



RENEWABLE ENERGY



Technology & sustainability driving renewable energy.

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OUR DNA

Techbau presents itself as a unique intercolutor and **General Contractor**, undertaking projects in the various fields of civil engineering and infrastructure.

Techbau works in the residential, tertiary, industrial, logistics, data center and renewable energy sectors, complying with the **highest quality and safety standards**.



USGBC
MEMBER





DEVELOPMENT & EPC

Techbau provides integrated **Development & EPC** services for the **renewable energy** sector, supporting clients from strategic site assessment through to design, engineering, and final plant construction. Thanks to a highly specialized and collaborative in-house team, and a strong focus on **quality, operational efficiency**, and advanced **construction technologies**, we deliver comprehensive and scalable renewable energy solutions, ensuring reliable, flexible, and high-performance infrastructure tailored to the specific needs of each project.



Development Support

Techbau assists clients from the earliest stages of research and due diligence for projects in the renewable energy sector, supported by a continuously updated site database.



Property & Financial Management

We manage negotiations for the acquisition of renewable energy assets and provide comprehensive economic and financial analyses for sustainable energy projects.



Integrated Design & Planning

Our in-house departments manage the entire design, planning, and permitting process for renewable energy projects, working in close collaboration with the client.



Excellence in Renewable Energy

We design and deliver tailor-made renewable energy plants, developed to meet the specific requirements of each project, from the initial concept through to final implementation.



Technology, Quality & Delivery

We use the latest technologies and best construction practices to deliver modern, efficient, and long-lasting renewable energy plants.



BIM PDR74:2019

Techbau offers a highly specialized team in project management. We put customers at the center of the project in order to build properties that can meet and exceed the expected requirements with a common thread: apply technologies and the best standards of materials, construction philosophies, **NZEB** applications and highly efficient technological systems to guarantee an eco-sustainable real estate development.

Techbau is **PDR74:2019 Bureau Veritas** certified, thanks to a 360 ° integrated BIM design, optimize all development processes e realization.

Techbau is committed to utilize Building Information Modelling (BIM) tools to support the delivery and management of all its outstanding projects **Techbau's** goal is to deliver higher value in Health, Safety, Quality, Timeliness, Cost, and to maximize building performances during operations.





CARBON NEUTRALITY



Techbau has successfully implemented the ILFI certification procedure, the world's first **certified Zero Carbon standard**.

The prerogatives of our projects are: **energy efficiency, implementation of renewable resources and reduction of carbon emissions.**

Our projects have always followed the major international protocols for the protection of the environment, but we do not stop believing in the future by targeting the directives from **the Paris Agreement on Climate Change of 4 November 2016, and the EU Environmental Taxonomy Introduced by REGULATION (EU) 2020/852.**

As provided for in the agreement, the EU presented its long-term strategy for reducing emissions and its updated climate plans before the end of 2020, committing to reducing its emissions by at least 55% by 2030 compared to 1990 levels. **The EU will achieve climate neutrality by 2050.**





ESG

Techbau adheres to the top international environmental certification mechanisms such as **USGBC LEED** and **BREEAM**, providing LEED AP, BREEAM Assessors, Energy Managers and SQE Qualified Renewable Energy and Environment Engineers from within its organisation. So not energy saving alone but also water saving, emissions reduction and a focus on the site and its potentials and peculiarities. **Techbau** is also very aware of the issues of reducing land use, increasing comfort for occupants and raising the concepts of recycling and recyclability with regard to the choice of building materials to extremes.

Techbau adopts tools such as **LIFECYCLE ASSESSMENT, CARBON FOOTPRINT ANALYSIS** and landscaping for compensation and redevelopment purposes.



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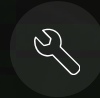
CONSTRUCTION



PROJECT MANAGEMENT

Our Project Managers, **certified PMP** or **IPMA**, are the driving force behind every **renewable energy project**, overseeing each phase of plant execution to ensure schedule compliance, **cost control**, and **high quality standards**.

They are supported by a dedicated team of site managers and supervisors, who ensure the proper and **safe progress** of activities while keeping the client **constantly informed** about the project status.



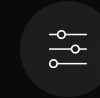
TECHNICAL TEAM

Our subcontractors handle the on-site execution of renewable energy projects. Each team is carefully selected for its specialist expertise, **covering civil works, electrical installations, electromechanical systems, grid connection systems, support works, and technological installations**, ensuring **safety** and **quality** at every stage of the project.



HEALTH & SAFETY

Our **Health** and **Safety Managers** ensure that all activities on **renewable energy** construction sites are carried out safely and in full compliance with applicable regulations. They conduct regular inspections, identify potential risks, and establish operational procedures to **minimize the likelihood of accidents**, ensuring a safe working environment for all personnel involved in project execution.



QUALITY CONTROL

Our **commitment to quality**, innovation, and **excellence** drives the development of reliable, **sustainable**, and **resilient renewable energy solutions**. Our Quality Managers monitor **materials, supplies, and workmanship** throughout all phases of plant construction, ensuring compliance with **technical standards**. This approach allows us to deliver **fully operational plants** that are high-performing and durable over time.

ENGINEERING

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DESIGN & ENGINEERING ORGANIZATION



DESIGN VALIDATION

Our engineers ensure that every aspect of renewable energy plant design is robust, efficient, and sustainable.



TECHNICAL TEAM

Our engineering team, specialized in RIBA WS4–WS6, delivers reliable and innovative solutions for renewable energy projects. From RIBA WS0 to WS3, we handle every phase of the project.



DISCOVER EXPERTISE

Our engineers hold professional certifications and are qualified members of Italy's leading associations in the renewable energy sector.



HOW WE DESIGN

Our commitment to excellence is reflected in adhering to the highest standards in renewable energy plant design, ensuring that every facility is built to deliver efficiency, safety, and lasting quality.



COMMISSIONING

OUR COMMISSIONING DOCUMENTATION COMPILES ALL ACTIVITIES INTO A DETAILED REPORT, PROVIDED TO THE CLIENT, COVERING THE CONSTRUCTION AND OPERATION OF RENEWABLE ENERGY PLANTS.

Our commissioning process is essential for **ensuring seamless integration** and **optimal performance of renewable energy plants**. The complexity of the various electrical, mechanical, and infrastructural systems requires thorough review and testing during construction.

Commissioning serves as a cornerstone, assessing the project and its execution as an integrated system to guarantee the highest levels of quality and functionality. Our expertise lies in guiding clients through this critical process, consolidating all activities into detailed documentation that **ensures transparency** and **accountability**.

Our comprehensive commissioning process begins with meticulous planning, during which we define project objectives and assemble a qualified team dedicated to our clients' success. We understand that commissioning renewable energy plants is not just a task—it is a crucial process for ensuring the reliable and **efficient operation** of all systems and components, **from electrical and mechanical installations to automation and control systems**.

- Phase 01 • Site Assessment and Planning
- Phase 02 • Project Review and Coordination
- Phase 03 • Installation Inspection
- Phase 04 • Testing and Optimization
- Phase 05 • Delivery and Documentation



HSE & QUALITY ASSURANCE

The protection of safety, the environment and occupational health are an integral part of Techbau's operations. Techbau is aware of the importance of environmental and safety issues, both within the construction industry and for the community as a whole. Techbau is actively committed to complying with all relevant environmental and safety legislation, with the aim of continually improving its performances through appropriate programmes, controls, resource procurement and training of the workforce.

The company is committed to working to monitor and continually improve safety and environment performances through the application of a management system (SEMS), which sets out the procedures for defining the responsibilities, procedures, processes and resources within the company's organisation for the realisation of its corporate prevention policy, in accordance with current health, safety and environment regulations.

THE MANAGEMENT SYSTEM IS DEFINED, DOCUMENTED, IMPLEMENTED AND KEPT CONTINUALLY UP TO DATE TO ENSURE ITS EFFICACY AND ADEQUACY WITH REGARD TO THE CORPORATE SAFETY/ENVIRONMENT OBJECTIVES AND COMPLIANCE WITH THE ISO 45001:2018 AND ISO 14001:2015 STANDARDS.

Techbau strongly believe that a firm Quality System is the base to improve the Quality outcome of deliverables.

Quality principles are in our **DNA**, because we are passionate about:

01

Listening to our clients' and all stakeholders' needs

02

Operating via lean and agile processes

03

Measuring our performance to continuously excel and generate value

The **Quality System** is at the **core** of our continuously improvement agenda to innovate our know-how while effectively reducing operational risks, costs and maximizing our clients return on investment



HIGHLIGHTS

TRACK RECORD





60,000 sqm

Warehouse

1,500 sqm

Offices

51

Loading bays

280.000 sqm

Built

Logistics

RECATE – KERING

Trecate | Italy

Construction of a logistics hub for Kering, international luxury brand, consisting of two buildings: Building A (60,000 sqm of which 1,500 sqm of offices and including 51 loading bays) and Building B (100,000 sqm with about 7,500 sqm of offices and 85 loading bays annexed). The prefabricated structure is made in prestressed reinforced concrete with a bacacier type roof and precast concrete and metal panel walling. Execution of all MEP installations, internal and external urbanizations, design and construction of eco-friendly works (like bike path) and external works (area of 400,000 sqm). The building is LEED Platinum certified.



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94,146 sqm

Warehouse

2,669 sqm

Offices

110

Loading bays

348

Car parking spaces

Renewable Energy

SAN PIETRO MOSEZZO

Novara | Italy

The **San Pietro Mosezzo logistics hub** is a newly constructed development spanning a site of **280,815 sqm**. The complex includes a **main warehouse of 94,146 sqm**, **mezzanines totaling 5,253 sqm**, and **office spaces of 2,669 sqm**, all designed to ensure maximum operational efficiency.

Serving the entire hub are 110 loading bays, 224 private parking spaces, 124 public parking spaces, and 60 truck bays. The building also integrates a **9,869 kW photovoltaic system to enhance overall energy efficiency**. The project was developed in line with **ESG principles** and the highest international standards of environmental sustainability and energy performance, and is **LEED Platinum certified** — the highest recognition of excellence in sustainable building.

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54,330 sqm

Warehouse

1,300 sqm

Offices

54

Loading bays

218

Car parking spaces

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OSIO SOTTO

Osio Sotto | Italy

With a total surface area of 59,000 sqm and 54 loading bays, the logistics platform in Osio Sotto is an innovative facility that seamlessly combines sustainability and operational efficiency. Strategically positioned along the A4 motorway, just a few kilometres from Milan and Bergamo, it ensures excellent connectivity for both national and international logistics flows.

LEED Gold certified, the complex is equipped with a photovoltaic system that will reduce CO₂ emissions by 29,750 tonnes and generate 55,500,000 kWh of clean energy. The development is further enhanced by 320,000 sqm of landscaped green areas and 5,000 trees, contributing to the environmental quality and long-term sustainability of the site.



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190,000 sqm

Area

6,000 sqm

Offices

85

Loading bays

86.000 sqm

Built

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CASTREZZATO

Castrezzato | Italy

Construction of a logistics platform consisting of two distinct phases. **Phase 1** involves the construction of half building and **all external works**. The masterplan foresees a sectional warehouse of **80,000 sqm with 85 loading points and 6,000 sqm of spaces for offices**, services and changing rooms.

The structure is prefabricated in c.a.v. and c.a.p and provides for a bacacier type roofing, infill in concrete and metal panels. It includes the construction of the plant works to service the building, the urbanization works and all the external arrangements (lot area of 190.000 sqm). **The building is LEED Gold certified.**

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160,000 sqm

Warehouse

165,500 sqm

Built

5,500 sqm

Offices

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AMAZON CIVIDATE

Cividate al Piano | Italy

Construction of a logistics platform for Amazon, consisting of a multi-storey warehouse of approximately **160,000 square meters** distributed over three levels equipped for the storage and robotic distribution of goods.

The main building is completed by offices, relaxation areas and facilities for an area of approximately **5,500 square meters**. The project has been planned and is entirely managed through a structured Building Information Modeling (BIM) system.

At the end of construction, the intervention will be subject to an environmental certification procedure according to the **“BREEAM” protocol at Very Good level**.

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232,500 sqm

Multi-level warehouse

3,500 sqm

Green wall

70

Loading bays

1.070

Car parking spaces

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AMAZON A0L1 – JESI

Jesi | Italy

Construction of a logistics platform for Amazon, consisting of a multi-level warehouse covering 232,500 square meters across four floors, used for automated storage. The building is also equipped with 70 loading bays. Over 3,500 square meters of vertical gardens have been installed on the façades, reaching up to 27 meters in height. With as many as 22,000 native plants, this project represents the largest vertical greenery installation ever completed in Europe.

The building is BREEAM Excellent certified.

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30,000 sqm

Warehouse

3,400 sqm

Offices

110

Loading bays

445

Car parking spaces

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AMAZON FIANO ROMANO

Fiano Romano | Italy

Organised across an overall surface of approximately **170,000 sqm**, the logistics platform includes **30,000 sqm** of warehouse space and **3,400 sqm** of offices, providing functional areas designed to efficiently support both operational and management activities.

The external areas feature 445 car parking spaces, 135 truck parking spaces, and 110 loading docks, ensuring smooth flows and high handling capacity. A 2 MW photovoltaic system supports **energy efficiency**, contributing significantly to on-site renewable energy production.

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53,580 sqm

Warehouse

1,220 sqm

Offices

60

Loading bays

133

Car parking spaces

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ALESSANDRIA D3

Alessandria | Italy

The logistics centre in **Alessandria** is strategically located near the SP30 provincial road, approximately 6 km from the E25 motorway.

The property is developed according to **ESG principles**, in line with the highest international standards for environmental sustainability and energy efficiency. The building is designed to accommodate up to four independent logistics units, each with dedicated office spaces and related services. The complex will also feature a storage area with on-site security serving the entire site, as well as a dedicated service building for the exclusive use of transport operators.



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35,278 sqm

Warehouse

20

Truck parking spaces

36

Loading Bays

96

Car parking spaces

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POMEZIA

Pomezia | Italy

The logistics platform will extend **over 35,278 sqm**. The outdoor area will include 96 car parking spaces, **20 truck parking spaces**, and **36 loading bays**, ensuring high operational efficiency and optimized flows. A **3,500-kW** photovoltaic system will significantly contribute to the overall energy performance of the site.

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202,500 sqm

Built area

367

Car parking spaces

195

Loading bays

17,3 MWp

Photovoltaic system

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POLO LOGISTICO PASSO CORESE

Passo Corese | Italy

The **Passo Corese** development represents one of the most significant logistics projects in Lazio, with a total gross floor area of **202,500 sqm**. The complex features **195 loading bays** and **367 car parking spaces**, configured to ensure high operational efficiency and the management of substantial distribution volumes. The project integrates a **17,3 MWp photovoltaic system**, making a significant contribution to on-site renewable energy production, and has achieved **LEED Gold certification**, confirming high standards in environmental sustainability, **energy efficiency and construction quality**.



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Techbau S.p.A.

Head office

Via del Lago, 57
28053 Castelletto Sopra Ticino (NO) . Italy
Ph +39 0323 589500
info@techbau.it
www.techbau.it

Rome Office

Via Emanuele Gianturco, 6
00196 Roma (RM) . Italy
Ph +39 06 92044282

Techbau S.p.A.

Registered office

Corso di Porta Nuova 3/A
20121 Milan / Italy
Cap. Soc. € 10.050.000,00 int. versato
Reg. Imprese Milano, C.F., V.A.T. IT
06336690968
REA MI-1922561