

Orchard Ostrava



PROJECT AT A GLANCE

Project Type:

Integration of Building Management System & Security

Location:

Ostrava, Czech Republic

Total Area:

36,000 m² (offices) and 186 room hotel

Number of Buildings:

4

Applications:

HVAC

Access control

Digital video security

Energy management and monitoring

Uninterrupted Power Supply

Medium and High Voltage

Equipment Installed:

1,100 – Xenta 121 zone controllers

120 – Surveillance cameras

7 – DS Xpress Digital video management systems

200+ – Card readers

Prisma P Low voltage switchboards

SM6 High voltage switchboards

Electricity parameter and consumption measurement

APC UPS

Cardholders:

1,500

HVAC Data Points:

3,500



Construction on The Orchard, a new environmentally conscious commercial office and hotel center, began in 2007. Developed by The Red Group, The Orchard creates a dynamic environment for both work and leisure time in the heart of Ostrava, Czech Republic. The ecologically friendly building design integrates Schneider Electric energy-efficiency solutions that guarantee low-operation costs.

Ostrava is the third largest city in the Czech Republic. With more than 300,000 inhabitants, it offers flexible, highly skilled labor and acceptable wage costs. It also receives support from the European Union, which fosters the creation of new businesses, office buildings, infrastructure and tourism, making Ostrava an ideal location for major firms to set up operations.

CzechInvest, the governmental agency that supports direct foreign investments, has included Ostrava on the list of locations with maximum support in the form of tax relief and various employment and education grants. This may also be one of the reasons why tenants such as HSBC (one of the largest banks in the world) and TietoEnator (one of leading providers of IT services in Europe) have already established operations in Ostrava by moving into The Orchard.



The Challenge

The Orchard, housed on Hornopolní Street, is nearing its final construction phase and after completion will consist of three, seven-story office buildings with a lease area of 36,000 m² and a 186-room hotel—the Park Inn Ostrava.

The Orchard's design strives to provide its tenants with full comfort and connect business services with leisure activities, thus surpassing the usual A-class office concepts. The offices need to be built to the highest standard, including raised access floors, state-of-the-art telecommunication connection, and soffits with integrated illumination and air-conditioning systems. The facility also includes sufficient parking capacity and storage areas for tenants.

The Solution

Schneider Electric supplied a complete solution to virtually all of the Orchard's systems, including: Prisma P low-voltage switchboards and SM6 high-voltage switchboards with accessories; a Canalis bus-bar system; TAC HVAC controls; a TAC Vista building management system which operates on LonWorks® open-standards technology; a Pelco digital video management system; a TAC I/NET Seven access control and security system; and electricity parameter and consumption measurement systems connected to APC UPS backup sources. All the systems are monitored, measured, and controlled in a single, command-central location.

Environmental Excellence

According to Richard Ness, Investment Director of Red Group, The Orchard development, environmentally aware from inception, has one of the most sustainable designs in the country and incorporates a state-of-the-art building management system. The project received an "Excellent" rating by BREEAM, the world's longest standing and most widely used environmental assessment method for buildings.

The Bottom Line

The first office building with 12,000 m² of office space was fully operational in October 2007. The second office building opened its doors in July of 2008 and the Park Inn Ostrava recently began welcoming hotel guests in October 2008. The construction of the third office building is now under way. Thanks to the integration of Schneider Electric technologies, The Orchard boasts high building performance and guaranteed energy savings, and complies with A-class requirements.



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