

Adina Apartment Hotel

A guest-sensitive 4-star hotel refurbishment addressing full wide-scale renovation, rectification of construction defects, upgrading of key public areas and securing the long-term performance of a centrally located asset.

Project	Hotel renovation	Value	DKK 35M	Location	Copenhagen, DK	Size	6000 m2	Client	Adina Hotels	Date	2017 - 2026
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Background

Originally constructed in 2005, the hotel was delivered under a fast-tracked programme which resulted in a number of construction defects that only became apparent over time. These issues affected both building performance and, if not addressed, potentially safety-prompting corrective works to address technical weaknesses, improve functionality and safeguard the building for long-term use. The refurbishment also provided an opportunity to refresh the asset and raise its overall standard in line with expectations of a 4-star apartment hotel.

Project Overview

The project comprised refurbishment of the entire hotel, including bedrooms, corridors, reception area and public spaces, upgrades to the swimming pool and spa areas as well as improvements to major mechanical and electrical systems to enhance durability and resilience. In addition, the hot water systems were rebalanced to ensure even distribution throughout the building and investigative and corrective works were undertaken to address the rapidly deteriorating façade- requiring specialist analysis and targeted measures to ensure the building's weather-tight integrity.

Key Constraints

Each phase of the works were time-critical and had to be delivered to meet the hotels seasonally busiest periods and limit disruption to hotel operations. In respect of the roof and facade works, this also meant careful planning to ensure that the works were undertaken during the warmer and drier periods of the year – which was no easy task to balance the two. The central location imposed logistical constraints, and the scale of the construction defects required careful planning, sequencing and specialist input. Quantum was able to coordinate all these elements, executing imperative works whilst upholding the highest standards and protecting the guests' high satisfaction rates.





Our Role

Quantum provided a full suite of the Project Controls executing Project Management and Cost Management services from outset to completion. Our role included:

- Establishing the scope of the works..
- Establishing and controlling project budget and cost reporting.
- Time Scheduling and phasing the works to accommodate seasonal operational requirements.
- Managing stakeholders and coordinating closely with hotel operations.
- Coordinating internal contractors, designers and specialist consultants
- Procuring and managing all elements, including specialist investigations, chemical analysis of façade materials and development of remedial solutions.
- Managing full-scale refurbishment, remedial works to the façade, building services and swimming pool facilities.
- Contract Administration, Quality Control and project close-out.

