

Karmelitska Hotel

Prague, Czech Republic



Client
Karmelitska Hotel, s.r.o.

Operator
Mandarin Oriental Hotel Group

Value
€ 28 mil / 840 mil CZK (incl. FF&E)

Building area
3 919 sqm

Schedule
12/2003 – 08/2006
BLL assignment on project 06/2005

Duration
33 months

Assignment
Project Management

Architect
CDI/Dům a Město + consultants

Designer
AED, a.s.



The project consist refurbishment of a 500 year old baroque-style monastery and new built parts, transformed into a 5-star luxury hotel in the historic center of Prague. The 4-building complex offers 97 guest rooms and suits, one presidential apartment, spa, bar,

restaurant, ball rooms, fitness and back of house facility for an Asian style hotel.

The project was extremely demanding in terms of coordination of the high amount of partners delivering the project (altogether more than 50). Naming just the main ones:

- General Contractor - Metrostav
- Design and Architecting - AED, CDI/Dum and Mesto (in co-operation with National Heritage Authority), other consultancy companies for particular tasks (CM Design – guest rooms, Sporer plus – public areas, DPA – lighting, Deckelmann Wellness – spa, CKRC – kitchen)
- Procurement of FF&E – Feuring GmbH and many suppliers and subcontractors.

The Operator of the hotel is the Mandarin Oriental Hotel Group, the worldwide hotel chain.

Bovis Lend Lease was appointed to provide project management services in construction phase of the project. The first main activity was to implement and coordinate late but fundamental operator's design changes during construction progress. Than BLL overtook cost management to clarify all costs relating to the project and started with reporting in regards to financing bank.

BLL PM role included usual activities as design controlling, consultants co-ordination, tendering, planning, change order management, cost impact evaluation, holding meetings on daily basis, safety management, quality and quantity site supervision etc. In final stage BLL entered into direct subcontractor co-ordination to finish the project on time, co-ordination of the fit out supplies and organizing commissioning of the hotel.