

# “New Star” Residential Complex, St. Petersburg, Russia



**Client**  
RBI

**Value**  
\$26 million

**Area**  
28,000 m<sup>2</sup>

**Schedule**  
2001 - 2005

**Duration**  
192 weeks

**Assignment**  
Project/Construction Management

**Structural Engineer/ Architect**  
OOO 'Evgeny Gerasimov & Partners'

**Services Engineer**  
ZAO 'Klimat Prof'



Bovis Lend Lease managed design and construction of a 14,000m<sup>2</sup> 78-apartment luxury residential complex, which comprises residential and social areas including swimming pool, fitness centre, children's playground, bar/lounge area, ground and underground car parking. The project is located in the historical centre of St. Petersburg on the river bank and within minutes from the city centre.

The scope of BLL services included management of the building concept, design management, construction management, procurement, cost and quality control, commissioning management, technical supervision functions in accordance to the existing legislation.

Client's intention was to build a residential complex, which had no analogues on the market of St. Petersburg. This therefore required detailed study and development of the concept both ideologically and technically as well as use of alternative ways of project management. . The 'New Star' was conceived not only embody a new level of the high-class residential complexes but reflect the new life style of successful and progressive people.

The joined team consisting of Bovis Lend Lease' and Client's specialists was created for the project realisation. Moreover Bovis Lend Lease not only fulfilled Construction Manager's functions but also provided on-job coaching to the Client's staff in the advanced Project Management techniques and procedures.

One of the project challenges was access to the construction site which laid from one of the major city roads which presented serious bottleneck in terms of the delivery time of construction materials. Also the site was planted with valuable species of trees which had to be preserved during the construction.

The project was awarded with the prestigious BLL EMEA IIF Award 2004 and was acknowledged as the best elite residential project in St. Petersburg in 2005 by the Government of St. Petersburg

