



The Evolution of Luxury

Guests at Schloss Fuschl enjoy five star-plus luxury. By adopting an integrated approach, modernization of the hotel complex was completed in record time.



In a few days the Salzburg Festival is due to begin. The couple has booked tickets as they do each year, and in keeping with tradition they will spend two weeks at the Hotel Schloss Fuschl, just 20 minutes from Salzburg city center. Many other Festival visitors have also long

5 stars plus: a dream hotel in just ten months

appreciated the perfect service and discretion of this five star-plus hotel nestling on the shore of the picturesque Fuschlsee.

Ten months earlier there was not a trace of luxury, seclusion or silence. On September 1, 2005, Bilfinger Berger took control of the hotel with a workforce numbering up to 500. Construction machinery, cranes and tons of rubble obscured the view of the lake and the sound of excavators reverberated to the opposite shore.

It was the start of an unprecedented building project: In exactly ten months the entire fabric of the prestigious 225-bed hotel underwent a transformation. Bilfinger Berger constructed large swathes of the building entirely from scratch, including the swimming pool and wellness oasis, as well as six “Seehäusl”, exclusive suites directly on the lake shore. Other buildings were gutted and completely reconstructed, including several floors of the castle tower, which is under a protection order.

“We naturally informed our regular guests of the building works, but they still expected us

Decisive value added thanks to i.volution

to receive them as usual in 2006,” emphasizes hotel General Manager Wolfgang M. Greiner. “If they had had to go elsewhere for the Festival, there is a chance they might never have returned to us.” The reopening was therefore irrevocably scheduled for July 1, 2006.

The challenge for Bilfinger Berger went far beyond completing the building works on time. Even while the plans were being drawn up, the company played an important part. It was a question of ensuring that the historic substance of the build-

ing was retained, and that the materials used would sustain the economically viable operation of a top-class hotel in the long term. “It is at the design stage that the viability of subsequent operation is decided,” explains Klaus Raps, head of Executive Management for the Building division. It is precisely here that Bilfinger Berger’s i.volution concept begins – a distinct competitive advantage in the hard-fought construction business and a decisive factor in adding value for the customer. i.volution always considers the entire life cycle of a building. From development and design, construction and operation, through to revitalization.

In the remodeling of Schloss Fuschl, the client, the ArabellaSheraton Group, involved Bilfinger Berger as early as the project’s concept phase. In the design phase, the overall scope of the work was then jointly defined, including the quality standards. In consideration of future profitability, in many cases the decision was made to use more premium materials that are more resilient and therefore longer-lasting. Similarly, the requirements of insurance companies were also taken



into account at the design stage. The project team came up with a special security system, which protects the 'Schloss Fuschl

Perfectly choreographed design and construction

Collection' of paintings by prominent artists of the 17th to 19th Centuries, something that is unique on the international

hotel scene. These old masters can be admired throughout the hotel, even in the rooms. The engineers therefore wired each of the around 150 paintings individually. In another feature of i.volution, Bilfinger Berger coordinated all of the designers involved, including three firms of architects, structural and design engineers, designers of exterior installations and technical systems specialists. The strengths of i.volution were also evident in the forward-looking calculation of operating costs. The building's air-conditioning

system uses water from the lake for cooling. This significantly reduces energy costs, thereby contributing to the sustainability of the hotel's operations.

Of course the guests of the hotel, which opened in time for the festival, were oblivious to all of this. Far from the hot football summer, the music lovers could enjoy the climate-controlled atmosphere in the newly-designed hotel rooms – surrounded by a luxurious ambience and perfect service.



Just a few meters from the River Main there are billions of bacteria busily producing insulin for diabetics. Bilfinger Berger Industrial Services' expertise helps to ensure that these tiny organisms lead a comfortable life. In fact, the sanofi-aventis and Pfizer plants at the Industriepark Höchst near Frankfurt are not just home to the world's largest insulin production center. Industrial Services experts are also engaged in finding the optimum measuring technology for a wide variety of facilities and installations.

In the production of insulin, measuring technology is responsible for creating optimum conditions for the bacteria. They need the right temperature, sufficient oxygen and plenty of glucose to feed on.

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