

Project management of the SAP Arena Mannheim

Well-devised concept

The use concept SAP Arena plans to offer optimal conditions for the most diverse uses. The multi-function arena facilitates sport events such as ice hockey, handball or riding, entertainment events such as concerts and shows, but also shareholder meetings or expositions.

From the outset, the project SAP Arena has been designed to be realised on a limited budget and involving no incalculable risk for the investor. For the investor, the adaptability of the arena means high economic efficiency and operation.

Management for a special major project

In January 2002, the family Hopp commissioned Drees & Sommer Stuttgart with project management and technical-economic controlling of the new Arena. Thereupon, project managers compared the offers of two general contractors and fathomed investor advantages and disadvantages. In May 2002, the decision in favour of the Consortium HBM-Bau/Wayss & Freytag as general contractor was made.

In this phase also, the constructor and Drees & Sommer negotiated construction and use plans as well as the framework contract with the city of Mannheim. Building application was submitted in June 2002.

Preparing the contract

Contract negotiation and ratification with the general contractor was particular: to facilitate maximum security for the investor, the agreement was gradually expanded and enhanced. To achieve this, the project management team had to grasp user requirements for the Arena. Based on these details, necessary plan contents, use and operational requirements as well as construction qualities were defined. The result was a detailed and comprehensive agreement: up to contract completion, construction descriptions, lead details and execution plans were compiled in a total of 23 folders.

Optimising planning

During pre-planning on part of the general contractor, Drees & Sommer supported concept optimisation. Project managers particularly implemented modifications required if the project was to result in an adequate multi-function arena. Examples thereof are the terrace restaurant with production kitchen and a fan pub in the standing area. In later stages and in

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Press information

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the context of design planning, technical concepts were improved from the economic perspective resulting in, for instance, a CO₂ installation incorporated in planning.

Monitoring construction measures

In December 2002, the city of Mannheim issued the building permission. The start of underground civil engineering still took some time – first, objections of Arena opponents had to be solved in legal disputes. Construction could finally begin in September 2003. Since commencement of construction, Drees & Sommer controls execution in terms of contractually determined quality, adherence to costs and specified dates. Underground civil engineering was completed in November 2003, and structural works could begin. Pre-made components, produced in the factory and rapidly assembled on the building site, were used. This facilitated the short period of structural works of only six months and its punctual completion according to plan. In September 2004, after the wooden roof construction of the SAP Arena had been made waterproof, all involved in construction celebrated the topping-out ceremony. Creative accents such as the distinctive roof construction, box glazing, which, due to acoustic reasons, is inclined, as well as a modern lighting concept are the trademarks of the SAP Arena. Structural completion of the multi-function arena is scheduled for late August 2005. Initial operation may then commence in September – may the puck whiz over the ice.

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