

Warsaw Trade Tower Warsaw, Poland



Client

Daewoo Corporation

Client Contact

Mr Bartosz Paprocki
Position: Deputy Director
Telephone: +48 22 528 3920
Facsimile: +48 22 528 3921

Value

€ 120 million / £80 million /
US \$120 million

Area

775,000 sq ft / 72,000 sq m

Completion

November 1999

Duration

29 months

Assignment

Construction Management

Architects

RTKL (Baltimore)
MWH (Poland)

Structural Engineer

SAP Projekt (Poland)

MEP Engineer

RP+K Projekt (Poland)



Global best practice was critical to the successful design and construction of the unique Warsaw Trade Tower. The requirement was for a landmark building of the highest office specification. Highest in quality and at 42-storeys, it dwarfs all other office buildings in Poland. Design and construction focused on originality, technical sophistication, efficiency and workmanship all delivered by a fully integrated team.

The building is a modern office for 3,000 people. The briefing from DAE-POL was for a 42-storey office building together with a podium area of five-storeys containing support facilities to enable the development to be self-sufficient. The building incorporates offices, banks, stores, cafeterias, fitness club and exhibition areas as well as an intelligent BMS. At the helm of the building is an observation deck. The importance of the project warranted landmark architecture transforming Warsaw's skyline

Bovis Lend Lease as a Construction Manager provided the client with assistance and advice on programming, costs and construction methods. In addition, Bovis Lend Lease advised the client's consultants on the working methods and requirements of construction management procedures.

Site logistics were very complex owing to its city centre location and the limited free area on site to accommodate deliveries.

Construction superstructure comprises of a reinforced concrete core, steel frame, inverted roof system, and an aluminium, glass and granite façade with prefabricated stone feature panels.

The exterior of the tower is comprised of three design elements; the base of the tower is a Podium, which has the heaviest, most traditional style of façade; the main tower has stone panel cladding with fixed windows; and the upper part of the tower consists predominantly of glass and aluminium curtain walling. The tower has been provided with façade access and cleaning systems, located at various levels.

Below the building are three levels of underground car parks, and mechanical and power plants. At ground floor level, the Podium contains the main entrance area, with a glazed skylight roof. Adjacent are banks, cafeterias, main exhibition and promotion areas. The upper levels of the Podium contain conference rooms, restaurants and office spaces. Levels within the main tower have been constructed as lettable office accommodation.

Building on the vision of outstanding quality the team used the latest technical developments in services including MEP Services – VAV air conditioning, raised access flooring for integrated cable management, the WTT telecommunications system and the introduction of the fastest elevator service in Europe.

The building is recognised as having set new standards not only within the emerging commercial market of Warsaw but within Central Europe.

WTT was awarded the III Degree "Project of the Year 1999" Award by Polish Ministry of Construction & Polish Association of Construction Engineers.

