

Plan of Investment Activities of TBU in Zlín for 2026

List of investment projects with a budget exceeding CZK 10 million (in thousand CZK):

Project	Non-investment resources	Investment resources	Non-investment resources - grants	Investment resources - grants	Total
1. Construction of a new U1 building	3,078	134,431	0	305,844	443,353
2. Multifunctional sports hall U5	0	*40,000	0	0	*40,000
3. Renovation and modernization of the U2 building	249	3,122	0	0	3,370
4. TBU Hall of Residence U3 Růmy	0	2,557	0	0	2,557

* Only if funding for the construction has been provided

1. Construction of a new U1 building



A. DETAILS REGARDING THE PROJECT AS A WHOLE

A.1 Description of the project

The goal of the project is the construction of a new U1 building for the Faculty of Technology. The original building, constructed on the site in the early 1930s as part of the factory premises owned by Bata company, was demolished last year due to structural problems, and a new building is currently in development on the same site.

The author of the design of the new building is Ing. arch. Vladislav Vrána from Atelier 2002 in Brno. The new building follows in the tradition of standardized Bata factory architecture, however, at the same time, interprets it in a modern minimalist form. The building has a compact cubic mass; its proportions and the floor area are very similar to those of the original pre-war building, which allowed for natural integration into the urban context of the former factory premises.

The main architectural expression is determined by the regular modules of the supporting skeleton structure, and by the clear division of the facade into the individual floors. The supporting reinforced concrete elements remain visible, forming the grid of the facade, which is filled with brick masonry and large-scale glazed surfaces. This material concept optically refers to the original “red and white” functionalism of Zlín – the combination of red brick fillings and light reinforced concrete elements created in the city of Zlín during the Bata era. At the same time, the new facade holding large windows has an open, modern appearance and, towards the city centre, the university campus is visually more connected to the surrounding public space.

The building has six above-ground floors and one partially recessed technical underground floor. The roof of the building is flat, and, above the sixth floor, there is an open technological superstructure accessible by a service staircase, where the air conditioning, cooling and heating equipment is located.

In terms of energy efficiency, the new building is parametrically designed in the “A extremely energy-efficient” category, and meets the requirements set for the passive energy standard. The use of modern technologies, such as energy-efficient lighting, photovoltaic panels, heat pumps, high-quality insulation of the building envelope and energy consumption management, will reduce operating costs and eliminate the ecological impact of the building’s operation on the environment.

The construction programme consists of modules for teaching laboratories, seminar classrooms and offices for teachers and researchers. In future, the building will be used by the Department of Production Engineering, the Department of Polymer Engineering, the Department of Physics and Materials Engineering, as well as by the Dean’s Office and all administrative units of the Faculty. The spatial solution is designed with the aim of maximizing the usable area of the building, and of arranging the rooms in an operationally functional and efficient manner, while, at the same time, taking into account the specific needs of the departments/constituent parts of the Faculty.

Special infrastructure is designed for the Department of Production Engineering, which is of key importance for the planned development of degree courses in mechanical engineering in the future. For this Department, heavy hall technological laboratories with increased floor load-bearing capacity will be built on the ground floor of the building, allowing for universal placement of machinery and handling of heavy loads using crane technology.

Basic parameters of the project:

No.	Parameter	Unit	Value	Liability
1.	Built-up area	m ³	38,572.00	min.
2.	Usable area	m ²	8,330.00	min.
3.	Total net usable area	m ²	5,213.00	min.

A.2 Project costs

The total cost of the project, including all design and engineering activities and laboratory, technological and interior equipment to be purchased for the facility, amount to CZK 653 million including VAT.

The sources of funding for the project are divided as follows:

The amount of CZK 201.6 million, shall be provided by the Ministry of Education, Youth and Sports of the

Czech Republic from the programme funding source entitled “Development and Renovation of Material and Technological Facilities of Public Universities”.

The amount of CZK 200.0 million shall be provided by the Zlín Regional Authority as part of an individual subsidy granted in compliance with the concluded Agreement on Long-Term Cooperation between the Zlín Regional Authority and TBU.

The amount of CZK 59.7 million shall be provided from the Operational Programme ‘John Amos Comenius’, ERDF Quality, project entitled “Modernization of Infrastructure and Better Academic Tools (MILAN)”.

TBU shall pay the amount of CZK 191.7 million from its own funds.

A.3 Dates set for preparation and implementation of the project

Time schedule – CONSTRUCTION	Start date	End date
Elaboration of an architectural study	06/2021	08/2021
Elaboration of documentation for zoning decisions	11/2021	03/2022
Final zoning decision issued	-	01/2023
Elaboration of project documentation for building permits	12/2022	04/2023
Elaboration of project documentation for construction implementation	05/2023	11/2023
Valid building permit issued	-	02/2024
Tender procedure for construction manager	05/2024	08/2024
Tender procedure for construction contractor	05/2024	09/2024
Construction implementation	10/2024	10/2026
Tender procedure for laboratory equipment suppliers	11/2025	02/2026
Tender procedure for interior equipment suppliers	01/2026	04/2026
Tender procedure for other types of supplies	03/2026	05/2026
Delivery of laboratory equipment	10/2026	12/2026
Final approval process	12/2026	01/2027
Delivery of interior equipment	01/2027	03/2027
Supplies of technological and other types of equipment	01/2027	03/2027
Handing over of the building for permanent use	-	03/2027

The construction of the building is planned to be carried out in the period of 2 years, to be completed in October 2026. By the time when the construction is close to completion, a complete set of laboratory equipment will be installed. The official approval of the building will follow, and, afterwards, the interior, technological and other equipment will be delivered. The fully functional and equipped building will be handed over to the Faculty of Technology for permanent use from March 2027.

A.4 Reasons for the implementation of the project

The new U1 building shall replace the former U1 building, which was demolished due to statics being in a state of disrepair.

The basic goal of the project is to meet the current requirements of the Faculty of Technology regarding the rooms/premises available.

The project is in accordance with the Implementation Plan of the Strategic Plan of TBU in Zlín for the 21 Period 21, Strategic Goal 5.5, Sub-goal 5.5.1.

A.5 Synergic links to other grants provided

In January 2025, a legal act was issued for the project entitled “Modernization of Infrastructure and Better Academic Tools (MILAN)”, OP JAC, ERDF Quality.

This project provides funding for selected operational files of the CONSTRUCTION and for selected INTERIOR items in this structure, and in this amount of eligible expenses:

No.	ID in project documentation	Item	INVESTMENT	NON-INVESTMENT	Total incl. VAT
1	PJ 201.1	Laboratory equipment	25,409,769.78	17,503,037.52	42,912,807.30
2	PJ 201.2	Cranes, crane tracks	3,395,024.38	0.00	3,395,024.38
3	D.1.4.11	Audiovisual and didactic technology	4,698,941.95	1,669,082.20	6,368,024.15
4	PJ 201.3	Pressure station for compressed air distribution	1,507,937.62	0.00	1,507,937.62
5	PJ 201.4	Cylinder stations for laboratory gas distribution	875,749.82	0.00	875,749.82
6	PJ 201.5	Demineralized water producers	323,259.03	0.00	323,259.03
7	INT	Furniture (lecture rooms + academics' offices)	1,172,261.50	6,306,655.59	7,478,917.09
			37,382,944.08	25,478,775.31	62,861,719.39

The first two items PJ 201.1 and PJ 201.2 were transferred to the OP JAC in total. The 5 remaining items have been transferred partially, i.e. some of the items continue to be funded from programmes organized by the MEYS, and selected items have been transferred to the OP JAC. In accordance with this fact, there are two separate budgets.

B. CURRENT STATUS OF THE PROJECT AND PLANS FOR 2026

B.1 Description of the current status of the project

The construction stage of the project was started on 1 October 2024, and is scheduled to take 25 months.

The general contractor of the construction is the association of companies Zlínstav and Metrostav DIZ.

The following work and activities were carried out in the first year of construction:

Development of the construction site equipment, construction site connections, specification of surrounding buildings, geodetic surveying and layout work, deployment of the CDE environment.

Earthworks, deep pile foundation of the structure, grounding system, subgrade, base concrete, foundations for cranes, horizontal sewage and storm sewers, waterproofing of the substructure, foundation slab, related construction work on the neighbouring building of the House of Culture.

Water connection, hot water connection, modifications to the technological channel and multifunctional collector for the U1–U15 connection, consolidation of the existing optical connection of the U15 building, installation of construction site cranes.

Formwork, reinforcement and concrete work on the reinforced concrete supporting structure including

supporting structures and facade scaffolding, thermal insulation of the facade, masonry of the perimeter and interior walls, installation of lintels and concreting of the reinforcing rings.

Staff in charge of tracing air conditioning routes, sanitary engineering, electrical installations, etc. scheduled to start their work.

Continuous 360-degree photography of the construction and 3D scanning of the building followed by the creation of a BIM model.

Completion of the building shell is scheduled for the end of 2025.

B.2 Schedule of work for 2026

At the beginning of 2026, the complete implementation of the roof covering, and the closure of the facade with fillings for external openings will be of key importance for the construction, so that the building is climate-resilient.

In the course of 2026, all work referred to as the main construction production/associated construction production, and the supply and installation of all technological equipment of the building will be carried out.

At the end of 2026, a complete set of laboratory equipment for the facility, which is the subject of a separate contract, will be installed in the completed building.

The final approval of the completed building is planned for 12/2026 – 01/2027, to be followed by the delivery of interior equipment, AV equipment and all other types of fixtures and fittings.

B.3 Expected amount of costs and funding provided to cover the costs in 2026

Expenses 2026:

Supervision by the designer:	CZK 455,000
Organization of the public tender:	CZK 288,000
Construction manager:	CZK 3,931,000
<u>Comprehensive supply of the construction:</u>	<u>CZK 438,679,000</u>
TOTAL:	CZK 443,353,000

Funding 2026:

Funding provided by programmes organized by the MEYS:	CZK 201,584,000
Zlín Regional Authority:	CZK 104,260,000
<u>TBU:</u>	<u>CZK 137,509,000</u>
TOTAL:	CZK 443,353,000

2. Multifunctional sports hall U5



A. DETAILS REGARDING THE PROJECT AS A WHOLE

A.1 Description of the project

The goal of the project is the construction of a multi-purpose sports hall for indoor sports, which will enable to:

- Organize national and international events in competitive/non-competitive sports, such as the European University Championships, international academic championships, Czech Academic Games, Academic Championships of the Czech Republic, competitions of the League of Universities, memorials, cup competitions, etc.
- Significantly increase in the number of training sessions for athletes in the available infrastructure.
- Centralize the facilities for most sports pursued at TBU.

The actual sports hall is designed as a large-scale building without supports, corresponding to the parameters for locating of a handball court. The area defined in this way (usable sports area of 40 x 20 m, total area including adjacent zones with a size of 44 x 22 m) enables a multipurpose use of the sports ground, namely for floorball, tennis on one court, basketball and volleyball courts in two areas oriented transversely to the main court. Clearance height of no less than 10.5 m.

The main part of the hall, alongside the longer wall, shall comprise a two-floor installation consisting of changing rooms with facilities, facilities for coaches and referees, equipment and ball storage, stands and sanitary facilities for visitors, and technical facilities of the building.

The sports ground will be equipped with an orientation audiovisual system including a centrally controlled electronic scoreboard, with a rotating drive, to be used depending on the court in use. The hall will be equipped with standard sports equipment, both fixed and free-standing. The surface of the court will comprise a flexible sports floor and provided with permanent lines of different colours, depending on the

type of court used.

The architectural design of the extension will follow the contemporary compact architectural expression of the entire U5 complex. The extension will be incorporated without significantly disrupting the purity of the relations between the basic parts of the U5 complex.

The building is planned to be located on the plot of land No. 2001/20, cadastral area of Zlín, owned by the Municipality of Zlín. For this project, legal actions affecting property rights were taken in cooperation with the owner of the land, and that in the form of a Loan for Use Agreement for the period of construction work, and of an Agreement on Future Purchase Contract concerning the built-up part of the land.

Due to the area of land in question, it is necessary to implement conditional investments, such as the relocation of the current mains connections, new trees/bushes to be planted to replace the removed greenery, establishment of a new separate connection to the municipal heating pipeline, and the installation of a separate heat exchanger station, as well as the connection of the hall to the current transformer station, to low-current distribution systems and to the water supply of the U5 premises, etc.

A.2 Project costs

Construction:	CZK 137,000,000
Land:	CZK 3,962,000
New trees to be planted:	CZK 1,867,000
Equipment:	CZK 2,500,000
Project documentation, engineering, technical supervision, occupational safety/fire prevention:	CZK 2,657,000
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TOTAL:	CZK 147,986,000 CZK including the VAT coefficient

A.3 Dates set for preparation and implementation of the project

Project documentation for building permit:	Completed
Building permit:	Issued

A.4 Reasons for the implementation of the project

Nowadays, sport is a societal phenomenon that affects a large part of the population in economically developed countries, and influences many aspects of social life.

TBU hires sports facilities from external entities for sports activities on a large scale. It is necessary to acquire financially sustainable sports infrastructure, owned by the University, in order to provide space for TBU's existing and development activities in the field of university sports.

A.5 Synergic links to other grants provided

None.

In calls for regional sports infrastructure organized by the National Sports Agency, a higher education institution is not an eligible recipient of a grant; calls for submission of applications regarding standardized sports infrastructure are parametrically intended for professional sports.

B. CURRENT STATUS OF THE PROJECT AND PLANS FOR 2026

B.1 Description of the current status of the project

In 2025, a valid building permit for the project was obtained.

This process was preceded by negotiations with the Municipality of Zlín regarding legal actions affecting property rights, as the Municipality of Zlín is the owner of the land to be used for the construction. During the negotiations, the environmental damage due to the necessary removal of the current greenery and the specification of new trees/bushes to be planted was discussed. Furthermore, technological requirements of network administrators/owners were fulfilled, as the networks must be relocated due to the construction project in question.

B.2 Schedule of work for 2026

The next design stage (documentation for construction implementation) will not be prepared.

In accordance with the Design & Build method and with the implementation of the FIDIC Yellow contract standard Book, a public tender seeking directly the construction contractor, who shall prepare the documentation for the construction project on their own.

By 02/2026, the so-called "client's requirements for the subject matter and purpose of the project", i.e. technological standards of the commissioned construction, will be finalized, and the relevant public tender can be started.

The next step depends on the provision of funding for the construction.

The construction is planned to take 18 months in the event that funding has been provided for the implementation of the project.

B.3 Expected amount of costs and funding provided to cover the costs in 2026

The construction period is 18 months.

If construction work starts in the second quarter of 2026, the costs expected in 2026 will amount to approximately CZK 40 million.

3. Renovation and modernization of the U2 building



A. DETAILS REGARDING THE PROJECT AS A WHOLE

A.1 Description of the project

During the period from 2015 to 2025, several stages of renovation of sections of the U2 building were gradually implemented, with a total cost of CZK 266 million:

MEYS	Replacement of windows and glass facades	2015–2016	CZK 29 million
ERDF	Renovation of lecture halls A, B	2018	CZK 13 million
MEYS	Renovation of lecture halls C, D	2019	CZK 16 million
ERDF	Renovation of the 1st underground floor	2018–2019	CZK 85 million
TBU	Renovation and modernization of the Assembly Hall	2022	CZK 92 million
ERDF	Renovation of lecture rooms	2025	CZK 31 million

The goal of this last stage is a comprehensive renovation of the main part of the U2 building, comprising all floors from the first to the fifth floor, also including parts of the first underground floor, and focusing primarily on the technological equipment of the building as well as on the fire prevention issues related to the building.

Emphasis is placed on optimization of the layout and of the operational arrangement of the building in relation to the specific needs of the FaME departments located there.

The project comprises the following construction work and operational sets:

Architectural design/construction and technology design

Construction and structural design

Fire prevention equipment

Building technology:

Heating and cooling equipment of the building

Cooling equipment of the building

Ventilation and cooling equipment

Measurement and control equipment (not in use)

Sanitary engineering equipment

Gas equipment (not in use)
High-current electrical equipment, lightning rod
Low-current electrical equipment, electronic fire prevention system
Vertical transport
Audiovisual equipment
Photovoltaics
Backup power source and fire prevention

A.2 Project costs

The total costs of the project are estimated at CZK 200 million including the VAT coefficient.

The application for provision of funding for the project entitled “Renovation and Modernization of the U2 Building” was submitted to a programme organized by the MEYS, sub-programme “Development and Renovation of Material and Technological Equipment of Higher Education Institutions for the 2027+ Period”.

The percentage of funding of eligible expenses in this programme period will probably be as follows: Ministry of Education, Youth and Sports 70% , TBU 30%.

A.3 Dates set for preparation and implementation of the project

Project documentation for building permit:	Completed
Building permit:	Issued
Documentation for implementation of construction:	2026
Interior documentation:	2026

A.4 Reasons for the implementation of the project

This is the last stage of the gradual renovation of the building, which has been in use since 1994, and whose technical and technological equipment is past its service life.

A.5 Synergic links to other grants provided

None.

B. CURRENT STATUS OF THE PROJECT AND PLANS FOR 2026

B.1 Description of the current status of the project

A valid building permit for the project was obtained, which is a basic prerequisite for submission of an application for funding from a programme organized by the MEYS.

B.2 Schedule of work for 2026

A public tender for the preparation of documentation for the implementation of the construction and for interior equipment documentation will be held at the beginning of 2026. The said stages of documentation

will be finalized by the end of 2026, therefore, the project will be fully prepared, in terms of project documentation and fulfilment of legislative requirements, for submission of an application for funding to a programme organized by the MEYS.

If the MEYS starts accepting applications for funding in the next programme period as early as 2026, the construction will take place between June 2027 and December 2028.

In the event that applications for funding are accepted only from 2027 onwards, the construction will take place between 02/2028 and 07/2029.

B.3 Expected amount of costs and funding provided to cover the costs in 2026

Expenses planned in 2026, with funding to be provided by the Construction Committee:

Documentation for implementation of the construction, interior documentation:

3,370,000 CZK

4. TBU Hall of Residence U3 Růmy



A. DETAILS REGARDING THE PROJECT AS A WHOLE

A.1 Description of the project

The aims of the project are the following:

- Financially sustainable extension of TBU's accommodation infrastructure.
- Creation of a modern, comfortable and inspiring environment for TBU students.
- Improvement in the attractiveness and competitiveness of studies at TBU.

The goal of the project is the construction of a new TBU Hall of Residence, to replace the current U3 building situated on the plot of land No. 5117, No. 1090/69, cadastral area Zlín, municipality of Zlín.

The actual assignment comprises the design of a TBU Hall of Residence offering a maximum capacity possible, facilities for the HRR Management and for the Technical Services office. The construction shall be preceded by the demolition of the current building, with the construction of a new building to follow.

The designed building has a simple rectangular shape, with the following measures: 48.5 x 19.4 m; also, five above-ground floors and one underground floor. The borders of the southern and eastern front of the current U3 building shall be preserved, while the new building shall be extended towards the north and west direction.

The building is designed as a three-section facility, comprising a central service corridor, a vertical core in the middle of the building, and emergency staircases at both ends of the central corridor. Accommodation units shall be located from the 2nd to the 5th floor. The dormitories consist of 2 double rooms and shared sanitary facilities with a kitchenette. Another option comprises 2 single rooms with shared sanitary facilities and a kitchenette as well as apartments consisting of a single/double room with a kitchenette. The total accommodation capacity offers 158 beds.

The ground floor of the building, in the eastern part of the floor plan, houses the facilities of the HRR Management; the western part will be occupied by the Technical Services office, in the same extent on the 1st underground floor as well. The remaining part of the underground floor comprises parking lots accessible via an entrance situated in the north-eastern part of the floor plan.

The outer shape of the building reflects the shape of the dormitories, where the adjacent loggias on the façade extend the living space. As a result, the structure created will be inspired by the original concept of public buildings situated on the Gahura Avenue, where the supporting structure of the building is expressed via the external envelope.

Facts and figures:

Number of dormitories 2+kitchenette:	4	8 beds
Number of apartments 1+kitchenette:	18	18 beds
Number of rooms comprising 2x1 bed:	12	24 beds
Number of rooms comprising 2x2 beds:	27	108 beds
Total:		158 beds
Number of parking lots in the building:		10
Built-up area:		940 m ²
Total built-up area:		18,399 m ³

A.2 Project costs

Construction:	CZK 185,000,000
Equipment:	CZK 20,000,000
Project documentation, engineering, technical supervision, occupational safety/fire prevention:	CZK 5,000,000

TOTAL: CZK 210,000,000

A.3 Dates set for preparation and implementation of the project

Architectural study:	11/2024 – 03 /2025
Project documentation for project permit:	11/2025 – 04/2026
Building permit:	05/2026 – 10/2026
Construction implementation:	02/2027 – 08/2028
Putting into operation:	09/2028

A.4 Reasons for the implementation of the project

Long-term deficit as regards the TBU accommodation facilities available.

A.5 Synergic links to other grants provided

None.

B. CURRENT STATUS OF THE PROJECT AND PLANS FOR 2026

B.1 Description of the current status of the project

In 2025, an architectural study regarding the project was elaborated, and work on the next stage of documentation for a building permit was launched.

B.2 Schedule of work for 2026

The documentation for the project permit will be finalized, and a valid building permit will be obtained in 2026. The next design stage will not be processed.

The project is further considered as a PPP project (Public – Private Partnership) using the DBFT (Design – Build – Finance – Transfer) method.

In the public tender for a concession contract and using the contractual standard as indicated in the FIDIC Yellow Book, TBU shall seek a construction company or a developer that will finalize the design, construct and provide the funding for the building. In the subsequent operational stage, TBU will operate and repay the building under the terms and conditions as set out in the relevant contract. After repayment, the building shall become the property of TBU.

B.3 Expected amount of costs and funding provided to cover the costs in 2026

Costs expected in 2026, to be paid funded by the Construction Committee:

Documentation for obtaining of a project permit:	CZK 2,257,000
Engineering activities for obtaining of a building permit:	CZK 300,000

Plan for the purchase of machinery and equipment in 2026 sorted by TBU component parts (in thousand CZK):

Component part	1100/Fund for Maintenance of Investment Property*/	Long-term development of research organization	EU projects	Others
Faculty of Technology	18,000	0	56,000	0
Faculty of Management and Economics	0	0	0	0
Faculty of Multimedia Communications	800	0	15,200	0
Faculty of Applied Informatics	15,000	2,000	25,000	0
Faculty of Humanities	2,000	0	1,000	0
Faculty of Logistics and Crisis Management	0	0	0	0
University Institute	18,800	0	42,800	0
TBU Library	0	0	0	0
Halls of Residence and Refectory	1,000	0	0	0
TBU Rectorate	11,000	0	0	0

*/ Fund for Maintenance of Investment Property - component parts