

Admiral Hotel

An iconic hotel in the heart of Copenhagen just a tiny step away into the serene, residential embrace of Frederiksstad

Project Hotel renovation

Value 125 Mio DKK

Location København, DK

Size 1750 m2

Client Midstar

Date 2021 - ongoing



Background

Admiral Hotel is a carefully restored warehouse on Toldbodgade which was originally built in 1787. Midstar purchased the property in 2019 and concluded a room renovation project of all 366 rooms in 2020.

Project Overview

Midstar is currently embarking on a renovation project for the ground floor, which encompasses all public and back-of-house areas with the aim of shifting the hotel into the leisure lifestyle market. There will be a complete re-modeling of the ground floor with the reconfiguration of the current layout to allow for the creation of new outlets including a new pavilion restaurant, main restaurant, bakery, living room bar, outside pool, gym, meeting rooms, reception/lounge and hard/soft landscaping. The project will also see the replacement of a ventilation plant and the incorporation of a heat recovery system.

Key Constraints

The hotel will remain open while the project is undertaken. Great care, planning, and consideration have been taken to limit disruption to operations while renovating the heart of the hotel.





Our Role

Quantum is acting as project managers and cost consultants, our role includes

- Establishing a delivery strategy for the project with procurement route, time schedule, and phasing strategy to ensure the hotel can remain open
- Procurement and management of the design team from initial concept through to construction design
- Providing technical and building advice on proposed solutions including reviewing the impact on existing hotel services and infrastructure
- Tendering of project, both the main contractor on an AB basis and specialist suppliers such as the kitchen and bar equipment
- Lease and Development Agreement drafting support between Midstar and a new operator. We created relevant schedules to the agreements and advised on the practical workability of agreements

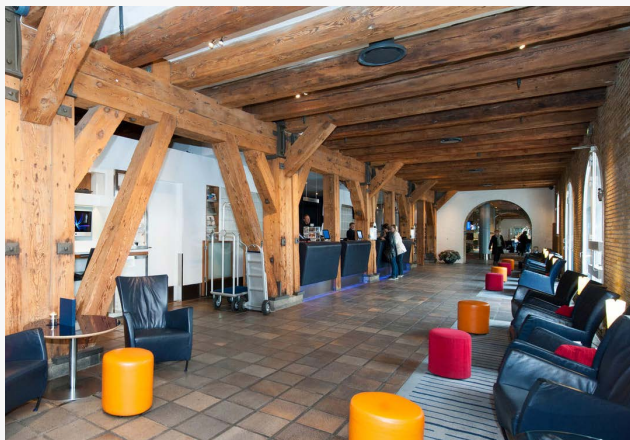


Our Role **Going Forward**

Our role is on-going with work due to commence on site on November 23 and be complete on March 25. Quantum's role going forward includes

- Managing the conclusion of the contraction design process, Contract negotiations and placement of all contracts
- Act as Midstar's advisor and Project Leader in the delivery phase
- Undertake contract administration for all construction contracts and the Development Agreement between Midstar and the Operator
- Implement a change management process for the project
- Managing communication and co-ordination between the contractor and operations team.
- Project reporting including responsibility for cost control





ADMIRAL HOTEL

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