

THE BRAINS BEHIND THE BUILDING – AN INTERVIEW WITH VADIM ALTERGOTT AND MARCO PETRALIA

Vadim Altergott and Marco Petralia are responsible for key areas in the SKYPER ensemble, covering technology, security, and tenant services. In their joint role as intermediaries between the property owner, service providers, and tenants, they ensure that the SKYPER ensemble operates flawlessly while maintaining a pleasant environment for both work and living. In this conversation, they share how they strike this balance and what makes SKYPER such a special project for them.

What are your individual responsibilities within the SKYPER ensemble, and where do your roles intersect on a daily basis?

V. Altergott:

I am responsible for the building's technical infrastructure, security systems, and fire safety for the entire SKYPER ensemble – the high-rise, the Carré, and the Villa. My daily work is all about connecting technical requirements with the needs of the users. This involves close coordination with the property owner, service providers, and specialist planners, as well as overseeing measures from planning through to implementation to ensure safe and smooth building operations.

M. Petralia:

I serve as the primary point of contact between the property owner and tenants – handling everything from tenant support and contract matters to coordinating ongoing activities. I also manage the leasing of apartments in the SKYPER Carré – from scheduling viewings to drafting contracts. What's important to me is that tenants always feel well-informed and reliably supported.

How do you keep tenants in the loop regarding activities in the building – what communication channels, lead times, and service points have proven effective?

Both: Transparency is key here. Through the Ellie ticket system, tenants can directly report issues and track the progress of their requests in real-time. Additionally, we hold regular meetings and coordinate on-site with the concierge team and building services to ensure a continuous flow of information. We announce any measures early, with clearly defined timeframes and lead times, supported by email distributions, notices, or personal meetings. This helps ensure that daily operations stay well-organized and disruption-free for everyone involved.

In the high-rise, every interface counts: How do you ensure proper planning, testing, and commissioning of fire safety, security technology, and building services – and which two checks are non-negotiable for you?

V. Altergott:

The planning and implementation of key safety and building systems are carried out in close collaboration with engineering experts, certified inspectors, and authorities – from the concept phase through to commissioning. All tests and system statuses are fully documented and continuously monitored via the TÜV portal, so any necessary corrective actions can be taken promptly in case of deviations.

For me, the two non-negotiable checks are:

- A full functional test of the fire alarm and emergency lighting systems.
- Verifiable proof of the smooth operation of all safety systems in case of an alarm.

Living in a prime city location: What highlights and USPs distinguish the apartments in SKYPER Carré?

M. Petralia:

SKYPER Carré combines urban living in a prime downtown location with high-quality residential standards. The central address offers immediate access to restaurants, culture, shopping, and public transportation. The apartments stand out with light-filled loft-style layouts, spacious floor plans, and high-end fittings, including modern built-in kitchens. Here, the vibrant pulse of the city meets the personal retreat – right in the middle of the action yet offering privacy.

Finally, on a personal note: Is there a place or moment in the SKYPER daily routine that holds special meaning for both of you – and why?

V. Altergott:

For me, the special moment often starts on the way into the ensemble: the contrast of modern high-rise structures, the historic villa, and the urban Carré creates a unique effect. As someone from a smaller town, I see it as a conscious privilege and motivation to be responsible for a project right in the heart of Frankfurt's skyline.

M. Petralia:

When, after a busy day, all tasks have been successfully completed and tenants are satisfied, there's sometimes a brief moment for a conversation and a cup of tea. This pause shows that our efforts truly make a difference – in the building and for the people living in it.