



SIKA AT WORK

Renovation of the historic hotel MAKEDONIA PALACE, Thessaloniki, Greece

Wide range of Sika rehabilitation products and systems

BUILDING TRUST



MAKEDONIA PALACE, THESSALONIKI, GREECE



PROJECT DESCRIPTION

Makedonia Palace is one of the most famous hotels in Thessaloniki, located on Alexander the Great Avenue, overlooking the entire Thessaloniki, the White Tower and the Thermaic Gulf. In 1960 the Relief and Welfare Fund of the Hellenic Telecommunications Organization proceeded to the purchase of a 10,000m² plot of land for the construction of a hotel, the study of which was undertaken by Doxiades' technical office. The inauguration of the hotel took place on October 26, 1971. Nowadays the city of Thessaloniki acquires besides the White Tower another point of reference. And it is far from coincidence that political speeches - milestones in the history of modern Greece - have taken place from the balconies of the Makedonia Palace Hotel.

Makedonia Palace is basically a city hotel, which due to its location on the beach, is also offered for holidays. At the same time it is the most important congress tourism hotel in the city. Today it has 276 rooms and suites, complete catering services, restaurant and pool bar, spa services, while social and professional events can take place in its ballrooms.

THE REMAKE PROJECT

In 2016 the hospitality reference point in Thessaloniki underwent a complete renovation process, with completion of the project in May 2017 through the so called REMAKE PROJECT. The budget of the project was approximately € 12.4 million, rendering this project as one of the largest hotel renovation projects ever implemented in Greece. The ambitious plan of the hotel's reconstruction aimed to enhance not only the offered services, but also the tourist development of the wider region. A common denominator, in all its new spaces, would be the combination of thrifty luxury and aesthetic design that would simultaneously render it as contemporary, functional, harmonious and timeless.



The renovation took place on all floors of the hotel, including the 10th floor and the ground floor. The most important aesthetic change was performed in the lobby and reception area, which was moved centrally to the sea axis, having a direct view of the beach and public areas of the hotel. The second spectacular change was the movement of the bar and restaurant to the beach and the creation of a new area with stunning view of the sea and the White Tower. All the hotel's reception and dining areas were designed to have unobstructed views of the sea, a privilege that did not exist before. Also, in the hotel operates the largest hammam in Greece with an area of 450 m² (in the old bar position), a ballroom of ~ 900m² and a full-size conference center of ~ 2,000 m².



PROJECT DEMANDS

Due to the nature of the project, a multitude of products was required for reinforcement and repairing, tiling and grouting, as well as for roof & balcony waterproofing (9th and 10th floor). Sika products were proposed and applied for all of the above requirements.

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SIKA SOLUTION

Repair & strengthening: The 1-component, fiber-reinforced, cementitious mortar, R4 Class, **Sika® Monotop Dynamic** was used to restore the original geometry of the structural elements. One of the major properties of this mortar was its ability for application in high thicknesses.



For the restoration of the original section of columns in the basement of the hotel, the 1-component, fibre reinforced, cementitious grout **Sika® MonoTop-634** was used.



Structural reinforcement was carried out using **SikaWrap®-230 C** woven carbon fiber fabric (unidirectional fibers) bonded using the 2-component **Sikadur®-330** epoxy resin (Dry Application Method). **SikaWrap®-230 C** offers high economic efficiency compared to traditional reinforcement techniques and offers ease of molding as it is adapted to the geometry of the structural member.

Other reinforcing needs were dealt with using Sika's FRPs (Fibre Reinforced Polymers) **Sika® CarboDur®**, bonding them on the substrate using the epoxy resin **Sikadur®-30**.



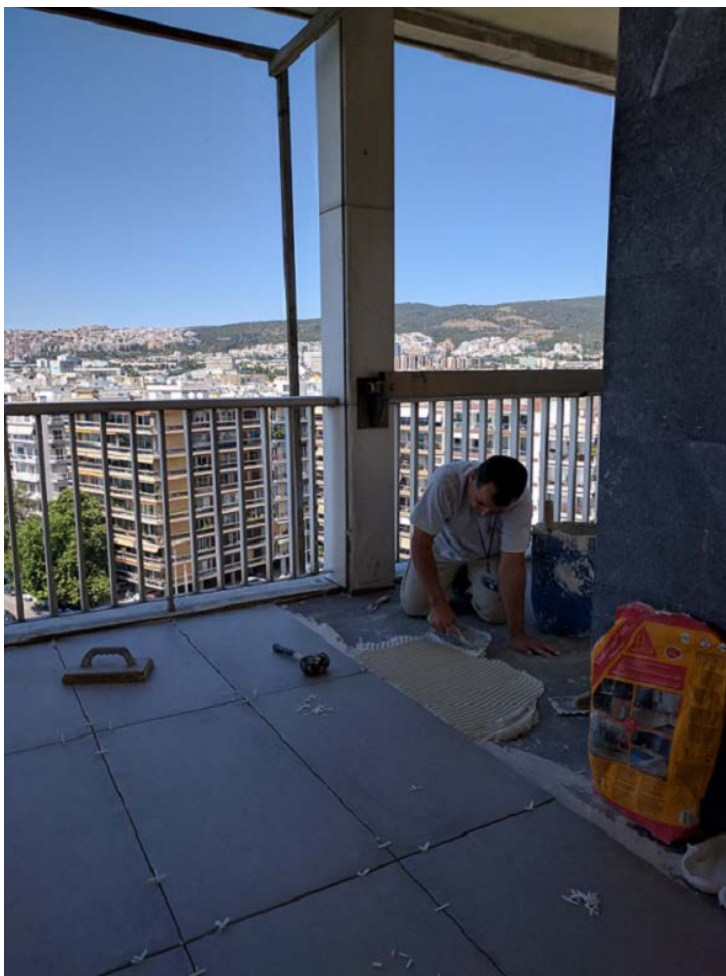
Roof & balcony waterproofing: For the waterproofing of a part of the roofs and balconies, Sika's System for Waterproofing & Tiling in External Areas & Balconies was used. The system initially includes evaluation and substrate preparation, followed by application of the 1-component, reinforced, flexible, cementitious waterproofing mortar **Sikalastic®-1k**. **Sikalastic®-1k** is CE certified (DoP) acc. to EN 1504-2, while is also certified according to EN 14891 as waterproofing



product prior to tile bonding using C2 (acc. to EN 12004) cementitious tile adhesives. At the joints and edges of the surface, the special waterproofing tape **Sika® SealTape-S** was encapsulated between layers of **Sikalastic®-1k** to ensure full watertightness.



For the tile bonding, the 1-component, flexible, high performance cementitious tile adhesive **SikaCeram®-243 UltraFlex**, Class C2TES1 (EN12004) was used, while tile grouting was performed using the cementitious tile grout **SikaCeram® CleanGrout**. **SikaCeram® CleanGrout** is categorized as Class CG2 WA (EN13888), features high abrasion resistance properties, while tests on independent laboratory (Ceramic Centre of Bologna) confirm that bacterial survival is zero and that mold and fungus colonization is inhibited. Expansion joints were sealed using the elastic, 1-component, PU sealants **Sikaflex®-11 FC** & **Sikaflex®- AT Façade**.



The rest of the external areas and of the top deck (10th floor) were waterproofed using the 1-component, liquid waterproofing membrane **Sikalastic®-612** with **Sikalastic® Metal Primer** as a primer. **Sikalastic®-612** is a PU based, cold applied, MTC Technology based (*Moisture Triggered Chemistry*) liquid waterproofing membrane, that is activated by moisture, but is not affected by it during its curing process. It cures forming a resistant waterproofing membrane, without joints and is suitable for external areas, decks and roofs.



Tile bonding in bathrooms: Tile bonding in bathroom areas was performed using Sika's® system for Wet Room Areas (high environmental moisture conditions, permanent water contact). After suitable substrate preparation, also in this application, the 1-component, cementitious tile adhesive **SikaCeram®-243 UltraFlex** was used for tile bonding (both on horizontal and vertical surfaces, on mineral substrate and on dry building surfaces, e.g. gypsum boards). Tile grouting was performed using the 2-component epoxy grouts **SikaCeram® EpoxyGrout** & **SikaCeram® StarGrout**. Both products are RG type according to EN13888, while also carry a Declaration of Performance (DoP) as R2T tile adhesives (EN12004). Remnants of the tile grouts were removed using the special cleaner for epoxy tile grouts **SikaCeram® EpoxyRemover**.





INDICATIVE QUANTITIES OF PRODUCT VOLUMES:

- **Mortar production:** Sika® Viscobond: 270 kg
- **Repair mortar:** Sika® MonoTop Dynamic: 1,5 tn
- **Waterproofing mortar:** Sikalastic®-1k: 3,5 tns
- **Sealing tape:** Sika® SealTape S: 150 m'
- **Tile adhesive:** SikaCeram®-243 UltraFlex: 40,0 tns
- **Tile grouts:** SikaCeram® CleanGrout/ EpoxyGrout/ EpoxyGrout: 0,7tns
- **Epoxy grout remover:** SikaCeram® EpoxyRemover: 60 kg
- **Joint sealing:** Sikaflex®-11 FC+/AT Façade/Hyflex-250: 240 sausages of 600 ml
- **Primer for roof waterproofing:** Sikalastic® Bonding Primer/Metal Primer/Concrete Primer: 160 kg
- **Liquid waterproofing membrane:** Sikalastic®-612: 2,5 tns
- **Cementitious grouts:** Sika® MonoTop-634/SikaGrout®: 4,23tns
- **Cementitious self-levelling screed:** Sikafloor® Level-300: 1,8 tn
- **Elastic wood floor adhesive:** SikaBond® AT-80: 1,8 tns
- **Primer/Adhesion promoter prior to wood floor bonding:** SikaPrimer® MB: 270 kg
- **FRPs (carbon plates/fibers for structural reinforcement):** Sika® CarboDur®/SikaWrap®: 350 m
- **Epoxy resins:** Sikadur®: 420 kg



PROJECT PARTICIPANTS:

Design: **MKV Design**
 Specification: **METESYM**
 Supervision: **Focal Project Managers**
 Main Contractor: **Redex**
 Repair & Waterproofing Contractor: **Conic**
 Tile bonding contractor: **Varagons**



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