

Czech Technology Park

Brno, Czech Republic

Client

Technology Park Brno a.s.

Value

£150 million / €261 million

Area

120-hectare site

Assignment

Construction Management

Architect

Peter Foggo Associates
BDP/S-Projekt Plus a.s.



Bovis Lend Lease Czech Republic is the Construction Manager for the ongoing development of the Czech Technology Park in Brno. The project is a joint venture between Bovis Lend Lease and the city of Brno.

The long-term programme will see the complete development of a 120-hectare greenfield site around the university. The completed park will include 150,000m² of office/research space and light industrial units plus a hotel, detached homes and leisure amenities.

Bovis Lend Lease contributed its international expertise through the local Brno office to ensure the park would be state of the art. Locally sourced subcontractors and materials were extensively used. Sophisticated mechanical and electrical systems have been implemented, creating high quality offices with low-energy working environments.

Sir Frank Lampl, chairman of Bovis Lend Lease, devised the concept for the Technology Park. The park is constructed adjacent to Brno's Technical University, VUT, which

allows both international and local technology-based businesses to share the research facilities of the university.

Administrative zone 1A + Building A – The Kaplan Building

For the first time in the history of Czech construction, the concept of Construction Management – building without a general contractor – was used. The construction of Kaplan Building (named after local engineer Viktor Kaplan who invented the turbine blade) took 12 months to complete at a cost of 100 million Kč. It was also the first time a building was constructed on the principle of “shell and core”, where the tenant finishes the rented space according to their own specifications.

Industrial Zone 1B – Bloc 210

1997: A high tech light production facility.

Industrial Zone 1B – Bloc 220 – Philips

1997: A manufacturing facility designed for the production of Electron microscopes.

Zone 1A – Building H

1997: A new administration building with 3000m² of office space.

Modification of Bloc 210 for Lexmark

1998-1999: 30 million Kč modification, including the installation of the client's machinery designed for printing circuit boards.

Infrastructure in Zone 1B – 2nd phase

1998-Dec 1999: Works to the main thoroughfare for the rest of the planned zone.

Invensys

2001: A small production facility (1200m²) for American manufacturer, Invensys, which produces injection mouldings for electronic applications.

The park continues to draw strong interest from local and international companies. Factors cited have been the high specification premises, quality of construction, good location and proximity of the VUT's facilities and resources.

