

2010

# Administrative Business Center “LAKE” Facility “A”

Concept of House Of Europe in Sarajevo



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The concept of the House of Europe is an idea which places the European Embassies at one place, providing them better working conditions with:

- Contemporary working environment,
- Modern architectural design
- High security requirements and norms
- Representative location at the city’s center
- Cooperation with already experienced lessor



**LAKE**

ENGINEERING - CONSULTING - PRODUCTION

## *LAKE's Mission*

*Main mission of the company is a successful construction of infrastructure and institutional capacities for all partners or companies that ask LAKE for assistance.*

*It is our goal to share our knowledge, skills, experience and business network that we have built through years of cooperation (mostly in construction field) with our clients and thus enable them in making strategic decisions and better business operations.*

## *LAKE's Vision*

*Continued development and construction of:*

*Residential/business/plant capacities - facilities at the territory of BiH, and beyond – Europe and Middle East*

*Institutional capacities for company management – “Business Consulting”*

## **About the company**

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“LAKE” d.o.o. Sarajevo, BiH is one of the first private companies at the territory of former Yugoslavia (registered in 1991).

“LAKE” d.o.o. is specialized in consulting, engineering, production and services.

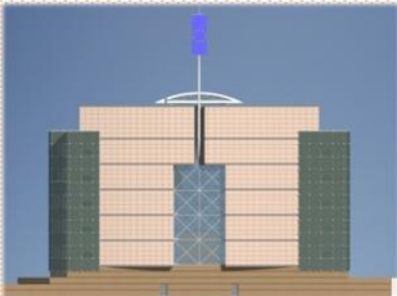
LAKE is a constructor who builds according to the design and specifications of the client. As with the EU House, LAKE may build and operate with the clients as long term tenants, but we may also build and transfer as required.

We have a proven record for on-time, on-cost build and quality workmanship. We are well experienced and knowledgeable of working with foreign government services and applying their standards having built to order, amongst other, the EU House for the Embassy of the Federal Republic of Germany, and the European Union Delegation. “LAKE” d.o.o. Sarajevo has 19 years of rich tradition in offering engineering services in construction with over 60 executed projects of total value of 30.000.000 Euro. For further information about our company and our past references, you are welcome to visit our web site [www.lake.ba](http://www.lake.ba).



***Photo Gallery of LAKE's Facilities "B" and "C", where the European institutions are placed***

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# SPC "Lake", Facility "A"

It is our pleasure to introduce you to residential/business center "LAKE" Skenderija - facility "A", under preparation for construction.

## Location

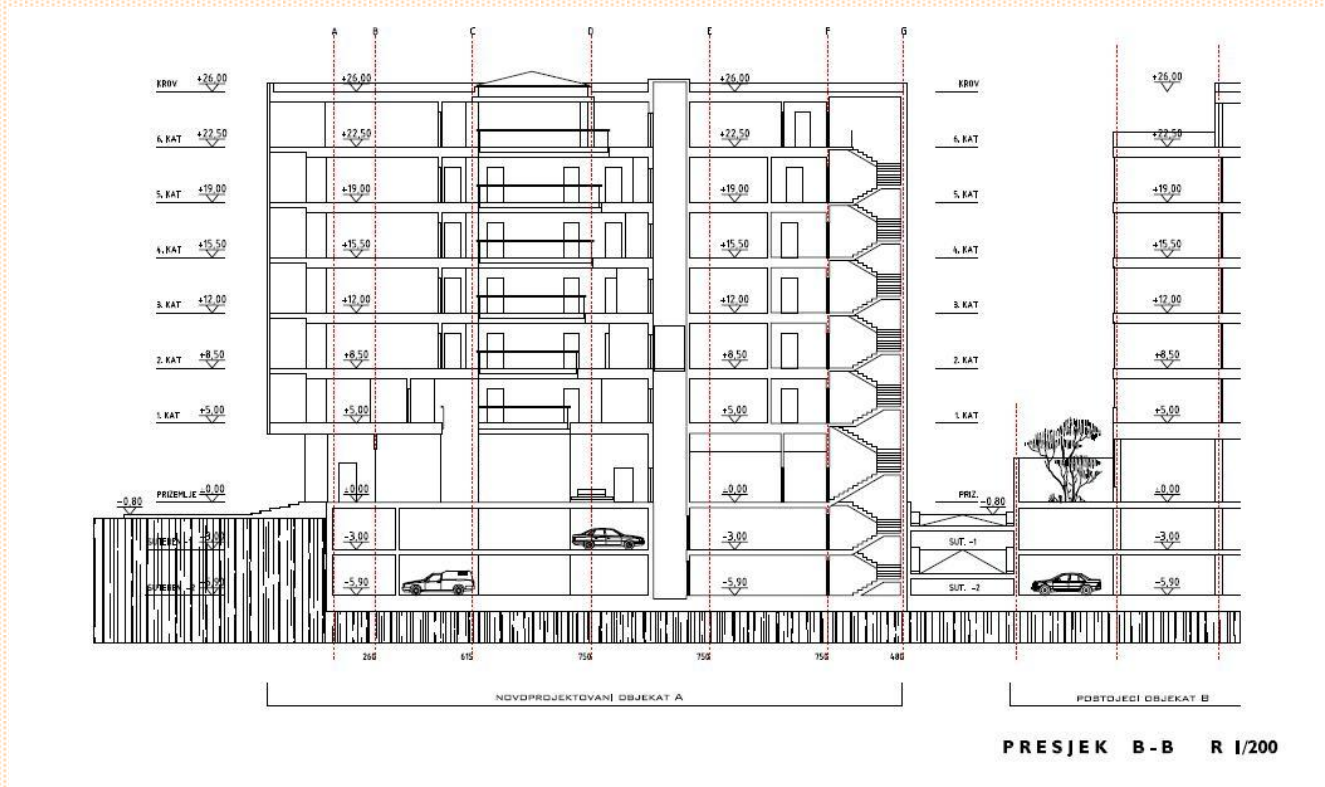
Referring to the map, the current opportunity is in a prime location next to the European Union House located between Skenderija Street and H. Kreševljakovića Street in Sarajevo. It is the last building of four that LAKE has constructed at this location. The idea is to rent the building to Embassies from Europe and to keep the concept of the "House of Europe" present in the existing Buildings. In close proximity of the facility there is the Federal Parliament building, the city of Sarajevo government, Embassy of the Republic of Greece, The Turkish Embassy, The Sarajevo Canton Government building, The Municipality of Sarajevo Center building, The Culture and Sports Center "Skenderija", as well as our lease-holders from the B and C lamellas, The European Delegation EUSR and The German Embassy. All the above mentioned speaks itself about the position of the facility we are presenting to you. At the same time it puts an emphasis on the safety of this part of the town.



## Building area capacity

Depending upon the final client needs, the building may provide up to 5.400 m<sup>2</sup> of office space and 1,700 m<sup>2</sup> (40 parking lots) of underground parking area. Also according to the client's needs the building may be separated in independent operating spaces with the minimum lease area of approximately 850m<sup>2</sup>, which represents the surface of one floor. Considering the option of keeping the concept of "House of Europe", the basic idea is to make the ground-floor a representative unity which will be functionally and architecturally resolved, depending on its future user.

The floors are conceived in the way that the final arrangement, the number of offices and their spaces, as well as the number of working positions will be adjusted to the needs of the users and their internal regulations.



## ***Security issues***

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Since Bosnia and Herzegovina is classified as country, with high security risk factor, our experience with European Delegation and German Embassy faced the special technical conditions that may be imposed before start of the construction. This means that each embassy might have its own security requirements that need to be met at the very beginning of the construction.

## ***Norms – constructing according to EN standards***

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The building itself will be constructed according to EN norms and standards, including the meeting of the special conditions with the aim to satisfy all the necessary norms and security requirements.

In the final definition of the security aspects with the security agencies, which differ from state to state, there will be an adjustment and a revision of the project, choosing of materials and technical solutions for meeting all the necessary requirements from the future lease-holders. Construction- and architecture-wise, as well as technologically, we can meet and solve all the necessary security aspects, bearing in mind the location of the facility.

Construction-wise, the facility is projected according to EURO CODE 8, ie. resistant to the level 7 on the Richter scale.

We have to emphasize that the previous facilities which hosted the European commission, EUSR and The German Embassy, are constructed according to the required EN standards, and all the built-in equipment comes from the EU countries.



## ***Technical Equipment***

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### ***Heating and air condition***

On the 6th floor we designed an independent boiler-room (gas, heating oil) and external air-conditioners which, when combined with the four-piped system and fan coils over the working spaces, provide a regulation of heating, ie. cooling in every room, at any moment, aside from the others.

The facility will contain an independent fuel tank for the monthly needs for the heating of the object, in order to provide a continuous functioning of the boiler-room, ie. undisturbed heating of the facility.

### ***Ventilation***

We designed two ventilation chambers on the 6th floor, which provide processing and changing of air in each room, which supplies each individual with the fresh air.

### ***Electrical installations***

High-voltage current: the facility is connected to its own transformer station and we provided a connection of 500KW, which meets the needs of the facility with the factor of concurrent consumption from 0.9 to 1. Each floor will supply its switchboards from the main one which will be placed in the basement -1, which will provide the exact control of electric power consumption.

Aside from that, the facility will be equipped with an electric power unit with the necessary power of cca. 250-275kW, which provides a continuous power-supply in case of power-cut.

Low-voltage current: According to the definition of lease-holders, we will locate server rooms where we will install the necessary telephone and IT network and provide appropriate connections with telephone (PTT) and IT cables. Offices will contain IT network, because of the possibility for setting and meeting the necessary number of connections for each working position, with the possibility of their extending.

Each floor contains the space for installing the UPS batteries for the computer equipment in case of power-cuts. Their power will be defined according to the requirements of users.



### ***Water supply and sewer system***

The facility is connected to the town - water-supply grid by the facility for the intensification of pressure which provides a law-required necessary pressure in plumbing and sanitary installations. The whole installation will consist of pipes made of zink and SMU sewage pipes of high quality, according to EN standards. There is also a possibility of controlling the water consumption for each floor.

### ***Vertical communication***

Vertical communication is provided by elevators and stairs. We planned four elevators in the center of the facility which contain nine stops, from floors -2 to 6. Their functioning will be individually programmed according to the needs of the lease-holders. The facility contains the main and fire stairs, according to the law for the fire protection.

### ***Moving-in deadlines***

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According to a detailed definition of the needs of our lease-holders, our company can provide their moving-in within twelve months.

### ***Maintenance of the facility:***

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#### ***Implied Maintenance***

The maintaining of the facility comprises an obligatory maintenance which is included in the tenure price and implies the following:

- General maintenance of the whole installed equipment, including the installations within the facility

#### ***Additional Maintenance***

Additional maintenance which is not included in the tenure price implies the following:

- Handling the equipment built in the facility



- Replacing the expendable supplies, components, structures, filters etc.
- A regular control of fire alarms and prevention
- Adjusting of the equipment and installations depending on the seasonal working regulations

The final price will be defined after coordinating all the parameters of the future lease-holders.

### ***Overhead costs:***

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- Power sources which are measurable (electricity, water) will be paid in real consumption figures
- Consumption of the sources for the heating (gas/oil), air-conditioning and ventilation will be paid according to a proportionally leased space which is used

### ***Tenure price***

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According to all the above mentioned and in order to meet the requirements for the construction of this facility, we would like to introduce you the way for defining the tenure price. It is defined by m<sup>2</sup>, with a completely finished facility, with all the necessary building works, installation works, and specialist's trades. The final price will also be defined after previously arranged construction design with the future tenants. Expenses for the securing of the facility and security works within it are paid by the future users.



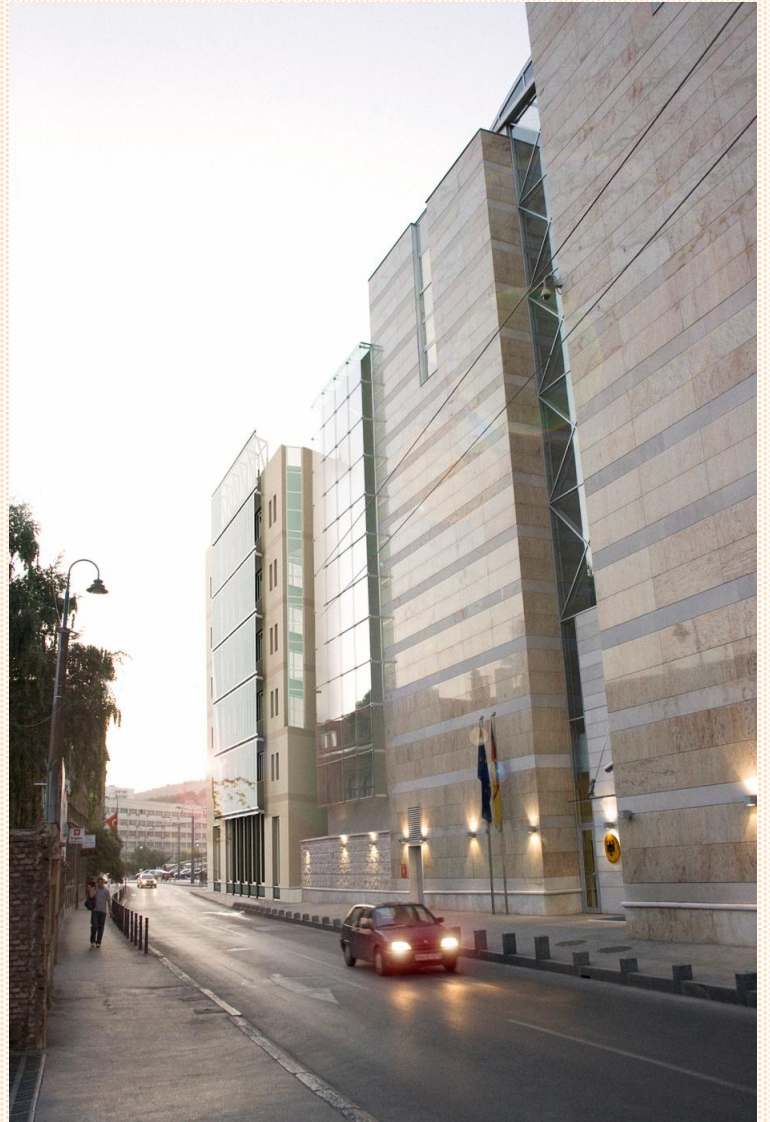
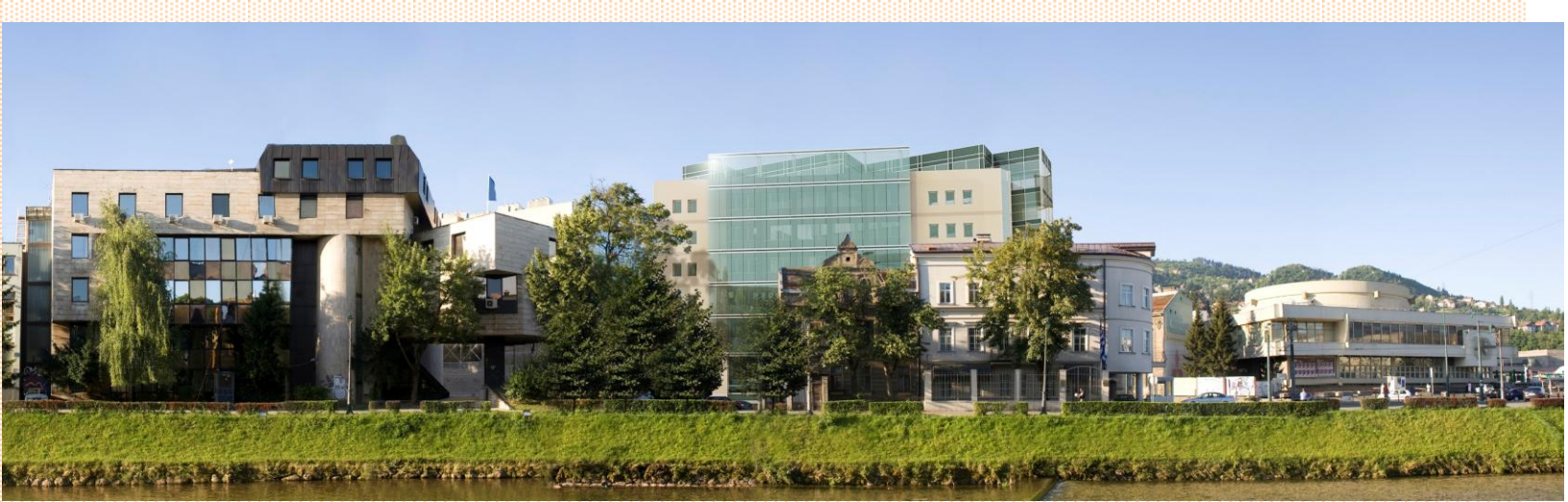
*Visual concept of the facility*

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## ***LAKE's contact information:***

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For any further interests our personnel are happy to provide you with additional information throughout formal and informal correspondence. Please feel free to contact us on:

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