

The brains behind the building: Martin Borries

Martin Borries is responsible for SKYPER as the Property Manager and Construction and Project Controller at Tectareal Property Management GmbH. He knows the building inside out. In the interview, he provides intriguing insights into his work and explains, among other things, the fundamental differences between SKYPER and other comparable existing skyscrapers.

What tasks do you perform for Tectareal at SKYPER, and how long have you been doing this?

Since 2013, Tectareal Property Management GmbH has been entrusted with property management at SKYPER. I have personally been managing SKYPER since 2017 as the Property Manager and Construction and Project Controller. I ensure smooth building operations, manage the facility management service provider, and take on the construction or project management for individual projects. Additionally, I advise the owner on further optimizing SKYPER, which may include modernizing the room automation or replacing the cooling systems with heat pumps.

Which area of focus is particularly close to your heart, and why?

I see the focus of my work in optimizing building operations. Optimization, for me, primarily means providing the tenant with a rental space configured to meet their needs. This includes the layout of offices and energetically optimized operations that precisely fulfill the desired room conditions. SKYPER is currently being prepared by Ampega for future challenges, especially in terms of reducing CO2 emissions. For this reason, the entire room automation is currently being upgraded to the latest technology.

Is there an area where the work for SKYPER significantly differs from your other projects?

What makes SKYPER special is that a technical infrastructure was established during the construction of the high-rise, allowing upgrades without massive interventions. For example, we can carry out the modernization of room automation and the replacement of cooling systems with heat pumps while the building is in operation, without compromising tenant comfort. I haven't experienced this in other projects of similar scale.

We've found you to be a very family-oriented person. Which place in SKYPER would you show your family first, and why?

That's a complex question. My son would undoubtedly be very interested in the new central location of the voice alarm system, as he did his school internship with the system installer in 2023 and was involved in the project. My daughter, studying applied physics, is particularly interested in the optimization tools for room and building automation from MeteoViva and Siemens. Since my wife and I are both architects, I would show her the foyer and the new marketing lounge. But as a shared goal, I would lead them all to the roof of SKYPER on a sunny day. With an unobstructed view, you have a wonderful panoramic view of the Frankfurt skyline, all the way to the Taunus and the Bergstraße.