



project portfolio

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CPM GmbH

German project management

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project portfolio

company profile

- founded: 1996
- partner: EEW GmbH Association for real estate and project development
Hermann Gartenmeier
- manager: Hermann Gartenmeier
- staff: 20 employees

- lines of business:
 - project management**
 - cost control
 - scheduling
 - project organisation
 - quality control
 - tenant coordination
 - architectural competitions

 - overall planning**
 - architectural planning according to HOAI phase 1-9 (HOAI: overview of fees for architects and engineers)
 - structural engineering according to HOAI phase 1-9
 - HVACR planning according to HOAI phase 1-9

 - construction management**
 - site supervision
 - supervision of safety and health measures

 - project studies**
 - layout studies
 - feasibility studies
 - needs assessment

project portfolio

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Zollhof

Düsseldorf | 1995 - 1998



description

The new Zollhof is located on the "Mile of the creative buildings" in the Düsseldorf Rhine harbour. It is one of Europe's most innovative buildings. The ensemble was designed by the well-known architect Frank O. Gehry from Los Angeles, USA and realised by the architecture firm BMP+Partner in Düsseldorf. High-quality building materials, natural climate and enlightened rooms justify the functional and representative design. The three unit ensemble encompasses a total area of 26.000 sqm and offers space for 460 cars in the underground car park. As a freelancer on behalf of Weidleplan project management GmbH Hermann Gartenmeier was responsible for the entire project management. His work ensured complete adherence to budget and schedule as well as smooth planning procedure between the two architecture firms and construction itself. Phillip Holzmann AG completed the realisation as general contractor.



key figures

- location Düsseldorf - harbour
- project type office building
- area 26.000 sqm
- completion date October 1998
- construction costs 42 million Euro

- services performed by CPM project management by Hermann Gartenmeier





343 West construction site 2 and 4

Frankfurt | 2002 - 2005



description

343 West develops a showcase location in the economically highly developed Frankfurt West. 343 West bridges the gap between the City West and the New Stock Market. The 500 million Euro investment volume is one of the largest for a development project in the Main region metropolis. On this property, used by Siemens for decades and formerly inaccessible to the public, a new, completely open district for working, residing and living will arise. An association of investors commissioned CPM to provide project management services for the construction sites 2 and 4. The four buildings create an ensemble, which will be finalised by August 2006. Office buildings on site 2 encompass approximately 60.000 sqm and are intended for cubicle use. On block 4 a building with a dominant character will be erected ensuring short paths and offering extensive retailing and catering, a spacious conference and office centre including a day-care centre with a total floor space of 10.000 sqm.



key figures

- location Frankfurt/Main
- project type office building
- area 70.000 sqm floor space
- completion date August 2005
- construction costs 110 million Euro

- services performed by CPM project management



343 West construction site 2 and 4 | Frankfurt
 a project of CPM GmbH | Association for project management

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Stuttgart Business Centre

Stuttgart | 2002 - 2006



description

The architecturally prominent ensemble SBC with impact from afar, easily accessible along Stuttgart´s Heilbronner Straße is planned. Leafy courtyards will emphasise its transparent and open character. The design harmonically blends in the environment and absorbs the layout geometry and the extent of the surrounding buildings. Using all synergetic effects a new way of urban working will be born.



key figures

- location Stuttgart Heilbronner Straße
- project type office building
- area approx. 10.000 sqm
- completion date scheduled 2006
- construction costs 22 million Euro
- services performed by CPM project management



Stuttgart Business Centre | Stuttgart

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BICC Business Centre

Frankfurt | 1999 - 2002



description

A premium business location with prestigious architecture and perfect transport connexion was developed at the junction of highway A661 and the Hanauer Landstraße. The BICC offers 10.441 sqm office floor space in 15 storeys equipped with high quality furnishing and state-of-the-art technical installations. 290 parking spaces in the parking garage complete the business centre's perfect functionality.



key figures

- | | |
|-----------------------------|---|
| ■ location | Frankfurt Hanauer Landstraße |
| ■ project type | restoration of high-rise |
| ■ area | 10.000 sqm floor space |
| ■ completion date | June 2002 |
| ■ construction costs | 15 million Euro |
| ■ services performed by CPM | project management, construction management |



BICC Business Centre | Frankfurt

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InCenter

Dachau | 1999 - 2001



description

The InCenter Dachau is one of the largest retail centres in the Munich area and a major domain in a well established retail region. The InCenter Dachau, a strategic retail real estate attracts purchasing power, creates jobs and stimulates the local economic development. Approximately 850 parking spaces are available for customers. The InCenter Dachau presents itself as a generous complex of buildings with attractive, vitreous entrances and a light-flooded architecture – a shopping paradise adapted from the American mall principle.



key figures

- location Dachau
- project type shopping centre
- area 30.000 sqm sales area
- completion date March 2001
- construction costs 27 million Euro

- services performed by CPM project management, construction management



InCenter | Dachau

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Atlantis

Herrenberg | 2002 - 2004



description

A unique architecture was used to construct a prestigious, centrally located office building in Herrenberg. A filigree, vitreous cube connects two completely symmetrical wings. The aboveground levels were erected with a reinforced concrete, skeletal structure. A light steel girder metal roof construction emphasises the building wings' elegant verve. The zoned curtain wall with individual clouding guarantees a continual style. Retreat areas for lunch time with solar sails allow for relaxation while experiencing the change of seasons.



key figures

- location Herrenberg
- project type office building
- area 4.000 sqm floor space
- completion date March 2004
- construction costs 7 million Euro

- services performed by CPM general planning, project management



Atlantis | Herrenberg

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DEKRA Automotive Testing Centre

Klettwitz | 2000 - 2003



description

The new Dekra Automotive Testing Centre was built for the test of motor vehicles and parts. These tests serve as a basis for research and development for many renowned manufacturers and their suppliers. The close proximity to the race track EuroSpeedway in Lausitz is an important argument for the location simultaneously strengthening the local economy. In cooperation with CPM GmbH the Dekra Automotive Testing Centre was erected within 20 months and fully operational by January 2003. Invitations to tenders for all trades were put out European-wide.



key figures

- location Klettwitz EuroSpeedway Lausitz
- project type technology centre
- area 10.900 sqm net area
- completion date January 2003
- construction costs 23 million Euro

- services performed by CPM project management, cost control



Maybach customer Centre DaimlerChrysler

Stuttgart | 2001 - 2002



description

With stylish architecture and an exclusive interior including state-of-the-art communication technology, the Center of Excellence mirrors the fascinating world of the luxury brand Maybach. DaimlerChrysler inaugurated the Center of Excellence in the Sindelfingen plant less than twelve months after the cornerstone laying.



key figures

- location Sindelfingen
- project type new delivery centre
- area 2.000 sqm
- completion date July 2002
- construction costs 8 million Euro

- services performed by CPM cost control



Maybach customer Centre DaimlerChrysler | Sindelfingen

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new office building NCB

Gärtringen | 1999 - 2001



description

NCB's prevailing principle is "if you want to be successful at work, you need free space – intellectual and spatial". The interior design, developed by CPM as overall planer provides the necessary frame work. The building captivates with its clear architecture and attention to detail as well as day-lit rooms. Due to the great ceiling span inside the office spaces, no columns were necessary, thus attaining greatest possible flexibility for the room design. Elaborate window panes and the sophisticated atrium glass roof generate a pleasant working environment.



key figures

- location Gärtringen
- project type new office building
- area 4.850 sqm floor area
- completion date December 2001
- construction costs 3 million Euro

- services performed by CPM overall planning, project management



new office building NCB | Gärtringen

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shopping Centre Freiberg

Freiberg | 2001 - 2003



description

An elaborate renovation gave the shopping centre Freiberg with its 30 stores with over 5.000 sqm sales area its new shine. CPM played a decisive role in ensuring its opening in November 2002. Generous, light-flooded and roofed passages are today's guarantee for modern shopping. The investors succeeded in enhancing the locality and establishing an attractive blend of small businesses, including a bakery, a grocery store, a pizzeria and a bank.



key figures

- location Stuttgart Freiberg
- project type shopping mall
- area 5.200 sqm
- completion date November 2002
- construction costs 7,5 million Euro

- services performed by CPM project management, construction management



shopping Centre | Freiberg

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city house on the market square

Stuttgart | 2002 - 2003



description

A few steps away from Stuttgart's market square and in close proximity to City Hall the "City house on the market square" is being erected. The five-storey-building in the Hirschstraße offers office space and a prestigious retail location on the ground floor. The intelligent entrance concept using a glass elevator to reach the offices located in the upper storeys enhances, also from a community planning point of view, of the previously neglected neighbourhood. In this manner, a small jewel is being created which sets standards beyond the plot boundaries.



key figures



- location in the vicinity of the market square
- project type business building
- area approx. 700 sqm rental area
- completion date December 2003
- construction costs 3 million Euro
- services performed by CPM project management





city house Bremen

Bremen | 2003 - 2004



description

The City house Bremen, an office and retail building in the Hutfilterstraße 9-13 is in a premium location in the pedestrian area. The existing building, dating from post-war times will be demolished and replaced with a modern, contemporary construction. Plans include a parking garage with 30 parking spaces and a lift for automobiles. An innovative sun shield will lend the building its own expression and recognition factor. Retail units are planned for the bottom two storeys complemented with pleasant offices in the upper storeys and a generous penthouse on top.



key figures

- location Bremen Hutfilterstraße
- project type business building
- area sales area 1.000 sqm / office area 1.500 sqm
- completion date plannend 2004
- construction costs 7 million Euro
- services performed by CPM project management



city house | Bremen

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new fire station

Sindelfingen | 1999 - 2003



description

The existing Sindelfingen voluntary fire brigade building was replaced with a completely new building which was erected in two construction phases. The fire department's continuing operational readiness was ensured through elaborate temporary measures. The two swivelled structures and the widely visible fire hose tower set a new architectural emphasis in the Sindelfingen City. The building offers ample space for vehicles, equipment, a control room, administration and training as well as flats for salaried employees.



key figures

- location Sindelfingen
- project type new fire department building
- area 4.900 sqm net area
- completion date June 2003
- construction costs 8,6 million Euro

- services performed by CPM project management



new fire station | Sindelfingen

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Marienpark Stuttgart

Stuttgart | 1998 - 2000



description

The architecture of the Marienpark with its extensive industrial vitrification, cast iron columns and the generosity of space define the charm of the facility. Three buildings for work and leisure were developed in a high-density residential area with cutting edge planning by CPM GmbH. The idea to conceive abandoned manufactories as urban lofts utilized as dwellings and places of work arose in the forties in Manhattan. The former watch making industry factory buildings were elaborately renovated and upgraded with great effort and in close collaboration with the office for preservation of historic buildings.



key figures

- location Stuttgart Süd
- project type residential building renovation
- area Offices 3.220 sqm, flats & lofts 2.990 sqm
- completion date November 2000
- construction costs 6 million Euro

- services performed by CPM project management, overall planning



Marienpark | Stuttgart

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paper mill Haindl

Augsburg | 1998 - 2000



description

As an expansion of the existing factory, Haindl Papier in Augsburg erected an industrial plant for a new paper machine, the so called PM 3. On a 8 hectare site the machine shop, paper roll packaging and a 20.000 sqm warehouse for finished paper were built. A separate laboratory was constructed adjacent to the factory. Using green colour schemes the architecture of the manufacturing site was well integrated in the surrounding nature.



key figures

- location Augsburg
- project type new factory
- area site 8 hectare
- completion date June 2000
- construction costs 400 million Euro
- services performed by CPM scheduling, project organisation





residential area Trachau

Dresden | 1998 - 2000



description

With great effort and close collaboration with the office for preservation of historic buildings 34 apartment buildings were carefully renovated and upgraded. In total 215 one to three bedroom apartments, which captivate with modern and efficient floor plans as well as premium finishing work and contemporary engineering, were completed.



key figures

- location Dresden Trachau
- project area residential building renovation
- area 13.000 sqm floor area
- completion date December 2000
- construction costs 15 million Euro
- services performed by CPM project management, site supervision



residential area Trachau | Dresden

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finish dermatology practice

Böblingen | 2003



description

The floors of a newly completed office building were taken over in the shell stage and finished as a dermatology practice. The furnishing and equipment taken from the previous practice location were integrated in the planning and reused in the areas practice, clinic and cosmetic surgery. Five operating rooms, several consultation and treatment rooms as well as waiting zones were constructed. As overall planner and project manager, CPM carried out the unit division and surface arrangement in intense cooperation with the client. The clinic was completed within four months, so that business started in August 2003 as planned.

key figures

- location Böblingen
- project type dermatology practice
- area approx. 750 sqm rental area
- completion date August 2003
- construction costs approx. 300.000 Euro

- services performed by CPM overall planning, project management, site supervision

finish dermatology practice | Böblingen

a project of CPM GmbH | Association for project management

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renovation Wilhelmastraße

Stuttgart | 2003



description

The building in Stuttgart, Bad Cannstatt, Wilhelmastraße 6, erected in 1954, was thoroughly renovated as commissioned by the City of Stuttgart. The entire building services were renovated and the house was reconstructed to be handicap accessible by redesigning the entrance without barriers and installing an elevator. Due to the exterior colour design, the appearance changed completely. CPM was responsible for budget and scheduling and by stringent supervision, ensured that the initial budget goals were met and that in November 2003 the intended user, the offices for social work, could move in as planned. In addition to the project management, CPM supervised the safety and health measures.



key figures

- location Stuttgart
- project type renovation
- area approx. 1.400 sqm
- completion date November 2003
- construction costs approx. 1,8 million Euro
- services performed by CPM project management, supervision of safety and health protection measures



renovation Wilhelmastraße | Stuttgart

a project of CPM GmbH | Association for project management

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renovation fire damaged DEKRA headquarters

Stuttgart | 2003



description

Fire broke out in the Stuttgart Dekra headquarters in June 2003, which destroyed the central canteen kitchen, the entire cafeteria and 1.200 sqm office space in the storey above. CPM was commissioned with the construction management tasks of HOAI phases 3 through 8 and to settle the entire damage claims in the name of Dekra with the fire insurance. The damage costs, thus surmounting to the total construction costs, amounted to 1.950.000 Euro net. The cafeteria and offices were fully operational by December 2003.

key figures

- location Stuttgart - Vaihingen
- project type renovation
- area approx. 2.200 sqm
- completion date December 2003
- construction costs approx. 1,9 million Euro
- services performed by CPM site supervision of fire damaged building

renovation fire damaged DEKRA headquarters | Stuttgart

a project of CPM GmbH | Association for project management

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