

Grand Joanne

A magnificently beautiful, newly restored 1800s building in the vibrant district of Vesterbro, Copenhagen

Project	Hotel renovation	Value	150 Mio DKK	Location	Copenhagen, DK	Size	6500 m²	Client	Midstar	Date	2021 – 2023
---------	------------------	-------	-------------	----------	----------------	------	---------	--------	---------	------	-------------



Background

Originally built in 1892, Grand Joanne has functioned as a hotel for more than 70 years, and in 2021 it underwent a complete renovation. The hotel was re-branded and launched as "Grand Joanne"; a bespoke lifestyle hotel and was raised from 2★ to 4★.

Project Overview

The project included the renovation of all existing 160 guest-rooms, construction of 3 additional penthouse suites, a rooftop bar, re-configuration of the ground floor with the relocation of reception, restaurant, lounge/bar, and kitchen, and bought into use the previous non-utilised basement areas which were converted into meeting rooms and a gym. In addition, all technical services were fully replaced including the integration of mechanical ventilation and cooling with heat recovery.

Key Constraints

Works on site started in January 2021 navigating the Covid pandemic and then disruption from the war in Ukraine. Despite this, the key constraint was the condition of the existing building which required significant additional structural remedial works.





Our Role

Quantum has acted as a Client advisor and provided full project and cost management services from the inception of the project to completion. Our role has included

- Undertaking initial viability and option study reviews
- Establishment of initial project budget
- Assisting in a design pitch competition and developing the project brief with the interior designer
- Contract drafting and negotiations with the Total Entrepreneur. We also tendered, awarded, and managed a number of Client supplier deliveries such as kitchen, bar/ sound equipment, and FF&E
- Implemented a handover procedure for the project and assisted with the coordination of staff training and the opening of the hotel
- Closed out all contracts including reviewing a number of claims from the Total Entrepreneur before assisting in reaching an amicable settlement



GRAND JOANNE

BEFORE



