

Grundtvigshus

A historic building and one of Copenhagen's most pioneering
green energy renovation projects

Project	Mixed use office	Value	280 Mio DKK	Location	København, DK	Size	9950 m ²	Client	Grundtvigshus PropCo	Date	2022 – ongoing	Collaborator	Cobe, Buro Happold
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Background

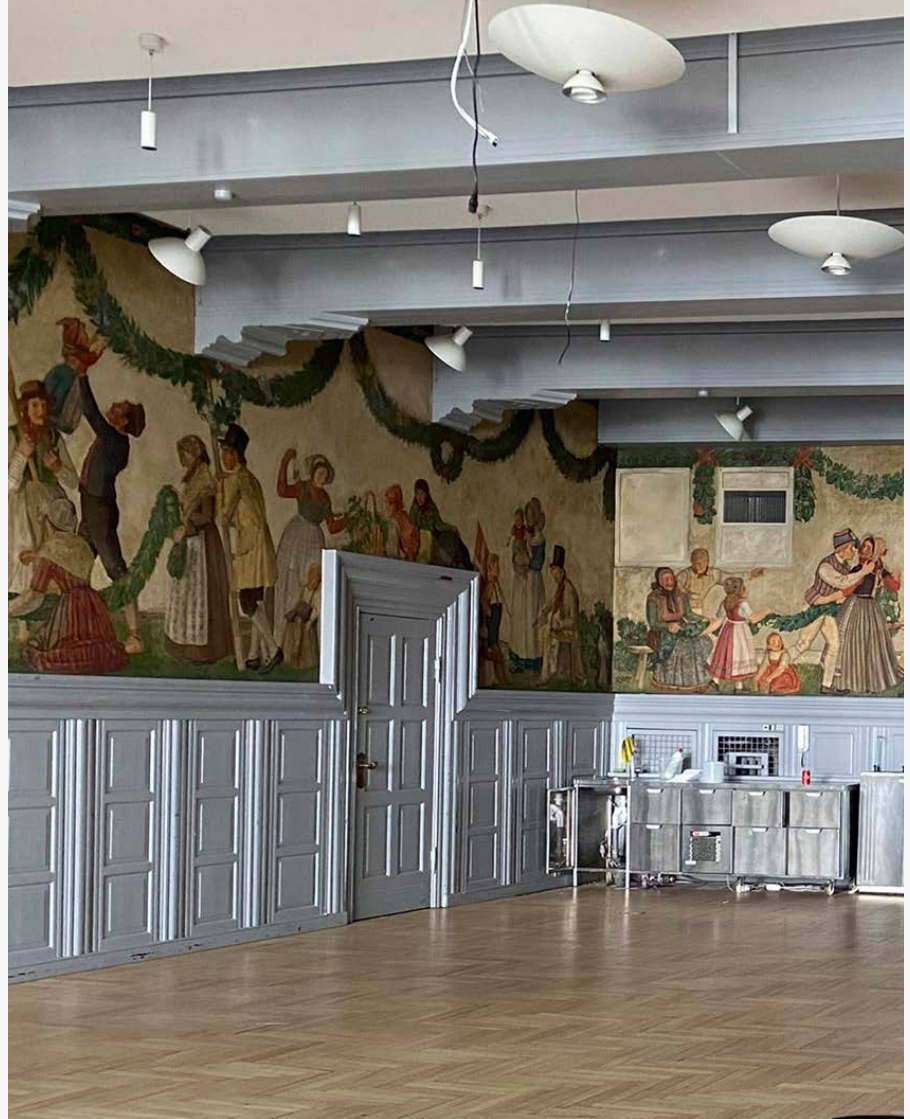
Grundtvigshus, originally constructed in 1909 was pioneering as the first building in Denmark with concrete floors, built as a hotel, meeting place, restaurant and a church. The property was purchased by Grundtvigshus PropCo; a sister company to Energy Machines and a leader in designing, implementing and operating integrated energy systems for buildings. The acquisition aimed to showcase Energy Machines' systems and make it a lighthouse project for green energy.

Project Overview

Following Quantum's recommendation, the project started with the undertaking of an enabling works package which included the demolition of all non-load-bearing walls, ceilings, floors, and electrical / plumbing fixtures. The purpose was to identify key environmental and structural risks before commencing the design phase. A design and engineering team was procured to undertake and submit the building permit and develop a tender design. The building is designed to be converted into a high-quality, environmentally friendly office which includes flexible office spaces, meeting rooms, production kitchen area, roof terrace, restaurant, and shops along along the popular street Studiestræde. Most importantly, the buildings are to become a high-performance energy machine. They will produce, store, and reprocess their energy without connecting to district heating or cooling. The project aims to achieve a DGNB Platinum certification (Refurbishment), making it the first building in Denmark to reach such a benchmark.

Key Constraints

Achieving DGBN platinum and introducing mechanical ventilation and energy systems into an existing historic building while working within the constraints of a fixed budget.

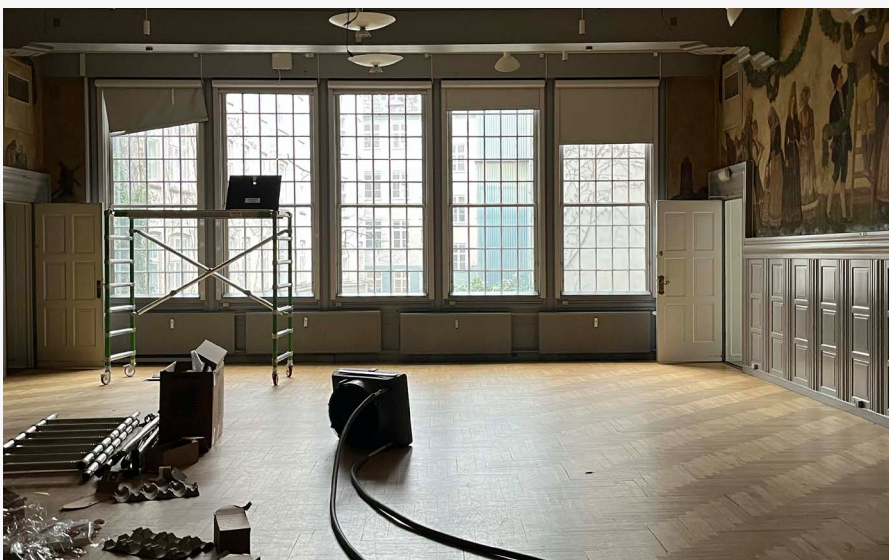




Our Role

Quantum is acting as a Client advisor and provides full project and cost management services to the project.

- Project delivery strategy; establishment of procurement route for main project and recommendation and implementation of enabling works to de-risk main project design process.
- Project management of enabling works including establishing the scope, tendering, contract drafting, and managing the contractor incl. all contract administration.
- Establishment of the initial main project budget, developing the budget as the design progressed, and value management of the design process.
- Tendering, procurement, and management of the design team.
- Project and cost reporting on enabling works and main project.
- Establishing time schedule and monitoring and reporting of progress.



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