Wooden construction in Czech Republic

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BOUYGUES BATIMENT INTERNATIONAL

VCES
A BOUYGUES CONSTRUCTION COMPANY

BUILDING FOR LIFE

1 Project New Tesla in Pardubice

Brownfield

Start of demolition phase

Wooden construction in Czech Republic

Project New Tesla in Pardubice

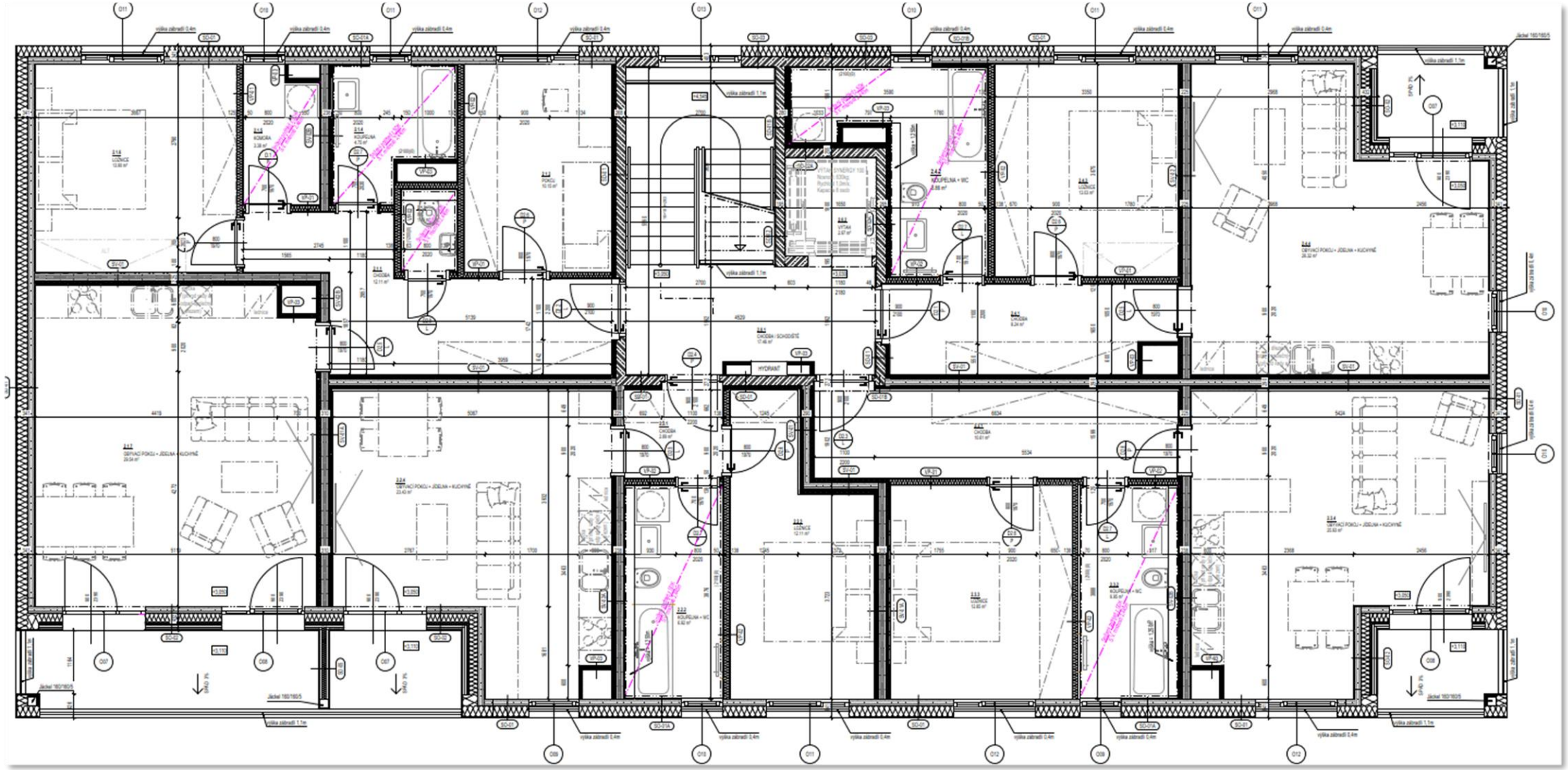
2 Preparation phase

Documentation for Land-use decision

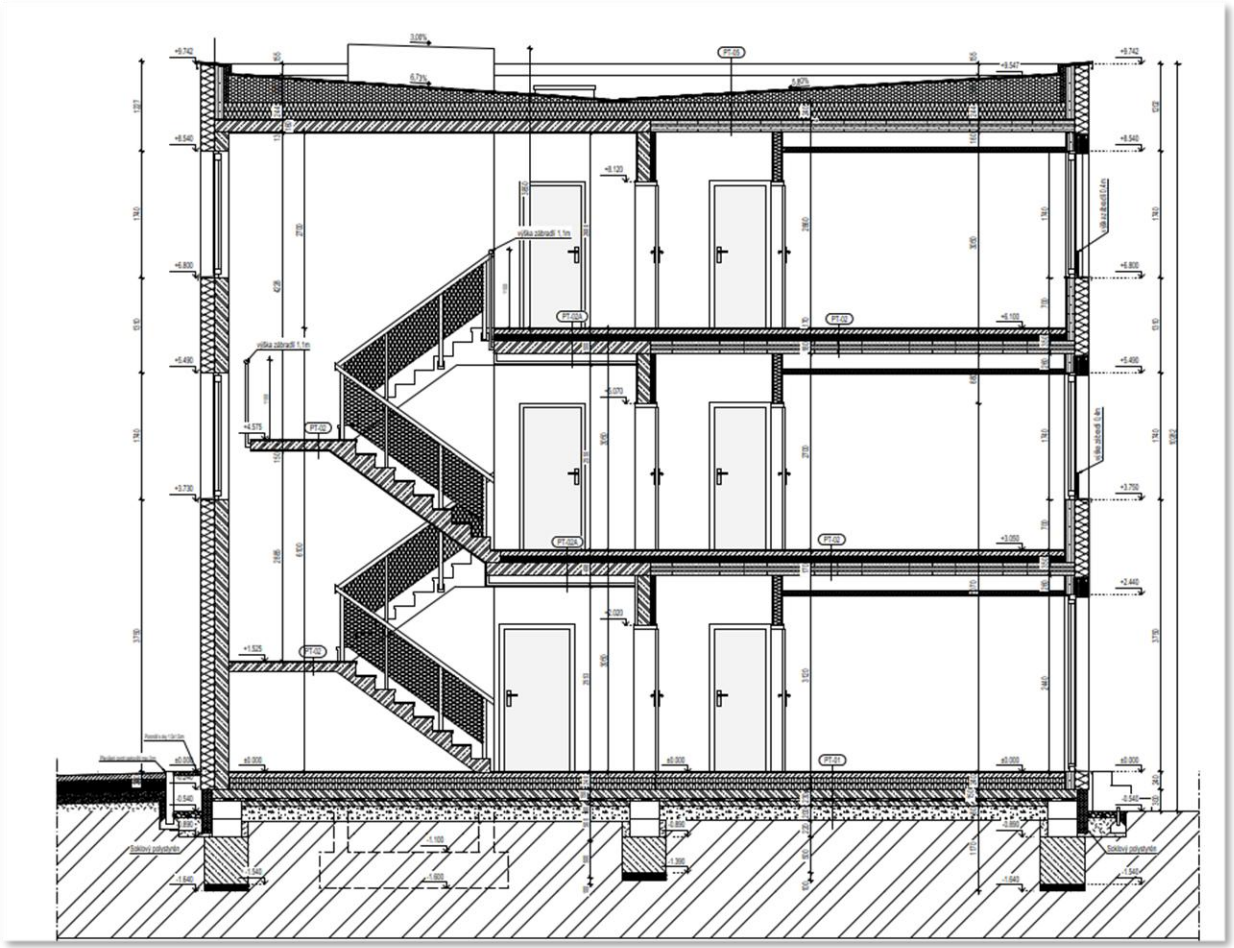
Valid decision defined:

- Position on the plot
- Dimensions of the building
- Height of the building

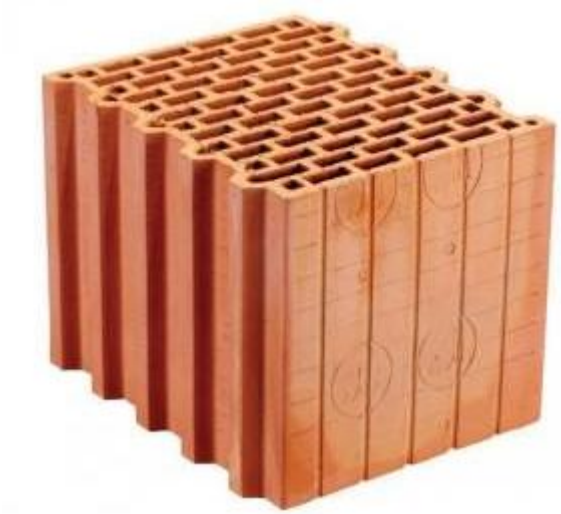
Building E1



Building E1



Three options



Comparison

		Construction		
Items	Units	Standard (bricks + monolith slabs	Wooden CLT	Wooden frame
GEFA (without parking)	m2	91	916	916
Sellable area of flats	m2	632,7	632,7	632,7
Construction duration	Months	1	12	12
Direct cost	EUR	833 27	1 139 120	1 117 374
Indirect cost	EUR	423 74	366 127	366 127
Total selling cost	EUR	1 524 48	1 825 526	1 799 152
Difference	%		**16**	**15**
Ratio TSC/GEFA	EUR/m2	1 66	1 993	1 964
Ratio TSC/Sellable area	EUR/m2	2 40	2 885	2 844

Carbon footprint

			Scope 3A				Scope 3B	
Project	Type of project	GFA (m2)	A1-A3 (Building materials) (tCO2eq)	A4 (Transport) (tCO2eq)	B4-B5 (Replacement) (tCO2eq)	3A Ratio kgCO2eq/m2	B6 (Energy use) (tCO2eq) BBI table	3B Ratio kgCO2eq/m2
6256 Tesla Pardubice fáze 3 E1 Standard	New/Residential	996	306,6	14,4	163,6	322	834,3	838
6256 Tesla Pardubice fáze 3 E1 CLT	New/Residential	996	264,2	14,6	161,2	280	834,3	838
					Difference	13,1 %		

3 Construction phase

Construction phase

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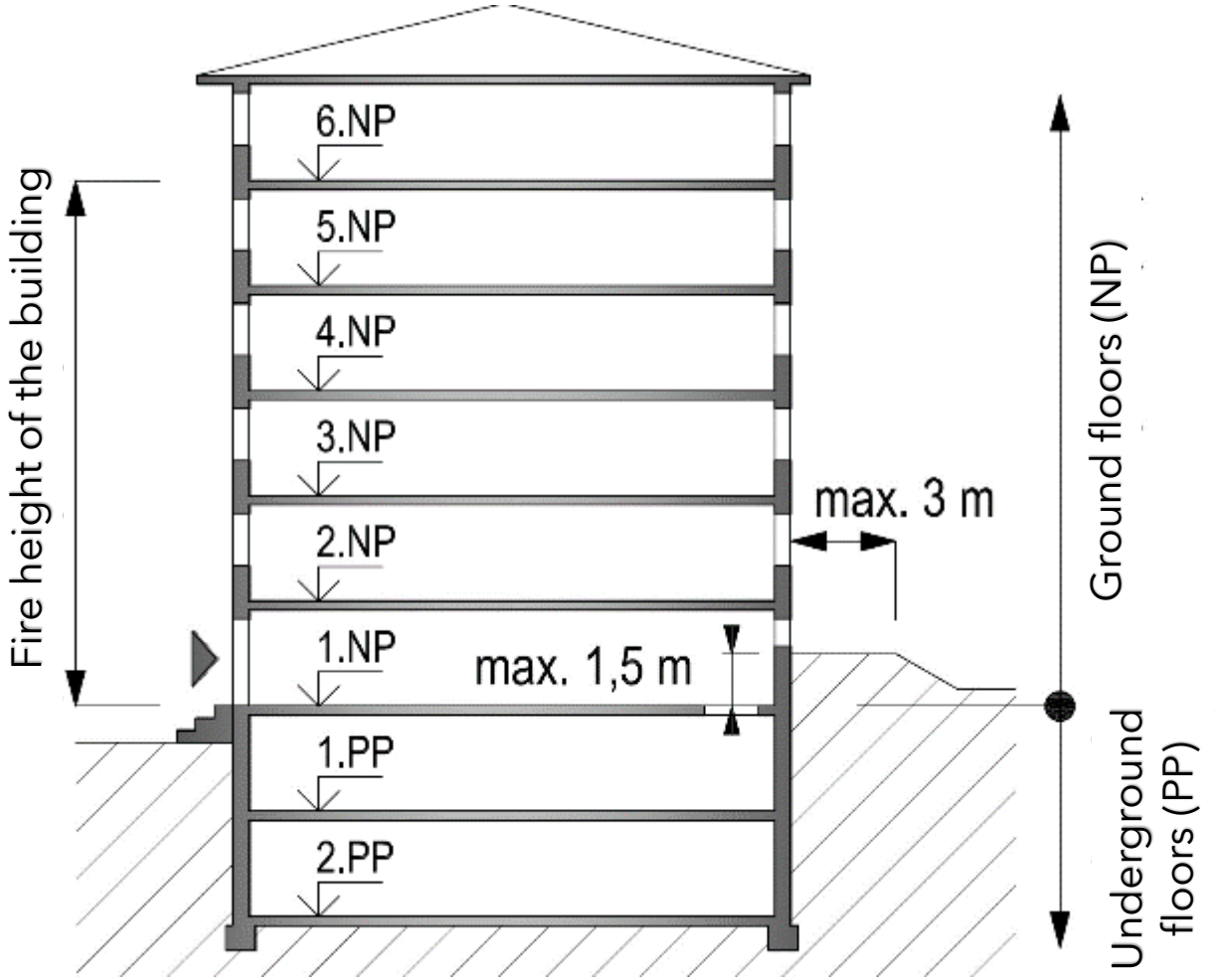
4 Fire regulations

Fire regulations

- Fire height till July 2025 – 12m = 4 ground floors
- Fire height after July 2025 – 22,5m = 7 ground floors (only for residential and office buildings)



5 Publicity

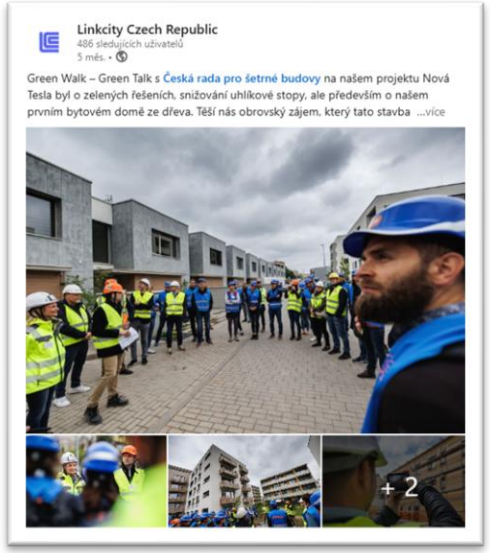
Publicity

Students

100+ students on site

Green Walk Green Talk

Guided tour on site for experts



Partners

Subcontractors
Clients

VIP visits

City, region government - representatives
Minister of agriculture

6 Next steps

Next steps

- Collaboration with Linkcity Czech Republic
- Focus on public tenders
- Searching for most cost effective construction system

THANK YOU

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