

Multifunctional Complex Orion

Brno, Czech Republic



Client

Pancommerc, s.r.o.

Value

€ 8.85 mil / 265 mil CZK / £ 6.3 mil

Assignment

Construction Management

Schedule

6/2006 – 12/2007

Designer / Architect

RUDIŠ – RUDIŠ

architektonická kancelář v.o.s.



A new build residential part of the multifunctional building complex ORION in Brno. The project consists of three high-rise buildings (approx 100 flat units), underground parking and appropriate infrastructure (roads, engineering mains and greenery).

The 16-storey triplet buildings with square base of 17.6 x 17.6 m and height of 53.5m will dominate the surrounding development. The ground floor area among the buildings will be roofed and used for garage parking with capacity of 98 parking places. The top of the roof will be planted with greenery and furnished with children playgrounds to create a communal garden ideal for relaxation.

The four-storey front building accessible from the public road will house a physiotherapeutic centre with 17 m long swimming pool, hydrotherapy, electrotherapy, massage facilities, fitness, sauna, sun beds etc.

Bovis Lend Lease has been appointed to provide construction management services in the pre-construction and construction phase of the project, and is mainly responsible for:

- Construction coordination and organization providing Construction Management services (10 contract packages)
- General designer's works management

- Coordination of the communication between the designer and contractors
- Issuing tenders
- Conceptual cost estimate, master schedule and document control
- Construction management and control in accordance with the individual schedules
- Health and safety management and control
- Fit-out works coordination
- Change order management, budget monitoring and cost control
- Commissioning procedures coordination and control
- Occupancy permit procedure

The construction works are executed by individual contractors selected by competitive tenders.