1 kitchen + utility rooms for €2 million.



14



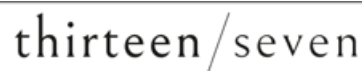
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16

# ALSO PREDICTABLE: SATISFACTION.

SUCCESSFUL PARTNERS.  
SUCCESSFUL COLLABORATION.





... AND  
MANY OTHER  
PARTNERS.



# DOOR TO DOOR.

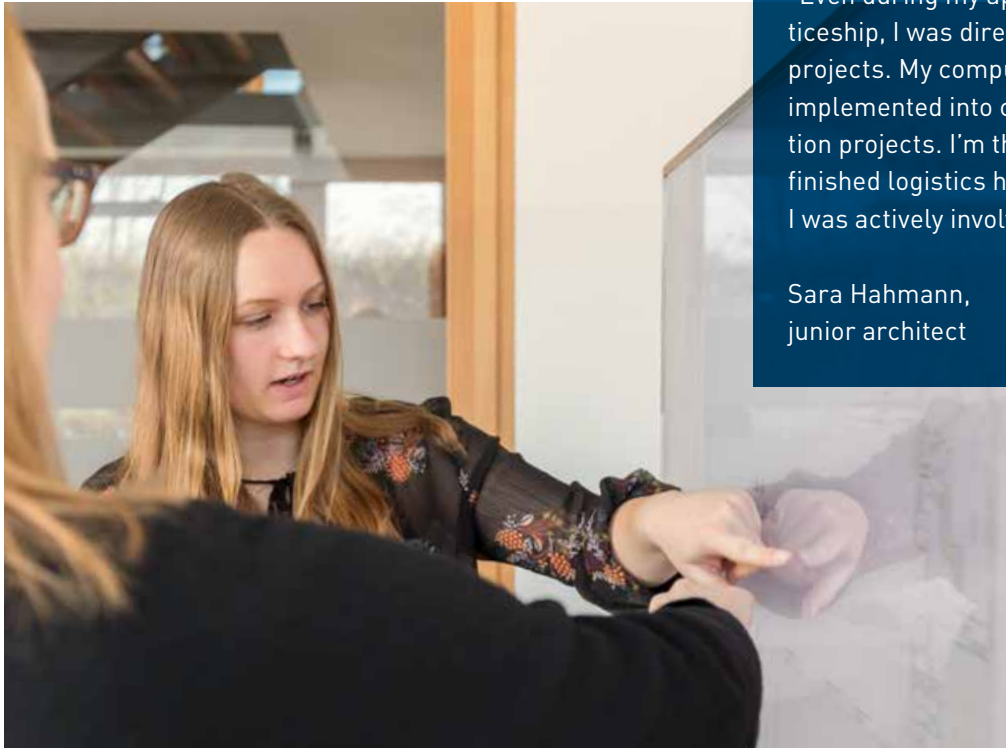
INTEGRATED PLANNING STRENGTH  
THROUGH GENUINE TEAMWORK.

CLICK HERE TO WATCH OUR VIDEO:



# DAILY PEAK PERFORMANCE.

HOW 300 PEOPLE WORK TOGETHER FOR YOU EVERY DAY.



## Exchange of expertise between doors.

"Even during my apprenticeship, I was directly involved in real projects. My computer-drawn plans are implemented into concrete construction projects. I'm thrilled when I see the finished logistics halls in whose creation I was actively involved."

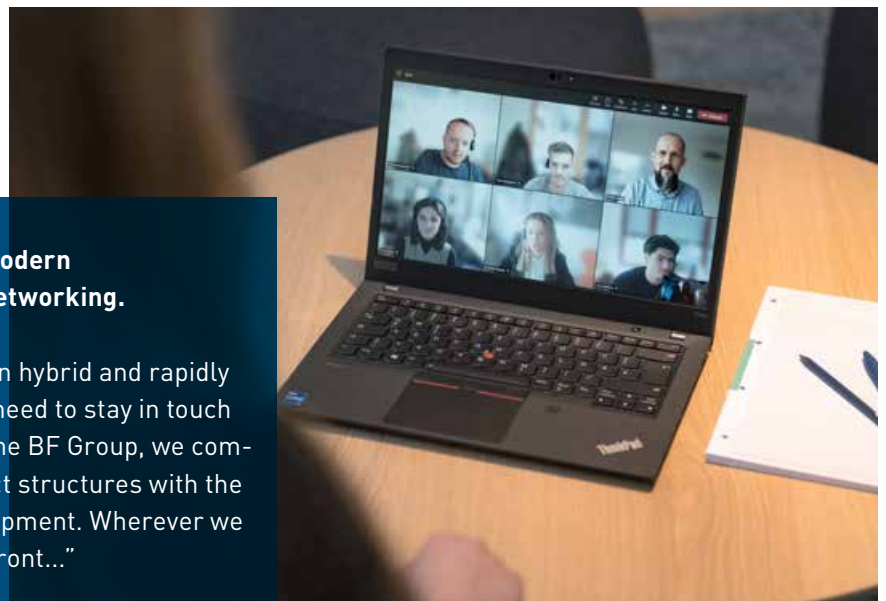
Sara Hahmann,  
junior architect

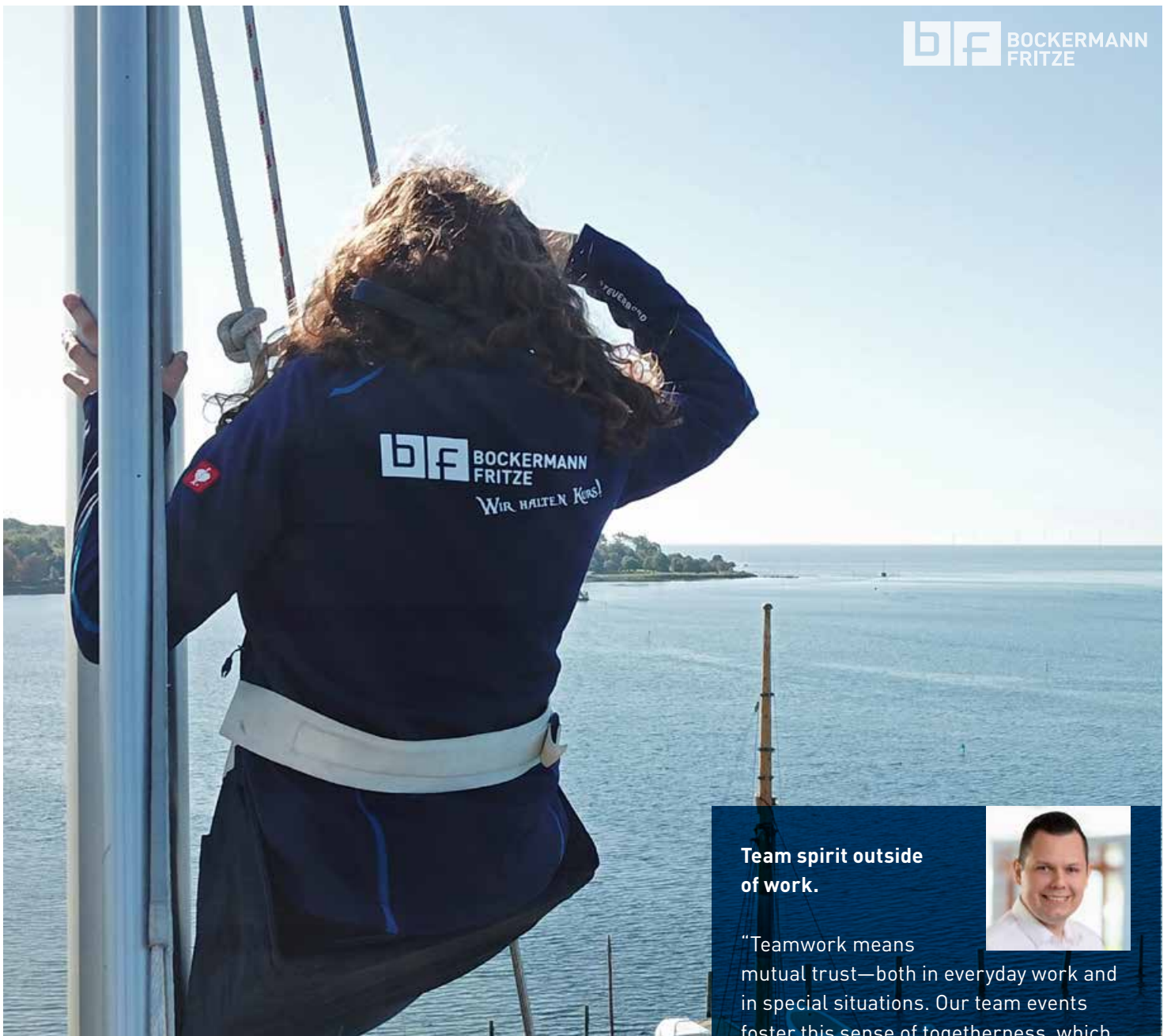


## Modern networking.

"In hybrid and rapidly changing worlds, we need to stay in touch with one another. At the BF Group, we combine traditional project structures with the highest technical equipment. Wherever we are, we're at the forefront..."

Sinhà-Charlene Ahrens,  
project engineer





**Team spirit outside  
of work.**



“Teamwork means mutual trust—both in everyday work and in special situations. Our team events foster this sense of togetherness, which I particularly value at the BF Group. It motivates me and our teams.”

Florian Glatzel,  
Authorized Signatory



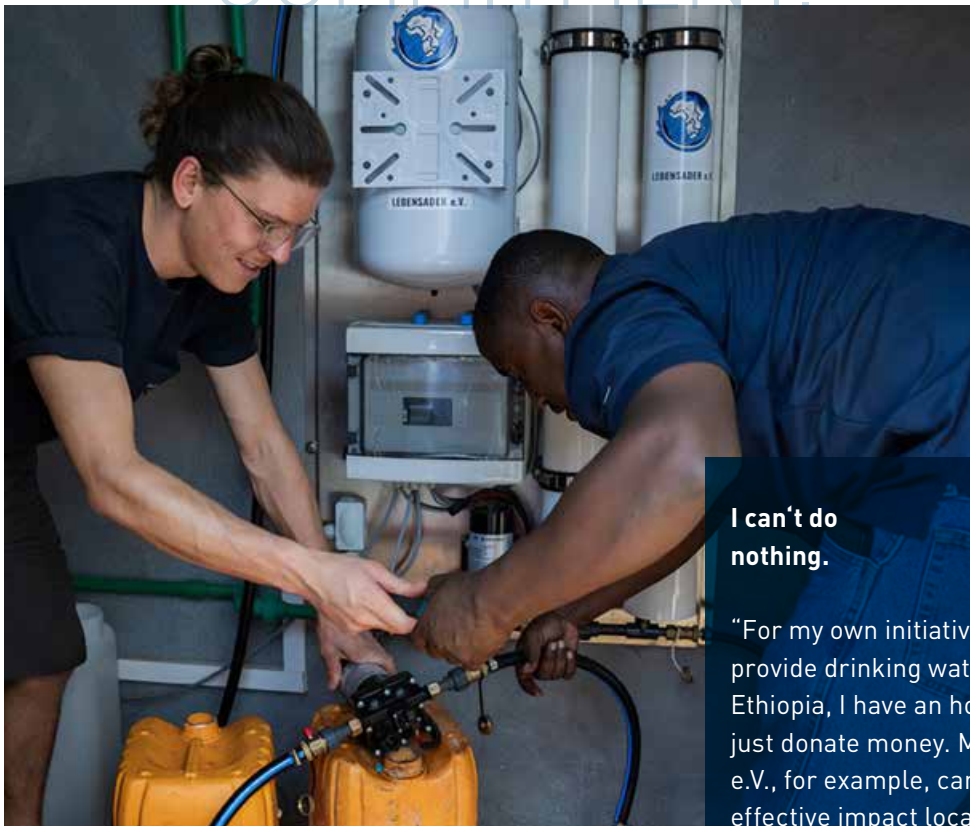
# VALUES SHAPE THE FUTURE.

WE STAND FOR OPENNESS, SUSTAINABILITY,  
AND DIVERSITY.

In times of rapidly changing worlds and markets, geopolitical and economic tensions, and the longing of many people for stability and a solid value system, we as a medium-sized company see our opportunity in communicating our BF spirit and values clearly and credibly.

TRANSPA  
FAIRNES

RESPONSIBILITY &  
COMMITMENT



**I can't do  
nothing.**

"For my own initiative to provide drinking water to a children's home in Ethiopia, I have an honest partner at BF: We don't just donate money. My association, Lebensader e.V., for example, can also have particularly effective impact locally, as I am repeatedly released from my work at BF for this commitment."

M. Sc. Jannik Lutz,  
Project Engineer, Munich Team



# TRANSPARENCY & SINCERITY



## BF is sincere and transparent

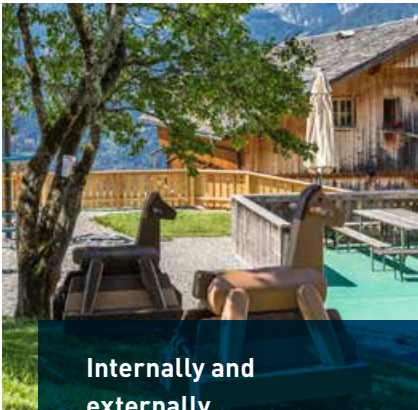


“Not only the high level of responsibility and daily commitment to sustainability issues in our projects, but also the numerous internal specifications, guidelines, compliance requirements, reports, and declarations with some international clients are testament to this sincerity.”

Dipl.-Ing. Architect Andrea Rethmeier,  
Head of Sustainable Construction



# VALUES & RESPECT



## Internally and externally

“We demonstrate our active commitment both internally and externally: whether in the appreciation shown to all BF employees or in our daily project work. For example, we have been supporting the Ederhof Association – a rehabilitation center for children and young people before and after organ transplants – for years.”

Dipl.-Ing. Martin Pollpeter,  
Managing Director



# WITH US, YOU'LL REACH YOUR GOAL.

WE HAVE THE RIGHT EXPERT FOR EVERY TASK.



Dipl.-Ing.  
**Ralf Fritze**  
Managing Director

T +49 (0) 5224 9737-0  
ralf.fritze@bockermann-fritze.de



Dipl.-Ing.  
**Martin Pollpeter**  
Managing Director | Partner

T +49 (0) 5224 9737-29  
martin.pollpeter@bockermann-fritze.de



M. Eng.  
**Jonas Struck**  
Competence Team Leader NL South (MUC)

T +49 (0) 89 4132709-80  
jonas.struck@bockermann-fritze.de



Dipl.-Ing.  
**Andreas Kirchner**  
Competence Team Leader NL Rhine-Main (FFM)

T +49 (0) 69 2474499-60  
andreas.kirchner@bockermann-fritze.de



M.Sc., MBA  
**Tobias Wilken**  
Competence Manager NL North (BRE)

T +49 (0) 421 80718812  
tobias.wilken@bockermann-fritze.de



M. Eng.  
**Marcel Kleffmann**  
Competence Team Leader AAL

T +49 (0) 5224 9737-732  
marcel.kleffmann@bockermann-fritze.de



M. A. Architektin  
**Laura Maske**  
Competence Manager ARC

T +49 (0) 5224 9737-773  
laura.maske@bockermann-fritze.de



B. Eng.  
**Jörg Beineke**  
Head of Competence BAU

T +49 (0) 5224 9737-882  
joerg.beineke@bockermann-fritze.de



Dipl.-Ing. Architekt  
**Matthias Kruse**  
Authorized signatory

T +49 (0) 5224 9737-834  
matthias.kruse@bockermann-fritze.de



B.A. Architekt  
**Florian Glatzel**  
Authorized signatory

T +49 (0) 5224 9737-813  
florian.glatzel@bockermann-fritze.de



Dipl.-Ing. Architektin  
**Andrea Rethmeier**  
Head of Sustainable Construction

T +49 (0) 5224 9737-743  
andrea.rethmeier@bockermann-fritze.de



B. Eng.  
**Nikola Brandt**  
Head of ORG Competence Team

T +49 (0) 5224 9737-825  
nikola.brandt@bockermann-fritze.de



**Miriam Nuffer**  
Commercial Project Manager

T +49 (0) 5224 9737-735  
miriam.nuffer@bockermann-fritze.de



**Catharina Kiel**  
Location Development & Marketing

T +49 (0) 5224 9737-860  
catharina.kiel@bockermann-fritze.de



B. A.  
**Denis Fenske**  
Competence Manager CONSTRUCTION

T +49 (0) 5224 9737-857  
denis.fenske@bockermann-fritze.de



**Jana Kiel**  
Head of ARC

T +49 (0) 5224 9737-859  
jana.kiel@bockermann-fritze.de

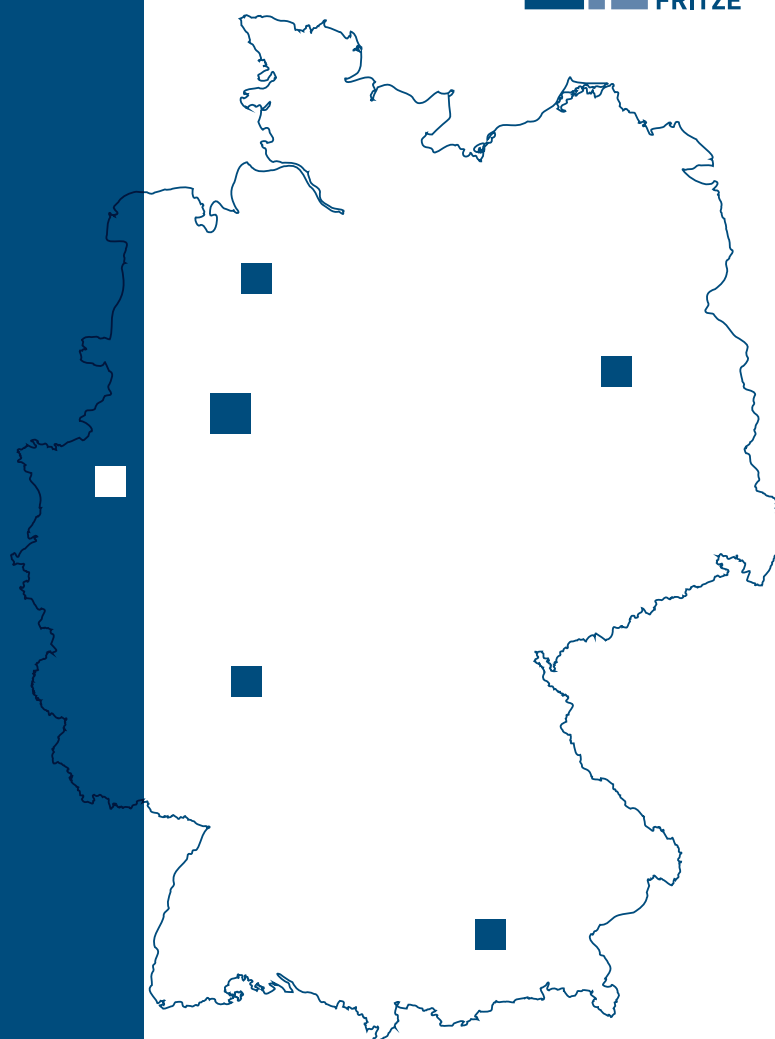
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## Headquarters in Enger (OWL)

### Bockermann Fritze Group

Dieselstraße 11

32130 Enger

T +49 (0) 5224 9737-0

F +49 (0) 5224 9737-50

[www.bockermann-fritze.de](http://www.bockermann-fritze.de)

## Southern branch (MUC)

Wilhelmine-Reichard-Str. 26

80935 München

T +49 (0) 89 4132709-70

## Northern branch (BRE)

Bürgermeister-Smidt-Straße 128

28195 Bremen

T +49 (0) 421 807188-10

## Rhine-Ruhr Branch (NLRR)

Böckenhoffstraße 50

46236 Bottrop

T +49 (0) 2041 72315-50

## Berlin-Brandenburg Branch (NLBB)

Dennis-Gabor-Straße 2

14469 Potsdam

T +49 (0) 331 231865-31

## Frankfurt Branch (FFM)

Ostparkstraße 37

60385 Frankfurt am Main

T +49 (0) 69 2474499-60