

TEAMWORK



Photo by Brian H. Temple

Story by
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Nestled in the heart of the Bavarian Alps in the shadow of the Zugspitze, Germany's highest mountain, the Edelweiss Lodge and Resort officially opened during a ribbon cutting ceremony October 30.

The 330-room lodge, Garmisch-Partenkirchen's latest addition featuring alpine design, is the pride of the U.S. Army Community and Family Support Center and the U.S. Army Corps of Engineers, Europe District.

The \$77-million hotel, housing three restaurants, two bars, an indoor pool and hot tub, a gift shop, wellness center, and fitness center, was opened after two and a half years of construction.

The lodge can be used by all service members, Department of Defense civilians, retirees and family members.

Although the ceremony celebrated service members and other guests being the beneficiaries of the facility, the event indirectly honored a high point in successful project delivery teamwork. The Corps' Europe District

worked with CFSC staff to oversee construction, and the team delivered the hotel under budget and ahead of schedule, in what one could consider record timing.

Collocation of both Corps and CFSC engineering staff, versus having separate offices for each agency, helped the team succeed said Frank Kislán, project manager, Community and Family Support Center.

During construction of the Hale Koa Hotel in Hawaii, another CFSC hotel, Kislán said separate offices did not permit for the continuous exchange of information daily, which slowed the process.

However, the Edelweiss approach was different. Here, Kislán sat facing Gregory Vaughn, Europe District project engineer. And, Heidi Meissner, Europe District project manager, was only feet away in an adjacent office. Because of the pace of this project, (a hotel of this magnitude would normally take three to four years to build) both Corps employees were relocated to meet the immediate needs of the customer.



Bavaria Crest

"In this project, all good, bad and ugly information was freely shared by all team members as we focused together on the construction at hand," Kislán said. "The team effort didn't detract from the separate chains of command and reporting requirements that normally exist. Simply put, there was unity of effort by all members of the team, despite different organization affiliations."

Due to an aggressive construction schedule, coupled with the size and complexity of the project, it was essential to have all parties actively engaged, and accessible, he added.

But, collocation alone provides no guarantee to success. You also have to pick the right people, Kislán said. "If you build the team with seasoned professionals who are willing to focus together, the project can be a success. As true professionals, they will willingly work together and solve the problems."

Europe District's selection of a project manager for this job was the correct choice,

▲ Edelweiss Lodge and Resort officially opened its doors to all service members, Department of Defense civilians, retirees and family members, Oct. 30.

► During the Grand Opening Celebration, guests were greeted by traditional Alpenhorns.



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A lofted area for guests to gaze out of grand windows overlooking the Bavarian Alps, sits above the resorts lobby. The lobby's chandeliers (not pictured) were delivered a few weeks prior to the Grand Opening.

Kislan said, and Meissner facilitated construction above and beyond the resources Kislan had on hand. "It would have been extremely difficult to execute such a large construction contract without extensive language skills and personal connections to the German Government's *Bauamt*."

Whether it was language skills, previously established relationships, or the individual talents of those on the project delivery team, synergy made the project a success. The Bauamt, Armed Forces Recreation Center-Europe, and various contractors, were also members of the team.

The Corps of Engineers was noted as being an essential part of the Army's construction mission by Principal Deputy Assistant Secretary of the Army for Installations and Environment, Geoffrey Prosch. Prosch said that the Corps involvement on projects yields an improvement in the quality of life for service members.

"The Corps of Engineers is an absolute vital, attached to the hip, partner to the installation environment. I rely heavily on the Corps to help me with all my military construction," he said.

"This is a world class facility. ... I come here today and everything is one-stop-shopping, modern, new, and consolidated in a beautiful location. ... I think there are tremendous opportunities for this to be the R&R (rest and recuperation) center for our troops in Europe," he said.

Gen. B.B. Bell, U.S. Army, Europe, commanding general, lent his support to the ceremony as well. Bell introduced two Soldiers who were visiting the new lodge and resort while

on rest and recuperation leave from Operation Iraqi Freedom. "It is an honor to honor you," Bell said, "by providing a decent place to stay."

One of the R & R Soldiers recognized by Bell during the ceremony, Spc. Robert Carter said, "Mere words don't do this place justice. I'll recommend it to every returning Soldier as soon as I can."

Kislan, a former Corps employee himself, just may have joined his teammates in exhaling a collective sigh of relief knowing that guests are now enjoying the efforts of their hard work. Perhaps it is time for some R&R themselves.

For more information, visit: www.EdelweissLodgeandResort.com or call 440-2575/civ.08821-9440.

(Editor's Note: Melanie Casey, assistant editor of The Citizen for the 6th Area Support Group Public Affairs Office, contributed to this article.)

For casual dining, this family has chosen Zuggy's. Just one of the many options available to guests of the Edelweiss Lodge and Resort.

Photo by Brad Hays, Edelweiss Lodge and Resort



Project Delivery Team

CFSC – Arthur Thompson, Frank Kislan, John Ontko, Susan Unruh, and Maureen Worden.

AFRC – Steve Petrowski, Mark Hendryx, Ed Fagan, Bruno Cestari, and Jack Smithback.

Architect and engineering firm of IBB – Frau Suppmayer, Herr Schropp, and Herr Abells.

Bauamt Regensburg – Herr Fiegel and Herr Bräu.

OFD Nuremburg – Herr Felschner.

OBB – Herr Roll and Herr Hoffmann.

Architect Firm Hesse.

Herr Rudolf of Firm Magendorf.

Electrical Engineering Firm IGT.

Mechanical Engineering Firm Bergbauer.

Kitchen Design Firm HPM.

Civil Works Firm Wittmann.

Landscaping Firm Bücheler.

Europe District – Heidi Meissner and Gregory Vaughn.



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Photo by Susanne Bledsoe, Baltimore District



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By using prefabricated elements such as concrete steps and these fully contained restrooms (above), Edelweiss was delivered on schedule and on budget. Alpine-style chandeliers (top, left) are used to accent the alpine theme of the lodge in the open lobby. The lobby is a place where guests can sit in rocking chairs in front of an open fire and relax. Many classic murals (bottom, left) inspired by the Bavarian way of life, adorn the walls of the lodge and resort.