

Dorint Novotel a multi-storey office building, KPM-Quartier, Berlin-Charlottenburg



project: new construction of hotel and office building

location: Berlin, Deutschland

services SMV: Projektsteuerung

client: Bavaria Objekt- und Baubetreuung GmbH i. L., Berlin

architect: Ortner & Ortner Baukunst, Berlin

building costs: ca. 56 Mio. EUR brutto

duration: 2002 - 2005

responsible: Dipl.-Ing. Thomas Lewicz

project description: This project deals with the partial new development of the former KPM (Royal Porcelain Factory Berlin) site in Berlin-Tiergarten. The use of the 17-storey building in part 7 comprises a Dorint Novotel hotel with 274 rooms from the ground floor to the 6th floor. The 7th up to the 16th floor will be used as offices. The two basements include 157 underground parking places as well as engineering and storage rooms.

project objectives: The client's main goal was compliance with the budget. Subordinate goals have been:

- the saving of agreed deadlines,
- construction of an investor friendly real estate with permanent rentable areas and a high user satisfaction and
- harmony in the team.

benefits for the client: During the design phase the cost calculation resulted in a serious cost overrun due to the developed design solutions which could have led to project abort. SMV has decided to change the design team and to fundamentally improve the existing design to keep to the budget. This measure was successful and despite this incident the initially agreed total time schedule was kept.

project features:

building plot:	4.600 m ²
gross floor area	31.275 m ²
gross volume:	112.805 m ³
parking:	157 underground parking places



south-east elevation



bar



office tower