

ENSURING BETTER RISK CONTROL AND PROJECT PERFORMANCE FOR ALL NEW BUILDS



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of office space and mixed use

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The BB Centrum portfolio comprised of eleven completed buildings, all which offer 150,000m² of office space and mixed use.

The Passerinvest Group approached EC Harris to fully project manage the construction of the office buildings of the BB Centrum South element. This occupies 75,000m² and consists of offices, meeting rooms, reception, canteen and underground parking.

BB Centrum is one of the biggest office developments in the Czech Republic, developed by Passerinvest Group. It is located in Prague 4, close to the D1 motorway. Since 1997 more than 150,000m² of leaseable area has been built and over 5 billion CZK has been invested.

Creating solutions

EC Harris joined the project in 2001 with a challenge to provide full delivery services. These services included project management, cost consultancy and technical supervision.

EC Harris team has delivered these services on four buildings; Alpha, Beta, Gamma and Building E. The total leaseable area exceeding 75,000m² equates to 2.5 billion CZK of total investment cost. Our approach was one of ensuring we utilised a standard set of EC Harris control processes and procedures but bespoke them to the particular needs of the client and this project. We were able to provide rigorous reporting, risk monitoring, cost profiling and project programme management information.

Our pro-active approach to project controls ensured that any material variance from anticipated performance from the project team was identified and corrective action implemented.

Adding value

Since partnering with EC Harris, the Passerinvest Group have adopted EC Harris initiated procedures, documentation standards and quality control checks for all their new build projects. This is based on the degree to which they can better control risk and project performance for both their own benefit and that of external funds who require absolute control of their development risks.

The Passerinvest Group continue to develop BB Centrum by creating an additional 9 buildings. This equates to a total leaseable area exceeding 300.000m² and an investment of more than 10 billion CZK. EC Harris continues to work on planning prospective next phases following on the successes secured on the work to date.

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