



Project Monitoring

Allianz Arena, Munich



Tasks and Activities

As a result of an architectural design contest between selected general contractors (a combination between a well-known architect and a general contractor) the building enterprise Alpine Bau Deutschland GmbH was assigned with the turnkey construction of the new soccer stadium. The property owner was the Allianz Arena München Stadion GmbH, the two associates of both soccer clubs in Munich, FC Bayern München and TSV 1860 München. The financing of the construction costs was provided through EUROHYPO AG. ALBA was in charge of the subsequent project controlling activities:

- Review of the object documentation, evaluation of the initial situation
- Evaluation of the project organization and contract contents
- Evaluation of the aimed deadline limits
- Monitoring of the construction schedule in the course of the regular construction inspections
- Participation in the discussions with the client
- Random surveillance of the performed construction quality
- Follow-up of the intended planning and execution changes in terms of deadlines, costs and qualities
- Review and evaluation of supplementary claims
- Verifying the conditions for the monthly deduction payments according to the payment plan
- Regular progress reports with a target-performance comparison.

Project Description

The concept for the stadium was designed by the Swiss architects Herzog & de Meuron and represents a further development of the St-Jakob-Park-Stadium in Basel. The appearance is embossed by a synthetic cover (ETFE foil) which is made of 2760 rhombic cushions filled with compressed air. Phosphor tubes are placed beneath the lateral cushions, which makes it possible to continuously illuminate the shell in white and the main colors of the soccer clubs, red for FC Bayern and blue for TSV 1860 München.

By arranging the seats in three ranks, the spectator can enjoy an extraordinary closeness to the field. The roof area is open and follows the outline of the field. To enable supplementary solar radiation for the grass, about half of the roof area is equipped with transparent UV-penetrable cushions, following the course of the sun. For the permanent feed of the grass with "vital" fresh air supply, the access section around the stadium was designed open.

The main entrance to the stadium is effectuated over an about 600 m long and 150 m wide esplanade under which Europe's largest parking garage with nearly 10,000 parking spaces is situated "invisibly".

project data

Client	EUROHYPO AG, Munich
Architect	Herzog & de Meuron, Basel
Construction starting date	10/2002 – 05/2005
Seats	66,000 placed in three ranks
Luxury Boxes	106 exclusive, rentable VIP boxes
Parking spaces	1,200 beneath the stadium 9,800 beneath the esplanade
Catering areas	6,500 m ² (incl. 28 kiosks)
Membrane coverage roof / façade	64,000 m ² transparent ETFE foil cushions, illuminable in 3 colors
Costs / Financing frame	approx. 330 million Euro

