



Project Controlling

Superior Hotel Schloss Elmau, Klais-Elmau



 **ALBA**
BauProjektManagement

Tasks and Activities

After a fire broke out in August 2005 in one of the hotel rooms in Schloss Elmau, two-thirds of the listed main building was ruined by flames and fire water.

Shortly after the damage event ALBA was assigned with the project controlling tasks for the following subprojects:

- Removing the damaged building materials
- Measures for the protection of intact building parts
- Reconstruction of the destroyed building parts
- Construction of a new SPA zone in a separate building
- Construction of an underground parking
- Implementation of a chip heating system

Among other things ALBA performed the following project controlling activities:

- Coordination of preliminary measures after the fire event until the start of the planning for the reconstruction
- Consultancy in the selection and assignment of the professional team
- Involvement in the budget agreement / cost calculation
- Monitoring of deadlines
- Allocation of 52 individual crafts
- Elaborating all contracts for services
- Inspections, quality control

Project Description

With the opening of Schloss Elmau Cultural Hideaway & Luxury Spas on July 1st, 2007, currently one of the most beautiful and spectacularly situated hotels in Germany resumed service after only 22 months of planning and construction time.

But before the hotel reconstruction started in April 2006, an intensive planning phase, negotiations with insurances and authorities as well as the removal of the fire damages and the protection of intact building parts had to be dealt with.

In spite of project hindering constraints, as for example the difficult location - on the edge of a biotope area at more than 1,000 m altitude - or the ensemble protection of the grown historic structures, the 5* superior hotel reopened after only 14.5 months of construction, unique in its way.

Besides the execution quality there has been special attention not only on the use of noble materials but also on the utilization of alternative energy sources. Thus, the entire resort is supplied with an environmentally chip heating system.

The guests are free to indulge themselves as they wish: in one of the four saunas, in one of the 15 treatment rooms of the spa, in one of the four restaurants or in the wine and champagne showroom.

project data

Client	Müller-Elmau GmbH
Architects	HILMER & SATTLER und ALBRECHT, München DBLB Planungsgesellschaft mbH, München
Fire at Schloss Elmau	08 / 2005
Hotel reconstruction start	04 / 2006
Construction start SPA zone	07 / 2006
Overall completion	06 / 2007
Gross Floor Space hotel reconstruction	approx. 15,000 m ²
Number of rooms (new)	70
Gross Floor Space SPA zone	approx. 4,200 m ²
Underground parking spaces	70
Chip heating system capacity	950 kW
Total costs	approx. 34 million Euro

