

DATA CENTER



Innovation meets reliability in data center construction.

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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**.

iDA ■ ITALIAN
■ DATACENTER
■ ASSOCIATION

Techbau is official partner IDA



FINANCIAL STATEMENT

FY2022-2023

€ Total revenues

€ 385.1 MM

-

% EBITDA

€ 44.8 MM

-

FY2023-2024

€ Total revenues

€ 525.4 MM

+36%

% EBITDA

€ 52.8 MM

+18%

FY2024-2025

€ Total revenues

€ 713.1 MM

+36%

% EBITDA

€ 102.7 MM

+94%



DEVELOPMENT & EPC

Techbau delivers fully integrated Development & EPC services for data centers, **guiding clients** from early site evaluations through design, engineering, and final construction. With a collaborative in-house team and a strong commitment to **quality, efficiency**, and advanced **technologies**, we provide end-to-end solutions that ensure reliable, **high-performance** facilities tailored to each client's needs.



Development Support

Techbau assists the customer from the earliest phases of preliminary research and due diligence, supported by a constantly updated site database.



Property & Financial Management

We manage property acquisition negotiations and deliver complete economic-financial analyses for development projects.



Integrated Design & Planning

Our in-house departments handle the entire design, planning, and authorisation workflow in close collaboration.



Data Center Construction Expertise

We design and build data center facilities tailored to your specific needs – from concept to completion.



Technology, Quality & Delivery

We use the latest technologies and best practices to build state-of-the-art, long-lasting data centers.



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.



USGBC
MEMBER

BREEAM[®]



CONSTRUCTION



PROJECT MANAGEMENT

Our project managers (certified PMP or IPMA) are the driving force behind every biomethane plant project, overseeing each phase of the process to ensure timelines are met, costs are controlled, and quality standards are impeccable. They are supported by a team of dedicated site managers and supervisors, ensuring smooth progress of works in total safety, while keeping you continuously updated on project developments.



TECHNICAL TEAM

Our subcontractors handle the operational construction of the plant. Each team is carefully selected for specialized expertise, including civil works, technological components, piping and welding, mechanical, electrical, instrumentation systems, biogas treatment, fire protection, and security systems. Techbau strongly promotes prefabrication strategies to optimize construction, improve quality, enhance EHS conditions, reduce installation time, and minimize critical on-site activities.



HEALTH & SAFETY

Our Health & Safety Officers ensure that all activities are carried out safely and in full compliance with current occupational health and safety regulations. They conduct regular site inspections, identify potential risks, and define protocols and operational procedures aimed at minimizing the likelihood of accidents or injuries, ensuring a safe working environment for all personnel involved in the construction of the biomethane plant.



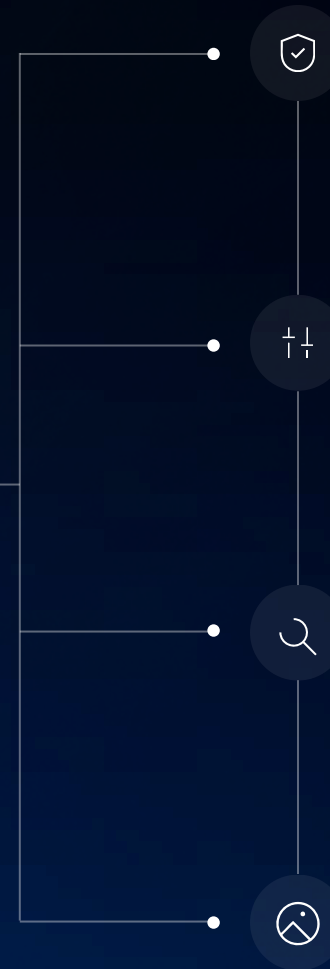
QUALITY CONTROL

Our commitment to quality, innovation, and excellence drives the development of reliable, sustainable, and resilient construction solutions. Techbau's Quality Control and Assurance Inspectors continuously monitor materials, supplies, and workmanship throughout construction, ensuring each phase meets technical standards. This rigorous approach delivers fully tested, operational biomethane plants with high performance and long-term reliability.



ENGINEERING

DESIGN & ENGINEERING ORGANIZATION



DESIGN VALIDATION

Our engineers ensure that every aspect of your data center design is sound, efficient and sustainable.

TECHNICAL TEAM

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

DISCOVER EXPERTISE

Our engineers boast ATD Uptime Institute Certification and are Chartered Members of Italian Design Associations.

HOW WE DESIGN

Our commitment to excellence is reflected in our adherence to ANSI/TIA-942 and Uptime Institute standards, ensuring that every facility we build is equipped to meet the demands of today's digital landscape.



COMMISSIONING

OUR COMMISSIONING DOCUMENTATION COMPILES ALL ACTIVITIES INTO A DETAILED REPORT PROVIDED TO THE CLIENT.

Our commissioning process is integral to the seamless integration and optimal performance of data center facilities. As we build new data centers, the inherent uncertainty in the functionality of various physical infrastructure subsystems necessitates a thorough review and testing.

Commissioning serves as the cornerstone, evaluating the data center's design and construction as a holistic system to ensure the highest level of reliability.

Our specialization lies in guiding clients through this critical process. We compile all activities into detailed documentation, providing transparency and accountability to our clients.

Our comprehensive commissioning process begins with meticulous planning, where we define project objectives and assemble a skilled team dedicated to our clients' success.

We understand that data center commissioning is not merely a task but a crucial process to ensure the reliable and efficient operation of all systems and components within the facility.

Phase 01



Factory Witness Testing

Phase 02



Site Acceptance Inspection

Phase 03



Prefunctional Testing

Phase 04



Functional Testing

Phase 05



Integrated Systems Testing





SSE SUBSTATION



HIGH VOLTAGE SUBSTATION

In our Substation projects, we prioritize excellence in both structural and architectural design to ensure the reliability and innovation of our facilities.



CONTINUOUS INNOVATION

We are committed to continuous innovation, meeting evolving technological demands and regulatory requirements. Our team collaborates closely with electrical engineers to optimize performance and efficiency, ensuring future-proofing of our facilities.



STRUCTURAL INTEGRITY

Foundations are engineered with meticulous attention to detail, ensuring they can support heavy electrical equipment with ease. We prioritize load-bearing capacities and seismic resilience to guarantee stability and durability under all conditions.



COORDINATION

Coordination between MEP, structural, and architectural teams is essential for the successful design, construction, and operation of a substation. By working together closely, these disciplines can ensure that all aspects of the project are integrated effectively, resulting in a safe, efficient, and reliable substation facility.



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



14,000 M²

Total GIFA

19.2 MW IT

Power capacity

18 months

Construction duration

Data center

ML7-EQUINIX

Settimo Milanese | Italy

The Equinix Hyperscale 2 (ML7) project, comprises approximately 14,000 sqm of data-center space.

The scope included full CSA works, delivered under a FIDIC Red Book contract.

Design responsibilities were split with RIBA WS4 under the Employer and RIBA WS5 executed by Techbau. The facility provides 19.2 MW IT power with Tier IV (2N+1) Up-Time Certified redundancy.

The project was completed within an 18-month schedule and fully handed over to the Client.

[View more](#)



9,000 M²

Total GIFA

12 MW IT

Power capacity

21 months

Construction duration

Data center

ML8-EQUINIX

Settimo Milanese | Italy

The Equinix Hyperscale 2 (ML8) project covers approximately 9,000 sqm. The scope includes CSA works and part of the MEP works, delivered under a FIDIC Red Book contract.

RIBA WS4 was developed collaboratively between the Client and Techbau, while RIBA WS5 is fully under Techbau's responsibility. The data center will provide 12 MW of IT power with Tier IV (2N+1) Up-Time Certified redundancy.

The project is currently in the construction phase, with completion scheduled for April 2027, following a 21-month construction period.



14,000 M²

Total GIFA

24 MW IT

Power capacity

24 months

Construction duration

Data center

ML9-EQUINIX

Settimo Milanese | Italy

The Equinix Hyperscale 2 (ML9) data center project covers 14,000 sqm. The scope includes CSA and part of MEP works, executed under a FIDIC Red Book contract. RIBA WS4 was developed collaboratively with the Client, and RIBA WS5 is under Techbau responsibility. The facility will provide 24 MW IT power with Tier IV (2N+1) redundancy, with construction running from September 2025 to September 2027.



26,000 M²

Total GIFA

32 MW IT

Power capacity

28 months

Construction duration

Data center

MXP2-VANTAGE

Settimo Milanese | Italy

The **MXP2 Vantage Data Center** project covers **26,000 sqm**, including **CSA** and **MEP** works under a FIDIC Yellow Book contract. RIBA WS4 was developed by the Employer and formally handed over to Techbau, which is responsible for RIBA WS5. The facility provides **32 MW IT** power with Tier IV redundancy. Construction spans around **28 months**.

[View more](#)





14,000 M²

Total GIFA

24 MW IT

Power capacity

24 months

Construction duration

Data center

MXP I-I MIL66-COMPASS

Noviglio | Italy

The **Compass Data Center** project covers **14,000 sqm**, including **CSA** and **MEP** works under a FIDIC Yellow Book contract. **RIBA WS4** was developed by the Employer and formally handed to Techbau, which is responsible for RIBA WS5. The facility provides **24 MW IT** power with Tier III/IV redundancy. Construction spans **24 months**, with completion scheduled for October 2025.

About us

Projects

Contacts



5,000 M²

Total GIFA

3.2 MW IT

Power capacity

16 months

Construction duration

Data center

ROM1-DIGITAL REALTY

Rome | Italy

The Digital Realty project involves a 5,000 sqm data center, covering CSA and MEP works under a FIDIC Yellow Book contract. RIBA WS4 was developed by the Employer and formally handed to Techbau, who is responsible for RIBA WS5. The facility provides 3.2 MW IT power with Tier IV (2N+1) redundancy, with construction scheduled for May 2026 over 16 months, including early works such as demolition.

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About us

Projects

Contacts



25,000 M²

Total GIFA

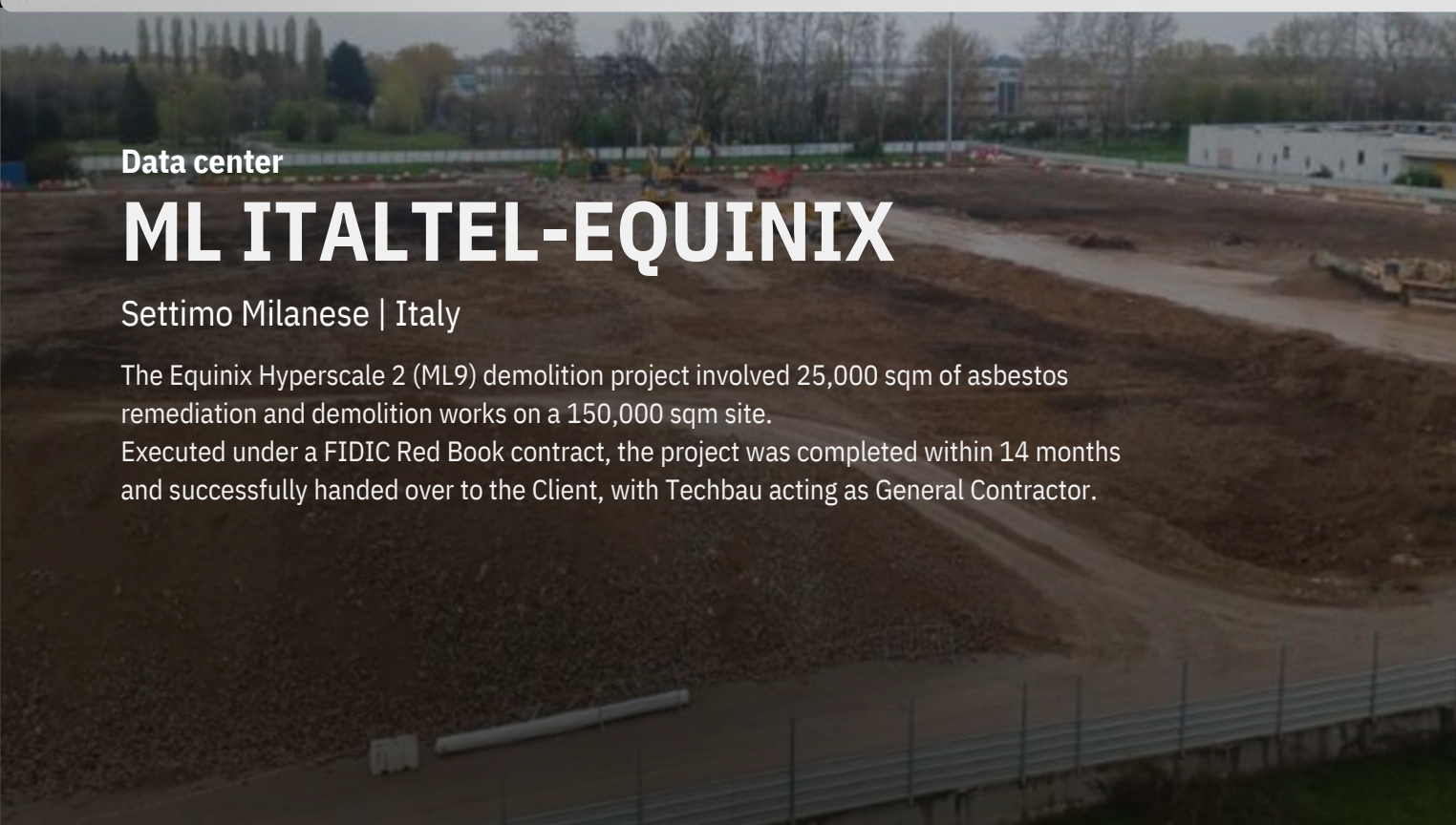


150,000 SQM

Total Land Area

14 months

Construction duration



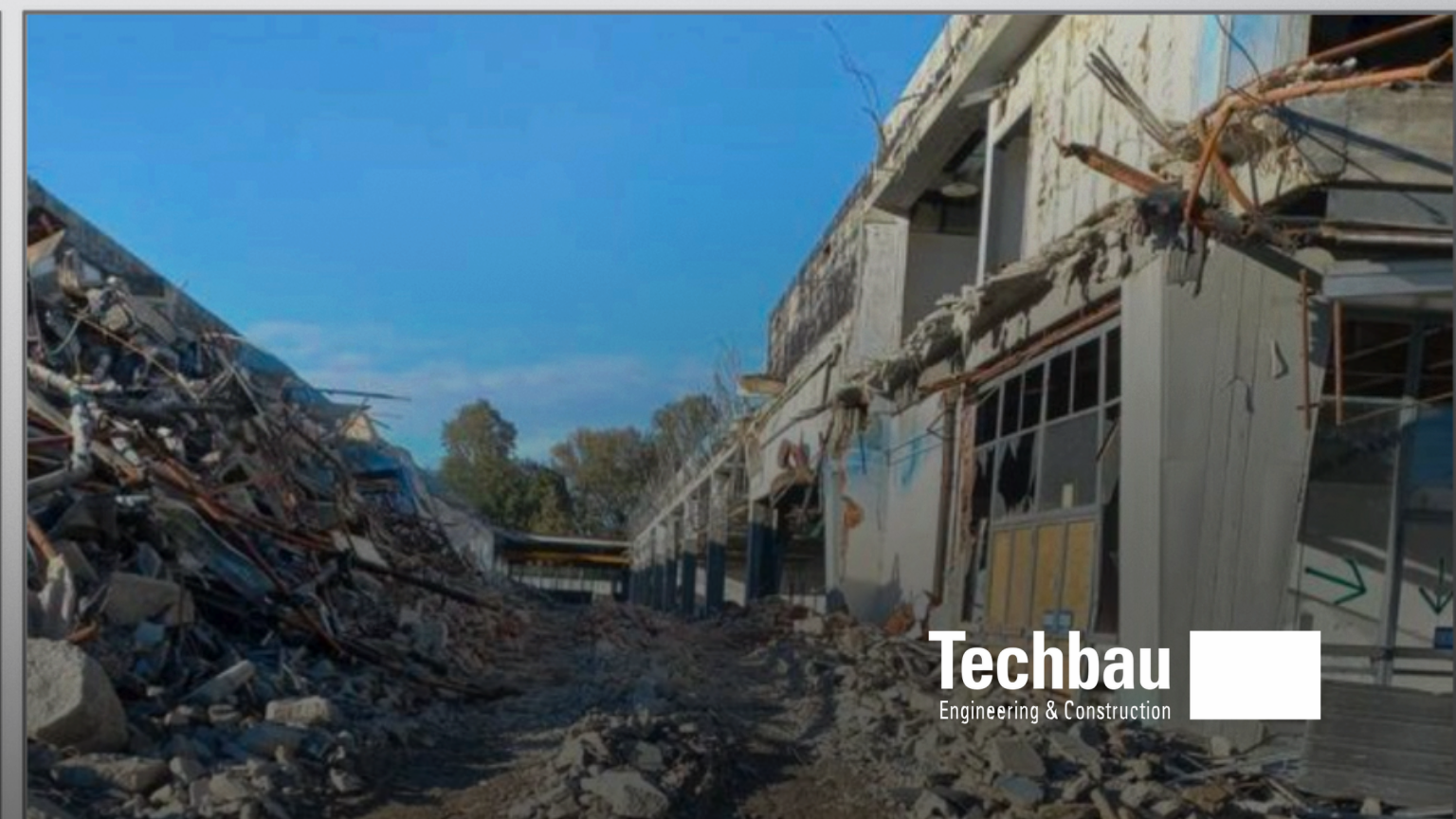
Data center

ML ITALTEL-EQUINIX

Settimo Milanese | Italy

The Equinix Hyperscale 2 (ML9) demolition project involved 25,000 sqm of asbestos remediation and demolition works on a 150,000 sqm site.

Executed under a FIDIC Red Book contract, the project was completed within 14 months and successfully handed over to the Client, with Techbau acting as General Contractor.





[About us](#)

[Projects](#)

[Contacts](#)



2025

Completion Date

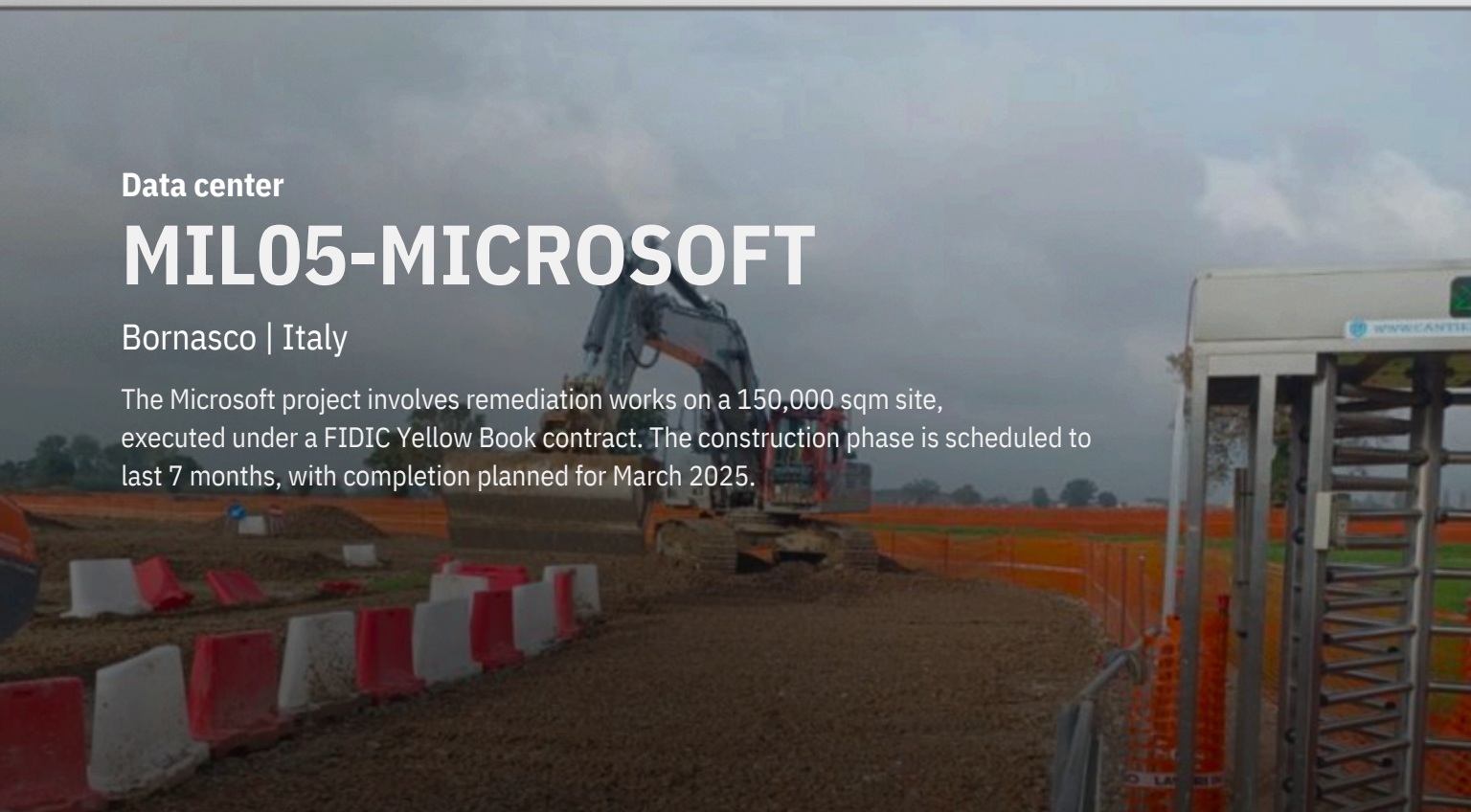


150,000 SQM

Total Land Area

7 months

Construction duration



Data center

MIL05-MICROSOFT

Bornasco | Italy

The Microsoft project involves remediation works on a 150,000 sqm site, executed under a FIDIC Yellow Book contract. The construction phase is scheduled to last 7 months, with completion planned for March 2025.





DATA CENTER

INNOVATION MEETS SUSTAINABILITY





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

Bologna Office

Via Piero Gobetti, 52/3
40100 Bologna (BO) . Italy

Rome Office

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

Techbau S.p.A.

Registered office

Piazza Giovine Italia 3
20123 Milan / Italy
Cap. Soc. € 10.050.000,00 int. versato
Reg. Imprese Milano, C.F., V.A.T. IT
06336690968
REA MI-1922561