



GRAN MELIÁ HOTEL PALACIO DE ISORA



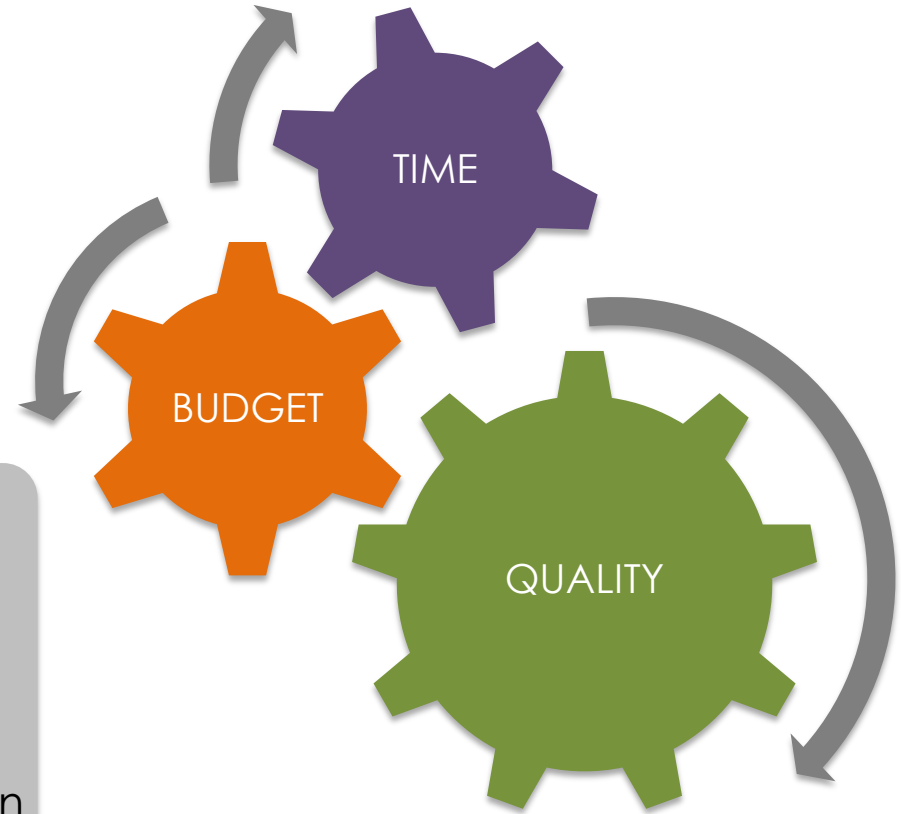
PALACIO DE ISORA HOTEL

- **OWNER: Sol Meliá - Caja de Ahorros del Mediterráneo (CAM)**
- **First Vacation Club Hotel in Spain**
- **Hotel Category: ***** Big Luxury**
- **Project & Construction Management: ACERTA**
- **Furniture, Fixtures and Equipment Management (FF&E): ACERTA**

Project Data:

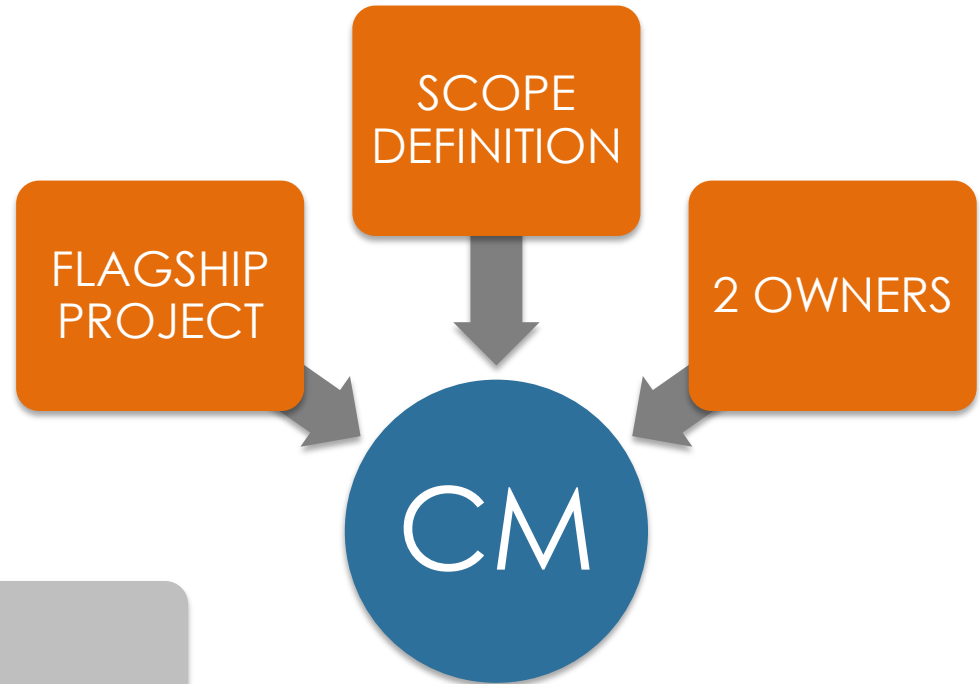
- BUILT AREA: 97.045 m²
- PLOT AREA: 78.284 m²
- WATER SHEET: 11.570 m²
- MAIN POOL: 6.604 m²
- GARDENS: 51.184 m²
- ROOMS: 603
- GARDEN VILLAS: 6
- BUDGET: 172.000.000 €
- PLANNED DEADLINE: 36 months





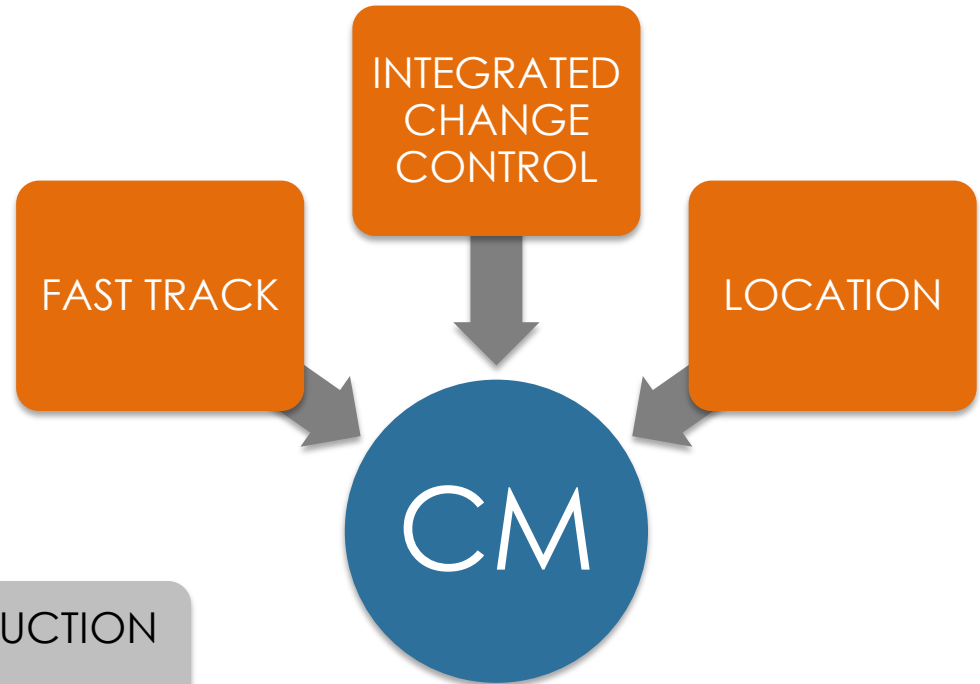
Project Objectives:

- Scope Delivery:
 1. On-TIME
 2. On-BUDGET
- Quality: Highest Quality Hotel in Spain.



To Consider (1):

- MELIA Flagship Project.
- Incomplete Scope definition
- 2 OWNERS: MELIA + CAM



To Consider (2):

- FAST TRACK: DESIGN + CONSTRUCTION
- INTEGRATED CHANGE CONTROL
- LOCATION: SMALL ISLAND

Construction Management Data:

- Above 100 suppliers:
 - 20 companies: civil works, urbanization and landscape, construction
 - 30 companies: installations
 - 40 companies: equipment
 - 18 consultant companies
- 25 independent projects
- 130 contracts and acquisitions managed
- Peak working periods: 700 workers on site
- Peak monthly billing: 18 millions €

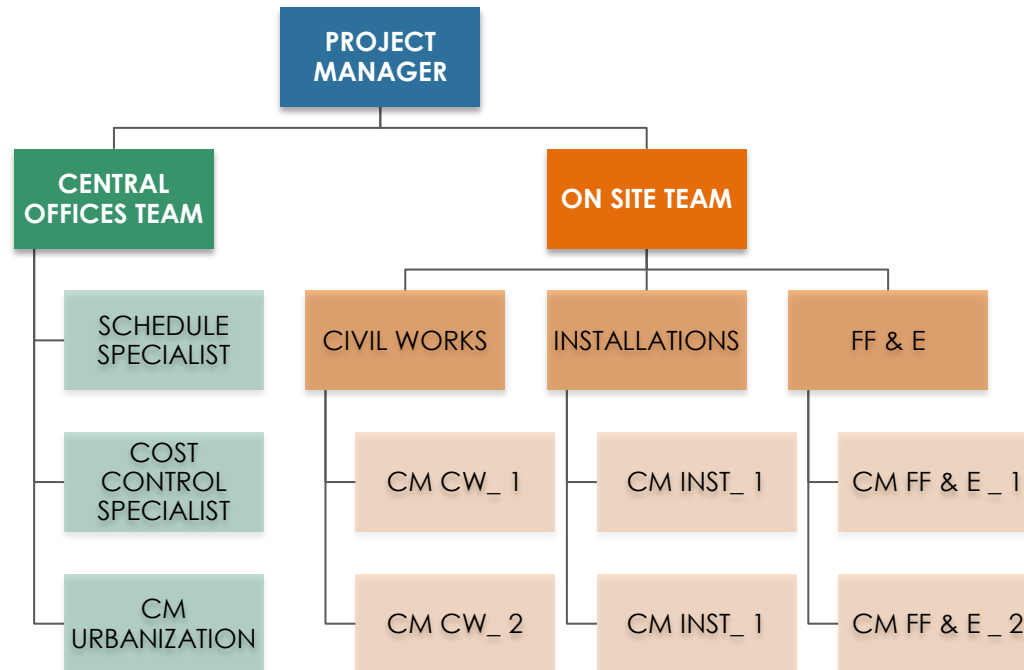
CONSTRUCTION MANAGEMENT: COST CONTROL

15% cost optimization = 25 millions €

Acquisition of land + administrative licences	16.000.000
Technical Projects + Consultants	7.000.000
Civil Works	72.000.000
Installations	28.000.000
Pools and SPA	10.000.000
Landscape and gardens	7.000.000
Furniture and Equipments	23.000.000
Connections for water, gas, electricity and telephone	7.000.000
TOTAL COST	170.000.000

CONSTRUCTION MANAGEMENT TEAM

- 7 CM FULL TIME ON SITE
- 6 CM FULL TIME ON ACERTA CENTRAL OFFICES





CONSTRUCTION MANAGEMENT ASSOCIATION OF SPAIN



construction
management
association
of spain



acerta

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