

Martin-Gropius-Bau Berlin



Project: Partial restoration and refurbishment

Location: Berlin

Services SMV: Project Management

Client: Kulturveranstaltungen des Bundes in Berlin GmbH (KBB)

Architects: Pitz & Hoh Werkstatt für Architektur und Denkmalpflege, Berlin and Heidelmann & Klingebiel Planungsgesellschaft mbH, Dresden

Building costs: ca. 11 Mio. EUR

Building period: 2009 - 2011

Contact person SMV: Dipl.-Ing. Thomas Lewicz

Project description: The „Martin-Gropius-Bau“ is a very important and famous exhibition location of KBB Kulturveranstaltungen des Bundes in Berlin GmbH. The architects Martin Gropius and Heino Schmieden realized it between 1877 and 1881 in Italian renaissance style. Main element of the building is a large atrium. The space between the windows is decorated with mosaics and coats of arms of German states. The lateral length of the square floor plan is approx. 70 m and the elevation approx. 26 m.

Originally designed as an arts and crafts museum, The Museum of Prehistory and Early History and the East Asian Art Collection moved into the building after the First World War. The building was severely damaged by bombs during the last weeks of World War II. Reconstruction began in 1978 under the management of the architects Winnetou Kampmann and Ute Weström after the building had been de-

clared a historic monument on the initiative of Walter Gropius in 1966.

The building was further restored in 1999/2000 with funding from the federal government. Air-conditioning was installed and the north entrance was redesigned as the main entrance. The architectural offices Hilmer & Sattler & Albrecht as well as Volkhausen und Lubkoll were in charge of restructuring.

Project objectives:

Within the scope of the current partial restoration and refurbishment the following measures are to be realized between 2009 and 2011:

- Renewal and roof flashing as well as photovoltaic equipment
- Renewal and securing of principal cornice
- Cleansing of facade and painting of wooden windows
- Clearance of northern entrance (outer walls)
- Removal of gallery on 2nd floor
- Air conditioning for exhibition areas on 2nd floor
- Installation of an elevator from ground floor to 2nd floor
- Renewal of wooden floors on ground floor and 1st floor
- Portals for freight elevator on ground floor and 1st floor

In addition further measures were carried out from the provided funds in the schedule and budget:

- Renewal roofing of sloping roof
- Energy renovation of attic façade in courtyard
- Replacement of existing exhibition lamps with energy-saving LED spotlight
- Renewal of fire alarm central west portal / installation of fire panel view (FIBS)
- Natural stone work on exterior base
- Renewal of emergency light
- Bulkhead on window openings stairwell A
- Renewal of roof terraces on second floor - Mezzanine
- Solar control foils of the atrium roof

These measures will be financed by the economic stimulus package II and the 120 Mio. EUR programme for the energetic renovation of federal buildings with 11 Mio. EUR.

SMV's role:

SMV was commissioned with project management (project stage 1-5, project preparation through project completion) for the scope of action A through D, i.e.

- Organization, coordination, information and documentation,
- Qualities and quantities,
- Costs and financing,
- Deadlines, capacities and logistics including selection of freelancers, negotiations and preparation of their assignments.

The main services delivered by now comprise:

- Preparation and gradual update of the master plan and the approximate operation chart according to the project progress and the detailed schedules for the stages of planning, tender and award and execution.
- Development of a resource needs plan in preparation for application for approval of the announced federal funds
- Regular reporting regarding the current project status

- Determination of the feasible measures within the existing budget in line with the preliminary planning considering the priority catalogue
- Preparation of comparative calculations regarding the cost estimation of the designers to get the highest possible cost certainty during the planning period
- Quantification and qualification of modifications regarding especially the cost and date target via a decision memo process operated by SMV
- Checking and approval of the bidding documents and award suggestions of the designers in line with the award procedure (according to EU Directive 2004/18/EG as well as VOB/A § 3a – German Construction Contract Procedures)
- Provision of a smooth process regarding the implementation of the planned measures
- Consistent and intensive cost risk management throughout the project period
- Enforcing contractual obligations to the parties involved (designers and contractors)
- Preparation of the final measure used list for the grant

Customer value:

As client representative SMV is the qualified interface between client and designers as well as authorities and other concerned parties. SMV resolves problems for the client, prepares dates and facts, and keeps the client updated regarding the project's progress.

SMV is responsible for the consistent compliance with the project objectives, prepares forecasts regarding the expected progress and timely proposes measures for the prevention of possible risks. All this results in the client's relief so that he can concentrate on his everyday business.

Object features:

Gross floor area:

ca. 23.640 m²