LG Electronics Facility
Moscow Region, Russia

Client
LG Electronics RUS

Value
$150 million

Area
29 ha; 73,000m^2

Schedule
Completed December 2006

Duration
18 months

Assignment
Construction Management

Architect
Lead Designer – Chang-Jo, South Korea
Local Design Consultant - PI-2 Russian Design Company; General Contractor – GSE&C Korean Construction Company

From April 2005 and until late 2006 , Bovis Lend Lease was providing construction management on the LG Electronics greenfield project to deliver a plant manufacturing audio/video units, digital plasma panels, liquid-crystal displays, refrigerators and washing machines in the Ruza district, Moscow region.
The project included 2 production buildings, ancillary facilities, open storage areas, external utilities and landscaping.

The scope of BLL construction management services included as follows: at the design and preconstruction stage these covered assistance in design development under the best design approach option; risk management, reporting on change orders and cash flows, document preparation (including contract terms and conditions), issue of recommendations on selection of trade contractors and specialist consultants, negotiating, quality supervision of the evolving design, advice on introduction of design changes. At the construction stage BLL provided design and construction management together with administration of contracts.

The overall development area covered 25 ha with the construction site covering 7,5 ha including 70620m2 of production buildings.

The land plot allotted for construction and previously referred to agricultural lands was converted into the industrial land category within the record short period of 6 months. At the start of construction the BLL team had to cope with difficulties due to the project location far from available utilities required for construction commencement and for commissioning of the LGE plant. To provide the project with all necessary resources, the BLL team developed a plan of enabling works providing for relocation of the existing high-pressure gas main, overhead transmission lines and telecommunication lines.

To ensure timely project delivery in conditions of an extremely cold winter of 2006, construction was carried out in the fast-track manner.