

Administration Building Diamond Point

Prague, Czech Republic



Client:
Diamant Real, s.r.o.

Value:
Confidential

Assignment:
Project Management

Schedule:
2004 - 2006

Designer:
Strojprojekt Praha, a.s.

General Contractor:
Strabag a.s. Pozemni stavitelstvi Praha.



Construction of a new administration building for Diamant Real, s.r.o. that is a part of the KARIMPOL Group.

The unique-shaped building with a total floor area of 22,500 sq m has 4 underground and 10 above-ground floors and offers 18,000 sq m of Class A offices, 500 sq m of retail space and 4,000 sq m of underground parking space.

The project was demanding in terms of coordinating material supplies and storing the material on the site as the building is closed in roads and the building site was only few tens of meters larger than the ground plan of the building itself. As the building is situated in the Vltava's flood zone, a new protective wall had to be designed thanks to which the Diamond Point is now well protected against floods 1 meter higher than the maximum Vltava's water-level reached during floods in 2002. Furthermore the whole bottom part of the building was designed as a waterproof structure.

The above-standard facilities of this building that contribute to optimal working environment include among others chilled beam cooling system instead of usually spread air-conditioning systems using circulation of cold air. When the temperature is lower than 5 degrees below zero the building is heated up with usual gas boilers otherwise environmental-friendly

heat pumps are used. The heat pumps are also used for cooling the building.

Bovis Lend Lease was appointed as a Project Manager and was responsible for construction works control, cost and quality control and schedule monitoring. Furthermore, Bovis Lend Lease acted as the Investor's representative in relation to the general contractor, assisted the Investor with coordination of other subjects involved in the construction and provided a technical support during negotiations with prospective tenants.

Within the course of the whole construction phase there was enormous emphasis done on keeping the work safe and care about the protection of health at work in compliance with all regulations. And as no serious injury had happened the project was nominated for Bovis Lend Lease's Safety Award 2005.