

# Metropolis Mixed-Use Center Moscow, Russia



**Client**  
Capital Partners

**Value**  
\$ 239 million

**Area**  
311,000m<sup>2</sup>

**Duration**  
22 months

**Completion**  
June 2008

**Assignment**  
Project Management

**Architect**  
ABD Limited (General Designer)  
RTKL (retail)



Metropolis is the new multi use complex of offices and retail totalling 311,000m<sup>2</sup> located on the Leningradskoye Shosse the main road from the centre of Moscow.

The offices are to be constructed to Class A + and the first two offices (blocks B & C) are due for completion ready for fitting out by the ingoing tenants by the end of year 2007. The three office blocks are complete with underground dedicated parking. The third office block, block A, is due for completion in June 2008 along with the shopping centre.

The Metropolis shopping centre is on three levels and will include a cinema, bowling alley, family entertainment area and the as to be expected food court. The whole centre will be complete including tenant fitting out for the end of June 2008. The centre has one level of underground car parking and a seven storey car park built adjacent but connected directly to the centre.

BLL's role on the project is project management of a design build general contractor.

Site logistics are a key issue. As a result of the projects location the site is only afforded two entrances/exits. Both entrances/exits being located to the rear of the site. Traffic therefore flows in a one way system by means of an internal road system. The project is working seven days per week and twenty four hours a day to maintain the aggressive programme.

The project is located on an ex-factory site so during excavation a number of existing foundations and underground structures have been encountered which have required removal. Some of the previous objects left in the ground have included diesel tanks and waste product tanks all require removal.

