



## EUROPEAN INTEGRATED SCHOOL

VILLAGE KECHNEC, SLOVAKIA  
parcel nr. 487/28, 488/1, 488/2, 488/3

STUDY

DATE: 02 / 2021



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## List of drawings

Drawing number	The name of the drawing
1383-01-ASR-01	Accompanying report
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1383-01-ASR-03	Site plan based on cadastral territory map
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## ACCOMPANYING REPORT

### A.1 IDENTIFICATION DATA

#### A.1.1 Construction data

Title of construction: European Integrated School  
Municipality: Kechnec, Slovakia  
Cadastral territory: Kechnec  
Parcel number: 487/28, 488/1, 488/2, 488/3

#### A.1.2 Investor data

Kechnec Village, 044 58 Kechnec 19, Slovakia

#### A.1.3 Data on the study processor

JEGON s.r.o., Š. Kukuru 12, Michalovce, Slovakia  
Author: Jozef Gonos  
Co-author: Ondřej Ulip  
Archive number: 1383

### A.2 TERRITORY DATA

#### a. Scope of the area addressed

Municipality: Kechnec, Slovakia  
Cadastral territory: Kechnec  
Parcel number: 487/28, 488/1, 488/2, 488/3

#### b. Description of the area

The building area has a rectangular shape with basic dimensions of 236 x 426m.

The area is currently under construction. Within the framework of previous project documentation, a building permit was issued for the construction of a kindergarten in the south eastern part of the solved territory. This study respects the shape of the kindergarten with a partial shift in construction.

From the east side, the area bounded by road III/3347 is addressed. From the west side, the area bounded by road I/17 is addressed.

The solved area is slightly sloped towards the eastern side. The proposed area is located in close proximity to the industrial park.

### A.3 CONSTRUCTION DATA

#### a. Name of the building

European Integrated School

#### b. Division of the building into building objects

BO 01 Primary and secondary school  
BO 02 Dormitory  
BO 03 Underground parking  
BO 04 Paved areas  
BO 05 Football pitch  
BO 06 Tribune - football /coach. Football field  
BO 07 Multifunctional playground  
BO 08 2 x Tennis field  
BO 09 2 x volleyball court  
BO 10 Training football field  
BO 11 Running track  
BO 12 Covered ice area  
BO 13 Greenery / orchard modifications  
BO 14 Fencing  
BO 15 Water surface

#### c. proposed construction capacities (built-up area, usable area, number of users)

Built-up area SO 01 - Primary and secondary school 10 750 m<sup>2</sup>  
Useful area SO 01 - Primary and secondary school 16 450 m<sup>2</sup>  
Built-up area SO 01 - Primary and secondary school 103 300 m<sup>3</sup>  
Number of users: primary school 300 pupils, secondary school 300 pupils, total 40 teachers, 2 apartments for school administrators

Built-up area SO 02 – Dormitory 1 078 m<sup>2</sup>  
Useful area SO 02 - Dormitory 2 500 m<sup>2</sup>  
Built-up space SO 02 - Dormitory 11 080 m<sup>3</sup>  
Number of users: dormitory 100 pupils, 5 staff, 4 apartments for teacher's

Built-up area SO 03 – Underground parking 5 437 m<sup>2</sup>  
Built-up space SO 03 - Underground parking 18 213 m<sup>3</sup>  
Number of parking places: 154

Other construction capacities are dealt with in more detail in the parts "Conversion of orientation costs" of this study.

#### d. Description of the building

The proposed campus of the European Integrated School consists of several buildings, which are used primarily for teaching and leisure activities of kindergarten, primary and secondary school students.

The main entrance to the complex is from the east side of the road III / 3347 by one-way communication with the possibility of controlling users or visitors.

Within the ground floor, there are parking spaces for buses, a car park for picking up students by parents, and a separate area of parking spaces is set aside at the kindergarten. In the northern part of the plot, parking spaces are proposed, which will be primarily used for sports events in the western part of the area. Due to the preservation of the airiness of the area and the location of larger grassy areas with greenery, improving the environment, other parking spaces are designed as underground under the courtyard. In addition to parking, the underground floor also serves as a connecting space between the kindergarten, primary school, secondary school and dormitory, and also as a transport corridor for the transport of food between individual schools. Underground areas can be used for civil defence, go-kart racing and other activities.

With its largest volume, the building is a primary and secondary school for a total of 600 technical students. It is a two-storey building with internal multifunctional roofed spaces, which are used to illuminate the interior rooms, an open foyer in each half of the building, a kitchen with a capacity of 800 meals, a pair of apartments for school administrators and of course sufficient facilities to support knowledge, skills and sports activities.

The primary and secondary school includes an indoor sports hall, a swimming pool and a gym, which can also be used for the public by a separate corridor so that pupils and the public do not meet.

For the accommodation of 100 pupils and 4 families of teachers, there will be a boarding school, the shape of which corresponds to the kindergarten building.

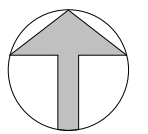
Part of the area is the design of the water surface and outdoor playing paved areas in the front and back of the school.

The entire western part of the plot will be used for sports activities - football fields with a grandstand, covered ice rink, multifunctional playground, areas for tennis, volleyball, etc. are proposed.

The project envisages sufficient security of the entire area in connection with current trends, which will begin with the fencing of the land and continue at the individual entrances to the buildings.



LEGEND



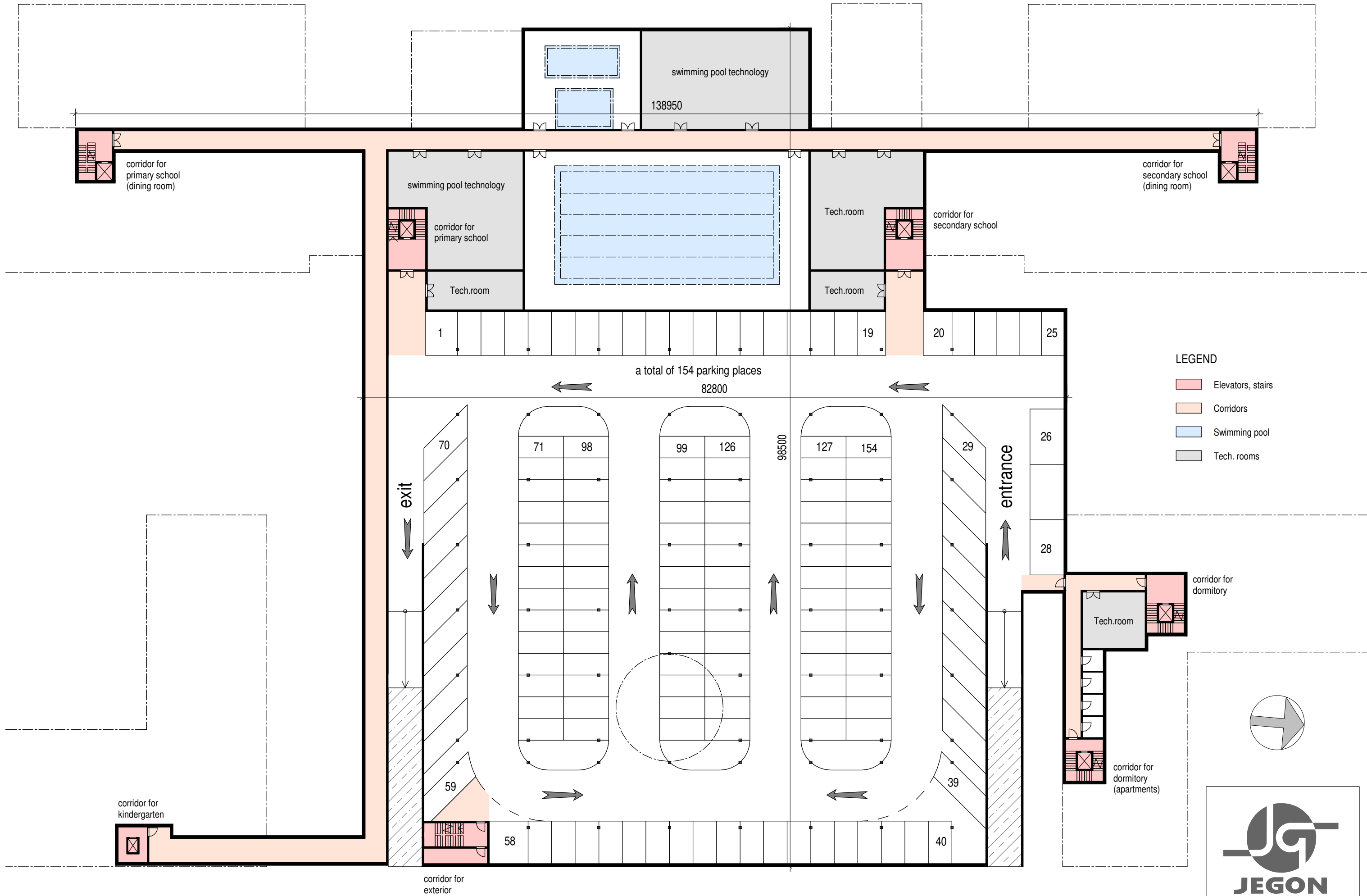
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1383-01-ASR-02

SITE PLAN OF A WIDER AREA





- LEGEND**
- Elevators, stairs
  - Corridors
  - Swimming pool
  - Tech. rooms

**UNDERGROUND PARKING - 1ST UNDERGROUND FLOOR**  
1:400

1383-01-ASR-04



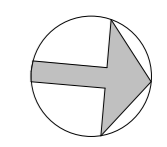
**JEGON**

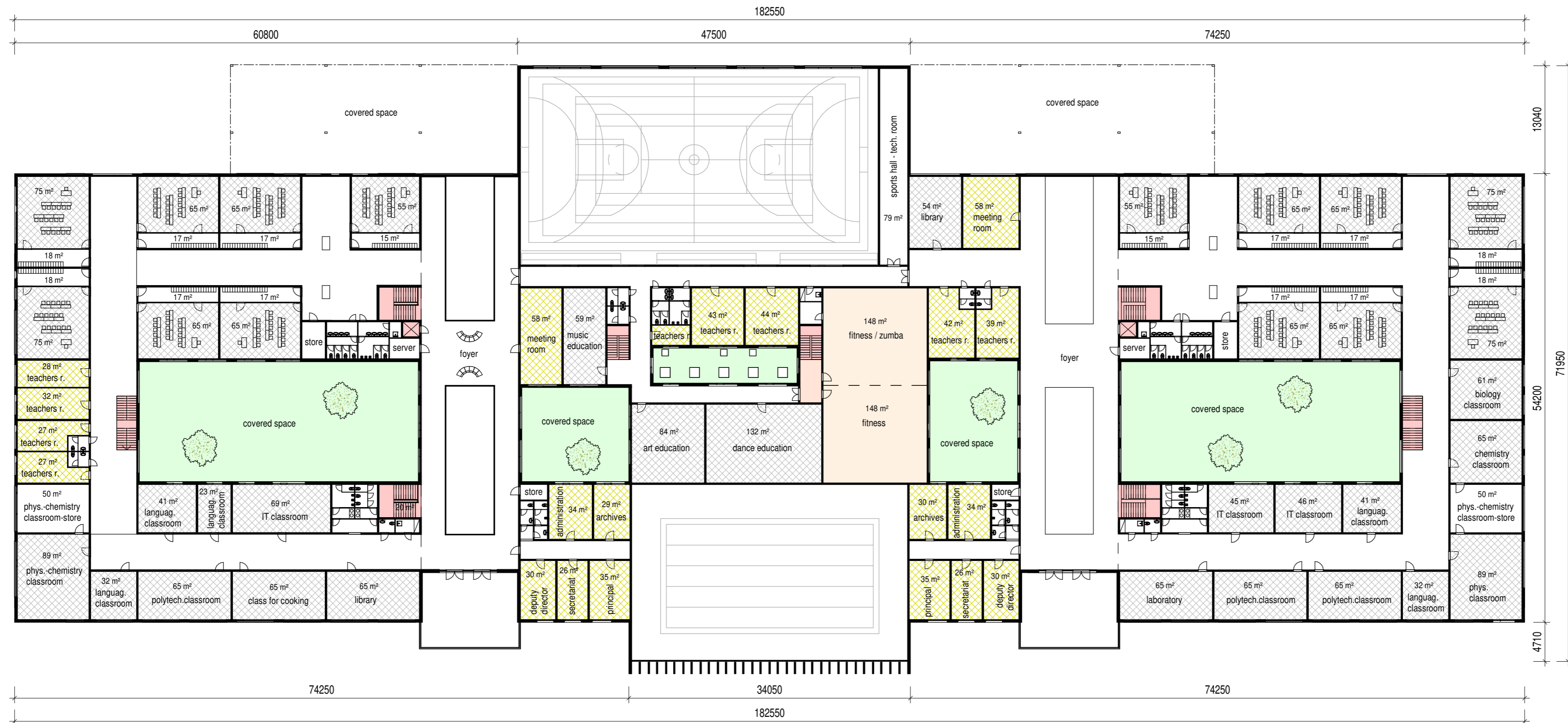
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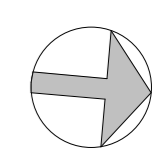


- LEGEND**
- Elevators, stairs
  - Multifunctional / exhibition space
  - Classrooms
  - Teachers rooms, administration
  - Dining room, eating preparation
  - Sport hall
  - Corridors for the public





- LEGEND**
- Elevators, stairs
  - Multifunctional / exhibition space
  - Classrooms
  - Teachers rooms, administration
  - Sport hall / fitness
  - Corridors for the public



1383-01-ASR-06  
**PRIMARY AND SECONDARY SCHOOL - 2ND FLOOR**  
 1:400

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1 x flat 90m2  
1 x bflat 123m2

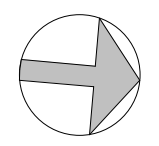
check point  
office  
2 x educator room

13 x room for 2 persons  
total 26 persons

total  
1st floor + 2nd floor + 3rd floor  
26+38+34 = 98 persons

LEGEND

-  Elevators, stairs
-  Room
-  Check point, office, educator rooms
-  Common space / foyer
-  Flats for teachers



1383-01-ASR-07

DORMITORY - 1ST FLOOR  
1:200

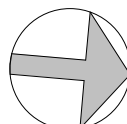


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1 x flat 90m2  
 1 x flat 123m2  
 19 x room for 2 persons  
 total 38 persons  
 total  
 1st floor + 2nd floor + 3rd floor  
 26+38+34 = 98 persons

- LEGEND
- Elevators, stairs
  - Rooms
  - Common space / foyer
  - Flats for teachers

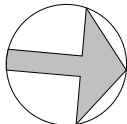


1383-01-ASR-08  
**DORMITORY - 2ND FLOOR**  
 1:200

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- LEGEND
- Elevators, stairs
  - Rooms
  - Common space / foyer



1383-01-ASR-09  
**DORMITORY - 3RD FLOOR**  
 1:200

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1383-01-ASR-10

EXTERIOR VISUALIZATION 01



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EXTERIOR VISUALIZATION 02



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EXTERIOR VISUALIZATION 03



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1383-01-ASR-13

EXTERIOR VISUALIZATION 04



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EXTERIOR VISUALIZATION 05



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EXTERIOR VISUALIZATION 06



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EXTERIOR VISUALIZATION 07



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1383-01-ASR-17  
EXTERIOR VISUALIZATION 08



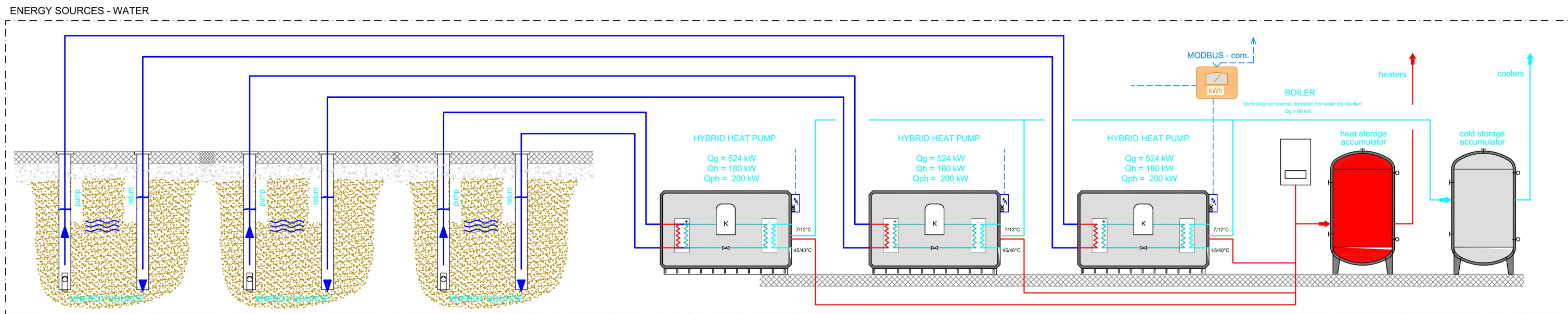
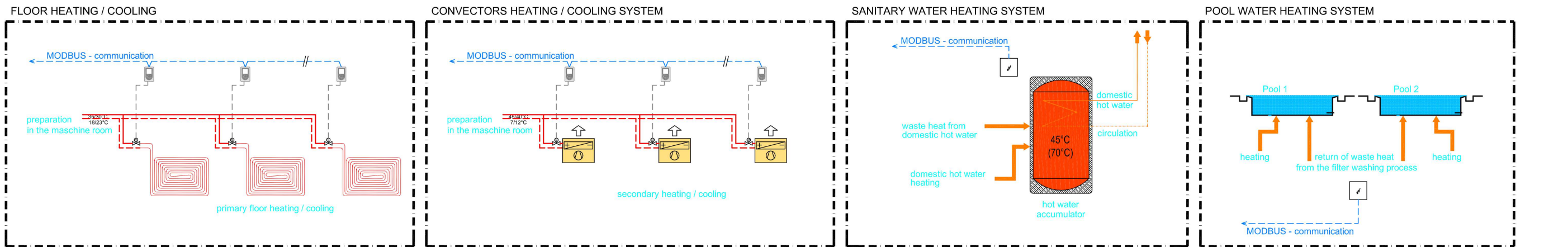
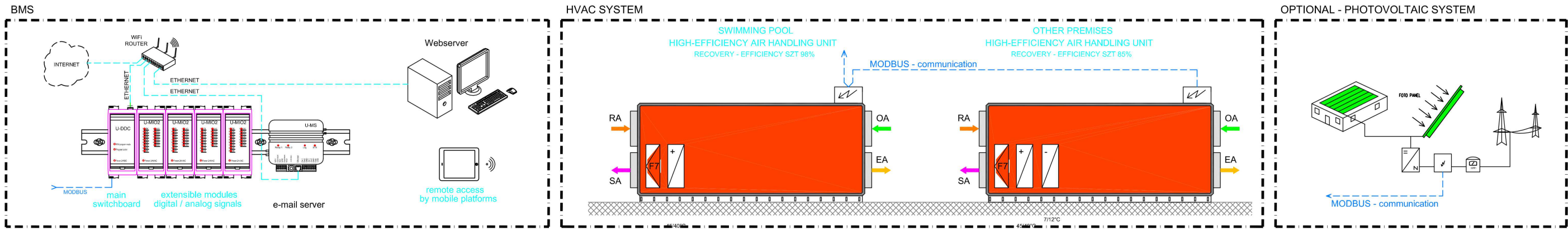


PRIMARY SCHOOL - OPEN ENTRANCE AREA / FOYER

1383-01-ASR-18  
 INTERIOR VISUALIZATION



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EUROPEAN INTEGRATED SCHOOL

Conversion of orientation costs

DATE 16.02.2021

VILLAGE KECHNEC, SLOVAKIA, parcel nr. 487/28, 488/1, 488/2, 488/3

Conversion of orientation costs is an inseparable part of the drawings of the project-documentation from Jegon s.r.o., archive number 138:

Building objects

Objekt	Name	More detailed description	unit area	unit price	total price (Eur w/o VAT)	Price objects		
BO 01.1	Primary and secondary school	School 1st floor	1914,4m2 x 4,3m	8 232,0 m3	797,50	6 565 020	33 847 848	
		School 2nd floor	w/o hall, swimming pool, 7113,2m2 x 4,25m	30 231,1 m3	284,50	8 600 748		
		School 3rd floor	w/o hall, swimming pool, 7518,1m2 x 4,4m	33 079,6 m3	284,50	9 411 146		
BO 01.2	secondary school	Hall	1142,4m2 x 10,65m	12 166,6 m3	268,00	3 260 649		
BO 01.3		Swimming pool	1190,1m2 x 4,25 + 785,2m2 x 4,4m	8 512,8 m3	336,00	2 860 301		
BO 01.4		Multifunctional / exhibition space	1280m2 x 8,65m	11 072,0 m3	284,50	3 149 984		
BO 02	Dormitory	Dormitory 1st underground floor	206,2m2 x 4,3m	887,0 m3	797,50	707 383		3 270 168
		Dormitory 1st floor	1077,6m2 x 3,65m	3 933,0 m3	251,50	989 150		
		Dormitory 2nd floor	709m2 x 3,05m + 369m2 x 3,8m	3 563,0 m3	251,50	896 095		
		Dormitory 3rd floor	708,9m2 x 3,8m	2 694,0 m3	251,50	677 541		
BO 03	Underground parking	5436,5m2 x 3,35m	18 213,0 m3	797,50	14 524 868	14 524 868		
BO 04	Paved areas	paving		3 246,0 m2	87,50	284 025		1 760 238
		asphalt		7 695,0 m2	87,50	673 313		
		playing area - paving		3 992,0 m2	87,50	349 300		
		grass paving		5 184,0 m2	87,50	453 600		
BO 05	football pitch	9106m2			634 700			
BO 06	tribune for football fields	1842m2	10 315,0 m3	154,00	1 588 510			
BO 07	multifunctional playground	667m2			51 450			
BO 08	2 x tennis court	2 x 670 m2	1 340,0 m2	22,00	29 480			
BO 09	2 x volleyball court	2 x 162 m2	324,0 m2	22,00	7 128			
BO 10	training football field		5 400,0 m2	22,00	118 800			
BO 11	Oval running track		4 760,0 m2	22,00	104 720			
BO 12	Covered ice area	2700m2 x 10m + 540m2 x 5m	29 700,0 m3	267,00	7 929 900			
BO 13	Greenery / orchard modifications		53 500,0 m2	40,00	2 140 000			
BO 14	Fencing		1 350,0 m	280,00	378 000			
BO 15	Water surface		575,0 m2	70,00	40 250			
Additional constructions	Kindergarten 1st underground floor	71,8m2 x 4,3m	309,6 m3	797,50	246 906			
	Water surface inner courtyard	258,1m2 x 1,0m	258,1 m3	797,50	205 835			
	Steel construction at the playing area	2x 452,5m2	905,0 m2	250,00	226 250			
<b>Total</b>					<b>67 105 049</b>	71 872 402		
Civil engineering 4%					2 684 202			
Exploration work					70 000			
Projekt work 3%					2 013 151			
Reserve 10%					7 187 240			
<b>Building objects total</b>					<b>79 059 643</b>	Eur		

Interior equipment

Objekt	Name	More detailed description	unit area	unit price	total price (Eur w/o VAT)	Price objects	
interior equipment BO 01	Furniture	Teachers room / administration	17x teachers room, 13x administration	30,0 pcs	5 000,00	150 000	1 050 800
		Dressing room	11x for sport, 28x for class	39,0 pcs	3 000,00	117 000	
		Dressing room - swimming pool		1,0 pcs	10 000,00	10 000	
		Dining room	1x primary school, 1x secondary school	2,0 pcs	20 900,00	41 800	
		Classrooms and special classrooms	28x class, 24x special classroom	52,0 pcs	9 000,00	468 000	
		after school club	4x in primary school	4,0 pcs	6 000,00	24 000	
		foyer / common space	1x primary school, 1x secondary school	2,0 pcs	30 000,00	60 000	
		buffet / cafeteria	1x secondary school	1,0 pcs	10 000,00	10 000	
Kitchen - technology			1,0 pcs	170 000,00	170 000		
interior equipment BO 02	Furniture	Room, Educator room	15x 1st floor, 19x 2nd floor, 17x 3rd floor	51,0 pcs	4 500,00	229 500	259 500
		Check point, office	1x check point, 1x office	2,0 pcs	6 000,00	12 000	
		foyer / common space	1x 1st floor, 1x 2nd floor, 1x 3rd floor	3,0 pcs	6 000,00	18 000	
<b>Total</b>					<b>1 310 300</b>	1 441 330	
Reserve 10%					131 030		
<b>Interior equipment total</b>					<b>1 441 330</b>		Eur
Total price w/o VAT					<b>80 500 973</b>	Eur	
Total price with VAT					<b>96 601 167</b>	Eur	

1383-01-ASR-20

CONVERSION OF ORIENTATION COSTS

