

MELIA BERLIN, Friedrichstrasse, Berlin - Germany

Service(s)	Representative of the owner - Proxy / Project Management
Project Data	
Project Timeframe	2002 - 2007
GFA	27.500 m ²
Building Volume	97.500m ³
Investment Volume	€ 82 M
Consultant(s)	Carsten Grauel
Client	Grundstücksverwaltungsgesellschaft Am Weidendamm Berlin-Mitte mbH



The project company GVG has planned and realized for their lease holder, the Sol Melia Group from Spain, a new 4 star superior hotel including the FF&E, with 356 standard rooms and 8 suites, a ball room with 850m², a banquet area with 450m² and three restaurants.

Core themes of the project management services have been:

- Negotiation and conclusion of a lease contract according German law (contractual language: English - term of lease: 25 years)
- Negotiation of all necessary contract adoptions
- Setting up the project budget, negotiating the loan agreements, coordination of accounting and of the taxes
- Selection and appointment of the entire planning team
- Choice of the procurement route (General Contract - lump sum price / GMP for FF&E), Selection of the bidders, Contractual negotiations and contract conclusion, participation in GMP process
- Approvals for all planning results
- Control and conclusion of all contracts with neighbors, successful implementation of litigation against neighbors
- Control of the tenant, acceptance and handover to the tenant
- Participation in the sale of the corporate shares to a Trust

