EDUCATION OF THE FUTURE BUILDING INTERNATIONAL COMPETITION OF PRELIMINARY DRAFTS

First Round of Queries

QUERY No 1:
1.1 Dear Advisors of the “Education of the Future Building Competition,”
Due to the complexity of a competition of preliminary drafts, we hereby request a deadline extension. Thank you very much in advance.

Answer 1.1:
As at this moment, 25 October 2019, there will not be a deadline extension. The deadline set is 25 November 2019, in accordance with the provisions of the Competition terms and conditions.

QUERY No 2:
2.1- On the needs programme chart, regardless of whether or not they are considered buildable area, the total surface is 11,352 m², is this correct?

Answer 2.1:
The area considered buildable is 10,497 m², plus 455 m² for services, which may be located in underground floors and terrace roofs. Remember that the areas are approximate and not restricted, so they may vary in a 10%.

2.2- Which is the percentage of area for walls and circulation spaces?

Answer 2.2:
It depends on the project.

2.3- Can the base horizontal eaves only cover up to 30% of the building perimeter or only of the facade facing the innovation square?

Answer 2.3:
According to section 3 of Annex C, “Regulatory Guidelines:”
The following are allowed: horizontal eaves for pedestrian protection in entrances in protruding ground floor structures up to 1.50 m from the official line and up to 0.25 m thick with a clearance height of 3.20 m over the public areas. These must not cover over 30% of the official line of the pertaining front.

30% of the eaves allowed development is for each face. “Horizontal eaves” means the potential eaves which may exist for the entrances of the ground floor, leaving the ground floor height clear.

2.4- In the land plan, there are two underground floors, but no heights are specified.
Answer 2.4:
The height of each underground floor is at the designing team’s discretion, provided that the use height of the Building Code of the City of Buenos Aires is complied with.
2.5- Are those two the maximum number of underground floors that can be made in the land?

Answer 2.5:
The number of underground floors indicated in the plan is a suggestion. The participant may, at their own discretion, add more underground floors. The minimum height of the underground floor will depend on the provisions regarding its use, under the Building Code of the City of Buenos Aires.

2.6- In the base: Does a system of parasols, ventilated facades or green axis have to be within the borders of the 25 x 43.20/42.80 m box?

Answer 2.6:
See Answer 2.3: The following are allowed: horizontal eaves for pedestrian protection in entrances in protruding ground floor structures (outside the box limits) up to 1.50 m from the official line and up to 0.25 m thick with a clearance height of 3.20 m over the public areas. These must not cover over 30% of the official line of the pertaining front.
Ventilated and passable protruding structures up to 1.00 m of the official line are not computed within the buildable m².

2.7- The following are allowed in the base: Do the balconies referred to as from the second level, or minimum height 6.20 m from +0.00 stick out the base which reaches 10.50 m? This contradicts the provisions in item 1 regarding building typology classifications.

Answer 2.7:
See Answer 2.3. Balconies: allowed as from the second level or at least 6.20 m of up to 1.50 m deep. Balconies are protruding structures with three clear sides and 50% of their area will be taken into account as buildable area.

2.8- In High-Rise Building, the text reads “> ... over 17.40 m,” but in Base, it talks about +18.50. Which is the correct base height?

Answer 2.8:
See sections 1 and 2 of Annex C.

The levels elevations refer to the case of generic m² as per the Master Plan, which correspond to a 3.40 m ground floor and 2.80 m mezzanine floors. In the event the mezzanine floors’ height is modified, the limit plans of the ground floor, base and high-rise building, as well as the levels where protruding structures commence, are always kept:

They arise from the rules of the Master Plan, where the following levels are introduced:

- 17.4 m = ground floor (3.40 m) + 5 levels (of 2.80 m)
- 18.5 m = Base construction plan (ground floor (3.40 m) + 5 levels (of 2.80 m) + banister h (1.10 m))
- 20.20 m = Height from which protruding structures may be built (ground floor (3.40 m) + 5 levels (of 2.80 m) + 2.80 m (1 clear level)}
Therefore:

Protruding structures in high-rise building: From the 21.30 m level representing the higher level of the base construction + banister height (1.10 m)

Balconies in high-rise buildings: From levels higher than the base construction level (20.20 m elevation).

A cut diagram containing the specified heights is attached hereto.

2.9- The following are allowed in high-rise building: Do you refer to protruding structures or balconies up to 2 m wide (or deep)?

Answer 2.9:
As for the high-rise building, the depth of protruding structures and balconies on floor must be lower than 2.00 m. The spaces for ventilated facades are to be included within such protruding structures, as per section 3 of Annex C.

2.11- Apart from balconies, can they be closed volumes?

Answer 2.11:
In the high-rise building, it is possible to have (closed) protruding structures which must be built from the level higher to the base and must not exceed 2.00 m deep on floor. As per section 3 of Annex C.

2.12- Can parasols, ventilated facades or axes with vegetation be outside the limits of the "buildable volume"?

Answer 2.12:
Protruding structures exclusively for ventilated facades or solar shading elements: Allowed in all base facades and high-rise buildings above the 3.20m elevation, ventilated protruding structures and passable up to 1.00 m from the official line. They are not computed within the buildable m². In the case of protruding structures in high-rise buildings, the spaces for the ventilated facades are to be included within such protruding structures (2.00 m). See section 4 of Annex C.

2.13- What do the high-rise building guidelines refer to when they state that resistant structures cannot be lowered outside the scope of the official line?

Answer 2.13:
The vertical structure cannot exceed the limits on floor established in the buildable volume.

2.14- As regards facades, does the requirement for the ground floor front to be at least 80% transparent and visually permeable refer to both official lines or just the one which faces the innovation square?

Answer 2.14:
See page 16 of the Terms and Conditions.

On the Green Axis (Innovation Park Square) and Campos Salles Av, the front of the ground floor shall be transparent and visually permeable in, at least, 80% of its extension. In the case of the sides over the pedestrian walkways, such percentage shall amount to at least 60%.

2.15- Is the base floor a trapezium with different sides: 43.20/42.80?

Answer 2.15:
The measurements of the plot of land and the buildable area within it are the ones set forth in the base plan of Autocad, in Annex E.

2.16- In one part of the Terms and Conditions, 20 m² are required to keep bicycles, and in other parts, 50 m². Which is the correct area?

Answer 2.16:
For bicycles only, 20 m² are required (see page 18) and they are included in the 50 m² mentioned on page 27 “and a 50 m² area to park bicycles and motorbikes.”

2.17- Does the independent entrance to the Auditorium from the public space have to cross the hall or not?

Answer 2.17:
Decisions as to entrances are at the designing team’s discretion.

2.18- What equipment is required for the Auditorium stage? Does it require a fly loft?

Answer 2.18:
It is at the designing team’s discretion to consider the characteristics stated on page 23 of the Terms and Conditions and the Design Premises mentioned on pages 30 and 31, where participants are required to take into account potential future modifications to the use of spaces and contemplate uses by persons with reduced mobility.

2.19- Does the Auditorium require a flat floor, for events, or a floor with a slope?

Answer 2.19:
See Answer 2.18.

2.20- In connection with the previous query, should the seats be fixed or movable to hold other types of events, such as exhibitions/public displays of art?

Answer 2.20:
See Answer 2.18.

2.21- Even if the Advisory Body requires a flat floor, can the second level have a slope?

Answer 2.21:
See Answer 2.18.
2.22- Does the division of the auditorium into three parts have to be movable or permanent?

*Answer 2.22:*

*See page 23 of the Terms and Conditions, which indicate that the possibility of a subdivision of the auditorium “into three independent auditoriums capable of functioning simultaneously” will be appreciated.*

2.23- How important is the special praise given to an Auditorium divisible into three areas within the general assessment?

*Answer 2.23:*

*The answer is in the Evaluation Criteria, on page 32 of the Terms and Conditions.*

2.24- In 2. Area for Education, what is meant by the statement that learning spaces “shall have store areas in relation to their facilities”?

*Answer 2.24:*

*The store area must contemplate the space necessary to store the facilities and equipment proposed to enable flexibility and adaptability to several uses.*

2.25- In the Area for Education, it is not clear whether the formation of the multi-purpose room consists of a large space divisible into workrooms or whether they are multi-purpose rooms workrooms and each of them must be divided into smaller workrooms.

*Answer 2.25:*

*It is a multi-purpose space close to the area for education. Take into account the Design Premises and the Evaluation Criteria in the proposal of the designing team.*

2.26- Are changing units required in all the toilets on every floor? How many and which dimensions? Are lockers included? Or does it refer to changing tables for babies?

*Answer 2.26:*

*Yes, the changing units refer to changing tables for babies and they must be on every floor in all toilets.*

2.27- Should there be a registrar’s office room on all floors?

*Answer 2.27:*

*It is not necessary. It is at the discretion of the designing team.*

2.28- Request for deadline extension: According to the schedule, we only have 34 working days (from Mondays to Fridays) or 38 including Saturdays. It is not enough time to adequately create a preliminary draft containing over 12 floors in 1:100 with furniture distribution, construction details in 1:25, structure diagram, facilities, etc., for which reason we request a deadline extension of at least 15 working days.

*Answer 2.28:*
See Answer 1.1.

QUERY No 3:
3.1- In the treatment of the outdoor space, is it possible to include ramps and slopes?

Answer 3.1:
It is possible to contemplate ramps and slopes provided that the accessibility regulations in force are observed.

3.2- What will be the use of the lands on both sides of our plot of land?

Answer 3.2:
Their use is determined in the Master Plan, Plan C_02 of Annex C. In those cases, the use will be residential and of private innovation.

3.3- Is the clear 3.20 m height of the ground floor minimum? Can it be higher?

Answer 3.3:
It refers to the minimum height, it may have a higher height.

3.4- First, the Terms and Conditions state that protruding structures are not allowed in the base, but below they indicate that balconies are allowed in the base from the second level or minimum 6.20 m. How should we interpret this apparent contradiction?

Answer 3.4:
Protruding structures are considered closed volumes. Balconies have three of their faces clear.

3.5- In the high-rise building, it says that it is a protruding structure over the +17.40 m level, then, in the base, it says that the official line shall be +18.50 m tall. After that, protruding structures are allowed from the higher level of the base of +20.20 m. Which is the correct measurement?

Answer 3.5:
See Answer 2.8. A cut diagram containing the specified heights is attached hereto.

3.6- In the high-rise building, can the allowed protruding structures be glazed habitable spaces? Can they stick out the axis 1 m away from the official line?

Answer 3.6:
As for the high-rise building, the depth of protruding structures (be they closed, semi-covered structures or balconies), on floor must be lower than 2.00 m. The spaces for ventilated facades are to be included within such protruding structures.

3.7- Can such protruding structures be up to 2 m wide or deep?
Answer 3.7:
See Answer 3.6.

3.8- Then, it says that all balconies shall be 1.50 m deep and 2 m wide. It is not clear. And how frequent can they be? Besides, does such depth make them stick out the allowed axis +1 m away from the official line?

Answer 3.8:
See Answer 2.7.

3.9- In facades, it is allowed to have – both in the base and high-rise building –, ventilated and passable protruding structures up to 1 m outside the official line. What distinguishes this element from a perimeter balcony running across the frontage of the building which can be accessible from the interior?

Answer 3.9:
See Answer 2.3.
Protruding structures exclusively for ventilated facades or sun shading elements are allowed in all base facades and high-rise buildings above the 3.20 m elevation, ventilated protruding structures and passable up to 1.00 m from the official line. They are not computed within the buildable m². As for the high-rise building, the depth of protruding structures and balconies on floor must be lower than 2 m. The spaces for ventilated facades are to be included within such protruding structures.

3.10- Is there any restriction as to the number of underground floors? And as to their clearance height?

Answer 3.10:
See answers 2.4 and 2.5.
The underground floors that appear on the plan, as well as their number and height, are a suggestion. Their clearance height may be lower than the one allowed by the Building Code, depending on its use.

3.11- Is the use of elevated technical floor discouraged?

Answer 3.11:
The technical resolution of the building is at the discretion of the designing team, provided that the Building Code is complied with.

3.12- Is it obligatory to subdivide the Auditorium into three areas? Would two be enough? Is it at the discretion of the designing team?

Answer 3.12:
See answers 2.18 and 3.11.

3.13- Is a flat floor in the Auditorium suitable for social events (like a multi-purpose room) necessary or should we prioritise the inclined plane to see the stage?
Answer 3.13:
See Answer 3.11.

3.14- Does the occupancy capacity of classrooms (1.65/1.35) include store areas? Which are the features required for such storage? Like lockers?

Answer 3.14:
The occupancy capacity specified does not include store areas. There may be storage furniture in common areas.

3.15- Due to the complexity of the programme, the level of definition and details required, including the layout of premises, it would be essential to request a deadline extension, so as to guarantee the best results of the competition.

Answer 3.15:
See Answer 1.1.

QUERY No 4:
4.1- We would like to know which are the allowed elevations of the first and second underground floors, in case they are defined. Thank you very much.

Answer 4.1:
See answers 2.4 and 2.5.
It is at the discretion of the designing team. It must be in line with the regulations in force under the Building Code of the City of Buenos Aires.

QUERY No 5:
5.1- AUDITORIUM: Can it be buried in the two underground floors or semi-buried? Any recommendations as to its location?

Answer 5.1:
See Answer 3.11. The auditorium may be located below the +0.00 elevation. It must be in line with the regulations in force under the Building Code of the City of Buenos Aires.

5.2- HEIGHTS: The terms and conditions specify that “the height of the compulsory base shall be 18.50 m, which includes the banister level over the slab, as shown in the plan.” Nevertheless, the CAD drawings show that the breakdown between both volumes is 17.50 m above zero elevation. Which is the correct one?

Answer 5.2:
See Answer 2.8.

QUERY No 6:
6.1- The terms and conditions provide for the projection of two underground floors, but they do not specify the underground floor useful heights. In Anexo E_AB2_Plancheta.dwg [Annex E_AB2_Plan.dwg], the graphics are not well scaled, for which reason we cannot use these data as a guide. We need to know if there are any regulations; otherwise, we would like to know which the useful height is allowed.

Answer 6.1:
See answers 2.4 and 2.5.

6.2- In the needs programme, the chart has 6 columns. Column No 5 is entitled Entrances and it indicates the three types of entrances. The question is: is it necessary to separate entrances physically or is it possible to use technology such as turnstiles or magnetic cards to restrict entrance to the building?

Answer 6.2:
The type of entrance only establishes how the considerations to enter each area should be. The designing team will be responsible for the architectural resolution.

QUERY No 7:
7.1- Does the public space have to keep ground level or is it possible to elevate its level? In that case, up to which height?

Answer 7.1:
The public space is subject to the Innovation Park Master Plan. Interventions are allowed in +0.00 but it is not possible to build above such level.

7.2- In the high-rise building volumetry, specify the amount of area that can be built in the dotted projection that is 2 metres away from the base.

Answer 7.2:
It is possible to build the whole dotted area in the volumetry of the high-rise building.

7.3- Is it possible to keep the constant volumetry of the base in all the volume of the building, without building in the dotted area of the high-rise building?

Answer 7.3:
In the base, it is mandatory to build the official line; in the high-rise building, it is at the discretion of the participant. The volumetry specified in the plan is the maximum buildable volume in the plot of land above +0.00, according to the Innovation Park Master Plan.

7.4- Which is the maximum depth elevation of the second underground floor?

Answer 7.4:
See answers 2.4 and 2.5.
It is at the discretion of the designing team.

QUERY No 8:

8.1- In case it is necessary to use the underground floor, the question is: is it possible for the project to continue below the area destined for the Innovation Park?

Answer 8.1:
It will be possible to build below the +0.00 level only to the extent of the plot of land’s area.
8.2- Which is the type of auditorium to be designed bearing in mind its area and the need for subdivision?

Answer 8.2:
See Answer 2.18.

QUERY No 9:
9.1- What do the terms and conditions exactly mean by “occupancy capacity”? It appears on the programme in each item.

Answer 9.1:
It is the theoretical number of occupants per floor area, in the proportion of one person for every X m². The value of X m² is considered the FO (occupancy capacity or coefficient).

QUERY No 10:
10.1- Is there any type of specification in connection with the number of lifts required and the number of stairs/means of escape? Thank you.

Answer 10.1:
The building must comply with the current regulations of the Building Code of the City of Buenos Aires.

QUERY No 11:
11.1- Is it obligatory for the high-rise building to stick out 2 metres per each side? Or can it follow the same alignment as the base?

Answer 11.1:
It is at the discretion of the participant. The plan represents the maximum buildable volume in the plot of land of the competition above the +0.00 elevation, according to the Innovation Park Master Plan.

11.2- You say that the high-rise building goes from 17.4 to +37 elevation. It is not 18.5 to +37. We do not understand this difference of elevations.

Answer 11.2:
See Answer 2.8.

11.3- Is the setback on the ground and first floor compulsory? Do we have to make 6.2 m access gates? Or can all the volume be aligned to the exterior perimeter?

Answer 11.3:
The plot of land subject to competition contains neither compulsory setbacks on its ground floor, nor access gates, as opposed to other plots of land of the Master Plan which do have them. For further information, see Plan C_01 of Annex C, where the
compulsory setbacks of the other plots of land are marked with orange and red; it is not the case of our plot of land.

QUERY No 12:
12.1 How many underground floors can be designed?

Answer 12.1:
See Answer 2.5.

QUERY No 13:
13.1- Is it possible to bury programmatic functions such as auditoriums? If possible, which is the maximum elevation below level 0.00 allowed to place functions of the programme? And, if possible, which is the maximum footprint that said programme could occupy in the site? Should it be limited to the area defined by the setbacks or could it exceed those limits and occupy the lateral urban space?

Answer 13.1:
The placement of the programme is at the discretion of the designing team, as is the depth of the project that is decided to be placed below the +0.00 elevation. What is buried may cover the whole area of the plot of land.

QUERY No 14:
14.1- Is it allowed to put part of the habitable premises in the underground floor zone?

Answer 14.1:
See Answer 13.1.
The programmes shall comply with the minimum measurements and ventilation and lighting conditions required by the Building Code of the City of Buenos Aires.

14.2- Can the underground floor occupy the whole plot of land (65 m x 42.54 m)?

Answer 14.2:
See Answer 13.1.

QUERY No 15:
1- Under section 2.4.2.1, 2, which reads as follows: “Anyone who is part of the Ministry of Urban Development, the Innovation Park Special Projects Unit and the Ministry of Education of the GCBA, as well as those who fall within the scope of the Public Ethics Act” shall be persons excluded from the Competition. The question is: Does the restriction of participation (by the members) affect only the governmental areas mentioned in the conditions? Are other areas allowed to participate?

Answer 15.1:
All the areas not included in section 2.4.2.1.2 are allowed to participate.

2- Under section 2.4.2.1, 2, which reads as follows: (…) "Architects with labour jurisdiction in the Autonomous City of Buenos Aires shall also be active
or life-long members of the Central Society of Architects, and their membership fee must be paid.” (...) The question is:
Is a certain length of membership in the SCA required?

**Answer 15.2:**
No, it is not.

**QUERY No 16:**
16.1- In item Base Building Typology Classification, can balconies up to 1.50 m deep stick out the official line?

**Answer 16.1:**
See Answer 2.7.

16.2- In item Base Building Typology Classification, what is meant by the fact that the official line must be built up to an elevation of 18.50 m?

**Answer 16.2:**
Building the official line means that it cannot have any setback of its front up to such height.

16.3- In item High-Rise Building Typology Classification, from which level and with which width are protruding structures or balconies allowed? Because the terms and conditions state from an elevation of 20.20 m and an elevation of 21.30 m; and, as regards the width of protruding structures, they establish 2 m and 1.5 m respectively.

**Answer 16.3:**
See Answer 2.8.

16.4- In item Facades Building Typology Classification, in high-rise building’s protruding structures, would ventilated facades increase the allowed width of protruding structures and balconies?

**Answer 16.4:**
See section 4 of Annex C. In the case of protruding structures in high-rise buildings, the spaces for ventilated facades are to be included within such protruding structures.

**QUERY No 17:**
17.1- Do the floor and/or stalls of the auditorium require a slope?

**Answer 17.1:**
See Answer 2.18.
17.2- In the detailed program, the Auditorium/Foyer has access 3, i.e. restricted access; and in the programme, the Foyer is required to be in relation to the entrance hall on the ground floor. If that is the case, shouldn’t it have public access (access 1)?

**Answer 17.2:**
The foyer may have access 1. The auditorium has access restricted to audience and personnel only.

17.3- Does the auditorium serve as a theatre?

**Answer 8.2:**
See page 23 of the Terms and Conditions.
“This is a room with a rough capacity of 1,000 people. It will be a space with acoustic treatment, used for training conferences, summits, events and graduation ceremonies. It will be feasible to observe the audience divided into two floors and the possibility for being divided into three independent auditoriums capable of functioning simultaneously will be appreciated.
There will be an artistic facilities area, necessary for the activities in support thereof: radio and projection rooms, dressing rooms, a storeroom, etc.”

17.4- Does the auditorium require a fly loft? If it does, which is the minimum clearance height of the fly loft?

**Answer 17.4:**
See Answer 2.18 and, as regards the heights, check the Building Code of the City of Buenos Aires.

17.5- The programme says that the learning space must be at least 3.30 m tall. Is this minimum height from slab to slab or a clearance height between the flooring and the ceiling?

**Answer 17.5:**
The minimum clearance height of the classroom must be 2.90 m, for which reason the 3.30 m must be contemplated as slab bottom height.

17.6- Must the minimum clearance height of the area for offices be 2.60 m, as set forth by the Building Code for University Institutions?

**Answer 17.6:**
Yes, the minimum heights must be in line with the Code.

17.7- The support for entrepreneurs area is required to be on the ground floor and in relation to the offices of the Park. Does this mean that the offices of the Park also have to be on the ground floor?

**Answer 17.7:**
The level of access to the support for entrepreneurs area should be of public access: **Access 1 level**, so that neighbours are invited to come in. On the contrary, the offices
of the Park’s management entity should have access 3 level. Therefore, they should not necessarily be in relation to the support for entrepreneurs area.

17.8- We request a deadline extension.

Answer 17.8:
See Answer 1.1.

QUERY No 18:
18.1- Could you add a graphic to be able to understand issues related to the heights of facades, cuts and views of the base, the high-rise building and the underground floor? The text contains contradictions which make the interpretation confusing.

Answer 18.1:
See answers 2.3, 2.7 and 2.8.
Attached hereto is Plan C_04 of Annex C, which graphically shows the maximum construction box of the competition's plot of land. Outside that box, only balconies are allowed (balconies are those with three of their faces clear) in the base, from a minimum of 6.20 m and of a maximum of 1.50 m of depth.
See the attached cut diagram.

18.2- Clarify this paragraph: “Facades/Allowed in all base facades and high-rise buildings above the 3.20m elevation, ventilated protruding structures and accessible up to 1.00m from the official construction line, which shall not be computed within the buildable m². In the case of protruding structures in high-rise buildings, the spaces for ventilated facades are to be included within such protruding structures.” As it is unclear what a ventilated protruding structure is and the general idea of this text in particular, and its overlapping with potential balconies according to other paragraphs of the same terms and conditions.

Answer 18.2:
See Answer 2.3.
**Horizontal eaves or ventilated facades**: those whose depth is 1.00 m, they are not passable and serve as pedestrian or sunlight protection. They are not computed within the buildable m².
**Balconies**: protruding structures with three clear sides and 50% is computed as buildable area.

18.3- In the section entitled “Guidelines - Facade,” what does “transparent and visually permeable” mean? Does it comprise all its depth or does it refer to the area above the official line? Specify whether “permeable” means that it must be seen from the opposite side.

On the Green Pedestrian Axis and on Campos Salles Av, the front of the ground floor shall be transparent and visually permeable in, at least, 80% of its extension along the official line. In the case of the sides over the pedestrian walkways, such percentage shall amount to at least 60%.

Answer 18.3:
See Answer 2.14: See page 16 of the Terms and Conditions.
It refers to the facades over the official line, which may be opaque only in a 20% of their extension, on their short faces (on Campos Salles Av and the Innovation Square) and a 40% of their extension on long faces (sides over pedestrian walkways).

18.4- The Urban Planning Code in force is inconsistent with the 80 parking spaces and the 20 m² to keep bicycles. Should we follow the exact words of the terms and conditions or does the Urban Planning Code of the City of Buenos Aires prevail?

In cut graphics and axonometrics, there are two underground floors of 3.00 each. Is it compulsory to comply with the number and height? Is it possible to have three underground floors?

**Underground Floors for Car Park - Loading and Unloading Area**

A car park on the underground floors which shall not be calculated within the maximum construction capacity of the plot of land is allowed. It is estimated that there will be at least 80 parking spaces under the Urban Planning Code in force, plus 20 m² to keep bicycles. All the plot of land may be considered as buildable area in underground floors. Entrance/exit to the car parks will be from Campos Salles Av.

*Answer 18.4:*
See answers 2.5 and 2.16.
*The minimum set forth in the Terms and Conditions shall be complied with.*

18.5- In the paragraph related to “Car Parks,” a minimum of 80 parking spaces and a 50 m² area to park bicycles and motorbikes are required. This paragraph contradicts “Underground Floor for Car Park - Loading and Unloading Area,” where a 20 m² area to keep bicycles is required. Which paragraph should we abide by?

6. Car Parks*

They comprise a minimum of 80 parking spaces for cars and a 50 m² area to park bicycles and motorbikes. There shall also be at least one special sanitation service (toilet for persons with disabilities) per parking floor. Take into account the loading and unloading area.

*Answer 18.5:*
See Answer 2.16.

18.6- Will pedestrian access be possible only through Campos Salles Av and the Innovation Square?

7. Entrances and Circulation Spaces

The project shall take into consideration the different entrances to the building through its ends, Campo Salles Av. or the Innovation Square, and the relationship with the public space on its sides, whose design shall be at the
discretion of the participant team and shall not contain elements which obstruct the view from one side to the other of the public space. Furthermore, car access location shall be devised towards underground floors parking through Campos Salles Av.

**Answer 18.6:**

*See Answer 2.17.*

Decisions as to entrances are at the designing team’s discretion. As is provided for in the terms and conditions, car access location shall be devised towards underground floors parking through Campos Salles Av.

18.7- The section entitled “Guidelines” says that protruding structures of any kind and roofs are not allowed; however, under 3.4.7.6 of the Building Code, “Location of Exit Means on High Floors, Basements and Semi-Basements: an exterior auxiliary staircase is allowed, connected with a general or public exit means.” Is it possible to place the exterior auxiliary staircase outside the base construction and within 1.50 m of protruding structure outside the official line?

**GUIDELINES**

Base: the official construction line shall be 18.50m tall. The minimum compulsory clearance height for the Ground Floor is 3.20 m, as from level +-0.00 to the lower level of the upper slab.

The following are prohibited in the base:

> Protruding Architectural Structures (closed volumes, protruding semi-covered structures) of any kind.

> Machinery of any kind, advertising billboards or roofs.

**Answer 18.7:**

*The provisions of the Rules of the Master Plan included in Annex C will be deemed valid. See answer 2.7.*

18.8- Due to the short term available to prepare a project with this complexity, a deadline extension is required.

**Answer 18.8:**

*See Answer 1.1.*

**QUERY No 19:**

19.1. What is the maximum depth elevation of finished floor level for the second underground floor?

**Answer 19.1:**

*See Answer 2.5.*
19.2. Can we add a third underground floor? In that case, which would be the maximum depth elevation?

Answer 19.2:
See Answer 2.5.

19.3. Is it possible to construct all the perimeter on the ground floor to create a semi-covered entrance?

Answer 19.3:
See Answer 2.3.

19.4. Which is the minimum height for the multi-purpose rooms/workrooms programmes? 3.30 m?

Answer 19.4:
See pages 23 and 28 of the Terms and Conditions. In the Detailed Programme on page 28, the Area for Education contains item 2.4, entitled “MULTI-PURPOSE ROOM/GROUP WORK ROOM.” By this criterion, the minimum heights for such spaces are the ones described on page 23 in section 2, “Area for Education - Learning Spaces.”

19.5. Which is the minimum height for the Lab programmes? 3.30 m?

Answer 19.5:
See Answer 19.4.

19.6. Which is the minimum height for the Offices programmes? 3.00 m?

Answer 19.6:
See page 28 of the Terms and Conditions. There are no specifications as to the minimum heights of the premises in the Area for Offices. They will be subject to the Building Code in force in the City of Buenos Aires.

19.7. Which is the minimum height for the mezzanine floor technical package?

Answer 19.7:
It is at the discretion of the designing team and it shall be expressed in Poster 4.

QUERY No 20:

20.1. In the “Programme” item, do the areas specified for each zone include circulation spaces areas and walls areas or only useful areas? If they are useful areas, would the values per circulation spaces and walls areas increase apart from the 10% variation allowed?

Answer 20.1:
They are useful areas. Yes, that is right.
20.2. Considering the importance of the competition and the little time we have to produce the idea and submit the proposals, could you grant a deadline extension?

Answer 20.2.
See Answer 1.1.

QUERY No 21:
21.1. The section entitled “Building Typology Classification” (page 17) states that the base must materialise the official line up to an +18.50 elevation. Next, it says that the high-rise building structure is defined over a +17.40 elevation. Specify which elevation we should take into account, since there is a difference of 90 cm between both elevations which do not correspond to any of these two categories.

Answer 21.1:
See Answer 2.8.

21.2. The section entitled “Building Typology Classification” (page 17) states that “protruding structures, balconies or semi-covered structures” will be constructed from the level above the base (+20.20 m). However, the same section establishes that “balconies and semi-covered structures” will be constructed from a +21.30 elevation. Specify which level should be considered since it is contradictory.

Answer 21.2:
See answers 2.8 and 2.9.

21.3. Is it necessary to materialise the official line in the high-rise building?

Answer 21.3:
See page 17 of the Terms and Conditions and Annex C.

21.4. Is it possible to provide activities which do not correspond to the general services package on both underground floors?

Answer 21.4:
See Answer 13.1.

QUERY No 22:
22.1. Can we design the “Museum Square”? With slopes, etc, or should we abide by the diagram of the master plan?

Answer 22.1:
We do not understand what you mean by “Museum Square.” If it is the side public space within the plot of land, it can be built below the +0.00 elevation. The design of the Innovation Square and all the public space outside the plot of land is not included in this competition.
22.2. Can we bury programme on the underground floors or is it only for use of garages? For instance, Auditorium.

Answer 22.2:
See Answer 13.1.

22.3. Are the grey boxes between the neighbouring buildings labelled h:6.2M in Plan C_02.pdf building constructions? Or is there a second walkway on that axis, as derives from the sketch up file?

Answer 22.3:
The volumes of the sketch up are illustrative, since it is the result of the delivery of the Master Plan competition and, therefore, it does not contain the updates made during the tendering project. The plans attached to Annex C correspond to the most updated documents of the Master Plan tendering project, which is in progress.

QUERY No 23:
23.1. The area destined for the Auditorium space must have 1720 m², are services areas included in those metres?

Answer 23.1:
The areas refer to what is stated on page 23 “Programme - Auditorium.”

23.2. What is the contour line required for the Auditorium space?

Answer 23.2:
See Answer 2.18.

QUERY No 24:

24.1. Taking into account the short term stipulated to develop proposals in relation to the importance of the work, as well as the degree of definition of the deliveries required, we request that you consider a 21-day deadline extension.

Answer 24.1:
See Answer 1.1.

24.2. Presentation scales. Please confirm or rectify the scales requested: 1:125 for the ground floor, 1:100 for other floors and 1:200 for elevations (cuts and general views).

Answer 24.2:
See page 33 of the Terms and Conditions.

24.3. As regards the site:
a) Please inform the current phreatic surface.
Answer 24.3 a):
That information is not available at this moment.
b) Please specify whether there is any level elevation restriction other than 0.00 m (for all the area or for any percentage thereof) for the development of the public spaces neighbouring both sides of the buildable area of the maximum buildable volume mentioned.

Answer 24.3 b):
See answers 8.1, 13.1 and 22.1.

QUERY No 25:
25.1- Are interventions allowed in the public space of the first and second underground floors to place the auditorium?

Answer 25.1:
See Answer 13.1.

25.2- What is the maximum depth at which the car park or the auditorium can be designed?

Answer 25.2:
See Answer 13.1.

25.3. Can we present the possibility of having an auditorium with capacity for 500 people inside the building and 500 people outside, which can be combined to achieve capacity for 1000 people?

Answer 25.3:
It is at the discretion of the designing team. See Answer 2.18.

25.4. What is the study field of the University of the City (teaching, incubation or research)?

Answer 25.4:
See pages 6 and 20 of the Terms and Conditions.

25.5. What is the orientation of the University of the City (hard sciences, humanities)?

Answer 25.5:
See page 6 of the Terms and Conditions.

25.6. Will the university be aimed at businesses incubation projects? Or at the creation of knowledge together with the university?

Answer 25.6:
See page 20 of the Terms and Conditions.

25.7. Would you like to add sustainable technologies? Or is it possible to include passive solutions such as optimum orientation of spaces, materials, double facades?

Answer 25.7:
It is at the discretion of the designing team. See pages 31 and 32 of the Terms and Conditions and section 4 of Annex C.

25.8. We would like to confirm whether the folder you shared with us through Drive is where we will upload the project’s posters and reports.

Answer 25.8:
Yes, it is. Anyhow, you will receive an email with instructions on how to upload information prior to the deadline.