EDUCATION OF THE FUTURE BUILDING INTERNATIONAL COMPETITION OF PRELIMINARY DRAFTS

Second Round of Queries

QUERY No 26
26.1. Is there any limit to the depth of underground floors?

Answer 26.1.
See answers 2.4, 2.5 and 3.10.

QUERY No 27
27.1. Is there any restriction to settling the Auditorium in an underground floor?

Answer 27.1.
See answers 2.4, 2.5, 3.10 and 5.11.

27.2. In the programme’s requirements, we are required to bear in mind the audience of the Auditorium (1000 people) on two floors; but, at the same time, we have to take into account the future subdivision into 3 auditoriums. Is there any requirement as to the Auditorium’s typology?

Answer 27.2.
See Answer 2.18.

27.3. Are fixed chairs/seats or other type of seats contemplated for the Auditorium?

Answer 27.3.
See Answer 2.18. The proposal concerning the Auditorium’s equipment is at the designing team’s discretion.

27.4. In Guidelines, Building Typology Classification - Basement: “protruding architectural structures (volumes, protruding semi-covered structures).” Do you mean outside the official line or are semi-covered structures not allowed within the official line?

Answer 27.4.
It means outside the official line.

27.5. Is it exclusively strict to keep the rectangular geometry of the base up to an elevation of 18.50? Is there any restriction to reduce that geometry?

Answer 27.5.
The facade must be recomposed, it may contain setbacks on its ground floor in relation to the entrances.

QUERY No 28
28.1. As regards answers 11.3, 16.2 and 19.3,
although the Master Plan does not require the existence of setbacks on the ground floor or car parks in the plot of land for competition, can we consider them as part of the proposal? Because section 5 of the Master Plan Regulatory Guidelines suggests them as optional in that case.

Answer 28.1.
Yes, of course. See answer 27.5.

28.2. If that is the case, then there is the alternative of building a semi-covered structure within the official line, at least on the ground floor. Is this interpretation correct?

Answer 28.2.
See Answer 27.5.

QUERY No 29

29.1. It is not clear enough whether there will be buildings or public spaces such as pavements or a dry square right next to the plot of land of the competition.

Answer 29.1.
The plot of land of the competition borders on Campos Salles Av and the Innovation Square on its long faces; on plots of land 146 E 2 and 146 E 8 (both for residential use) to its northeast short face; and on plot of land 146 E 4 (for residential use) and plot of land 146 E 6 (for private innovation use) to its southwest short face. For further information, see plan C_02 attached to Annex C.

29.2. It is contradictory that classrooms and labs are type 2 entrance, whereas the multipurpose room, workrooms and group work rooms are type 3 entrance. Does this mean that students cannot enter this area?

Answer 29.2.
The multipurpose room, workrooms and group work rooms will have a type 2 entrance.

29.3. The multipurpose room of the area for offices has a type 2 entrance, while the rest of the area is of type 3 entrance. Does this mean that this multipurpose room can also be used by students?

Answer 29.3.
See Answer 29.2.

29.4. What equipment or personnel must the registrar’s office have?

Answer 29.4.
It is considered to be an office or administrative department with 2 work stations, plus a store area.

29.5. On page 28, reference is made to a service entrance. Does this mean that there must be two entrances and two vehicles ramps (one for visitors/students and another
for loading and unloading)? What type of vehicles (small, medium-sized vans or lorries) enter the loading and unloading area?

Answer 29.5.
*The vehicular ramp may be the same and an area of the ground floor or the underground floor may be used for loading and unloading.*

29.6. Why do answers indicate that the ground floor must consist of 3.40 when the terms and conditions prescribe that it must be of 3.20? Which measurement should we follow?

Answer 29.6.
*The minimum clearance height (from floor to ceiling) of the ground floor is of 3.20 m.*

29.7. When it is indicated that the official line must be built in the base, does this mean that there cannot be a setback on the ground floor to create an entrance semi-covered structure?

Answer 29.7.
*Yes, of course. See Answer 27.5.*

29.8. In the answer to query 17.6 of the first round, it is stated that the height of offices can be of 2.60 m, while the new codes establish that it cannot be lower than 2.80 m.

Answer 29.8.
*See Answer 17.6.*

The new Building Code establishes in section 3.8.5.8 University Institutions, paragraph g. Offices, administrative departments and meeting rooms with a minimum height of 2.60 m. See the link attached (pages 211 through 214).


29.9. The clearance height of classrooms is not clear. It has been said that they can be of 2.90 m and 3.30 m slab bottom height, which is confusing since this last measurement will depend on the thickness of the slab and on whether technical floors are used. We would like to know the minimum clearance measurement from flooring to ceiling and whether beams can occupy this 2.90 m height.

Answer 29.9.
*The clearance height from flooring to ceiling for all teaching areas will be 2.90 m. Under the code, in the event there is a sector which does not comply with the minimum clearance height required, an average height of the premises equal to or higher than the minimum height must be justified, provided that the lowest height of the premises is not lower than 2.30 m and that the area below the minimum height does not exceed 30% of the area of the premises.*
29.10. As the new codes of the City are being adjusted and amended, it would be good to receive a summary of all the minimum heights involved in the competition from the Advisory Body.

**Answer 29.10.**

We refer to the minimum clearance heights (from flooring to ceiling) of all areas specified in the Programme’s surface areas chart:

- Teaching spaces: 2.90 m
- Research and Extension: 2.60 m
- University Offices: 2.60 m
- Innovation Park Offices: 2.60 m
- Support for entrepreneurs offices: 2.60 m
- General services and per floor: 2.60 m

29.11. In connection with answer 2.23 of the first round, reference is made to the idea of dividing the Auditorium into 3 smaller rooms, which is supposedly expressed on sheet 32, but, actually, no reference to the auditorium is contained on that sheet. They are just general considerations. As it is a significant part of the programme, we would like to know which is the appraisal that will be given to the division of the auditorium, the type of division expected and, especially, a minimum definition as to the type of auditorium, whether it has fixed or movable seats and if it is flat or sloped.

**Answer 29.11.**

Flexibility is suggested inside in the construction of floors.

29.12. In the cut sent in the first round of answers, one part of the base overlaps the high-rise building from 17.40 m up to 18.50 m; in this 1.10 m, which of the two rules should we follow?

**Answer 29.12.**

These levels mark the heights of the Base and the Tower and the potential protruding structures.

29.13. Which is the reason why two different levels are considered for the balconies of 1.50 and the protruding structures of 2.00?

**Answer 29.13.**

They are part of the guidelines set forth in the Master Plan.

29.14. We request a 15-day deadline extension.

**Answer 29.14.**

Due to the high number of requests for a deadline extension, we decided to grant 15 additional consecutive days to the development of the competition; therefore, the following dates are set:

**Delivery of works: December 9th**
**Decision: December 16th**
**Opening of envelopes: December 18th**
Prize-giving ceremony: December 20th

QUERY No 30
30.1. I would like to know if there is an urban plan for the drainage of rainwater and if there is any recommendation to drain the water of the basement.

Answer 30.1.
*Systems of Urban Drainage (SUDs) will be implemented in the public space, which will filter, accumulate, recycle, drain and delay the direct arrival of the volume of rains and grey water towards the Arroyo White. It is worth clarifying that this is not contemplated in the plot of land for competition.*

QUERY No 31
31.1. The section says that the following are allowed in high-rise buildings: “[...] protruding structures, balconies or semi-covered structures are allowed starting from the level above the base” and it also says “balconies and semi-covered structures of 1.50 m deep [...]”. The question is whether these are cumulative. That is to say, it is possible to stick out 2.00 m in a protruding structure and add open balconies of 1.50 m to it. Is this correct?

Answer 31.1.
*In high-rise buildings, both balconies and closed protruding structures shall be given up to 2.00 m outside the official line. See the attached cut of Round of Queries No 1.*

QUERY No 32
32.1. Is it possible to take the car park programme below the public space, without it being affected on its ground floor level?

Answer 32.1.
*Yes, it is. See page 18 of the Terms and Conditions and the schematic cut attached to the first round of queries, Answer 18.1.*

32.2 How many underground floors are allowed?

Answer 32.2.
*See Answer 2.5.*

32.3. Due to the scale of the building and the complexity of the programme, a deadline extension is requested.

Answer 32.3.
*A deadline extension of 15 consecutive days is granted. See Answer 29.14.*

QUERY No 33
33.1. We request an extension of the deadline to submit works due to the complexity of this competition, in order to favour the proper development of the project.

Answer 33.1.
*A deadline extension of 15 consecutive days is granted. See Answer 29.14.*
QUERY No 34
34.1. Regarding the 2.90 beam bottom height and the 3.30 slab bottom height, is there tolerance as to the height limit of the building mass? That is to say, can we exceed any percentage of the total height?

Above the maximum elevation of the high-rise building typologies (37.00 m), the following structures are the only ones allowed: technical non-habitable rooms up to 3.00 m tall and with a setback of at least 3.00 m from the official construction line, safety banisters up to 1.20 m tall and solar panels. The surface areas not used for such ends shall be absorbent in at least 50%.

34.2. Must the foyer have an entrance from the public space that is independent from the hall?

Answer 34.2.
Not necessarily. See page 23 of the Terms and Conditions.

34.3. Must car parks have an exit to the public space, through a vertical nucleus and a control?

Answer 34.3.
It is at the discretion of the designing team. The equipment required for car parks is set out on page 27 of the Terms and Conditions.

QUERY No 35
35.1- In item Base Building Typology Classification, can balconies up to 1.50 m deep stick out the official line?

Answer 35.1.
They can stick out up to 1.50 m away from the official line.

35.2- 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 35.2.
See the schematic cut attached to the first round of queries. See Answer 18.1.

35.3- 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 35.3.
See Answer 2.8.
See Annex C: Regulatory guidelines, sections 1 and 3.
35.4- 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 35.4.  
See Answer 31.1.  
See Annex C: Regulatory guidelines, section 4.

QUERY No 36  
36.1. Could you expand on the type of activities that will be performed in the labs in order to assess the equipment to be installed there?

Answer 36.1.  
The design of labs shall contemplate the change of use through time. The equipment is at the discretion of the designing team.

QUERY No 37  
37.1. In item “Programme,” could the useful areas indicated for each sector be increased by circulation spaces and walls areas in addition to the 10% variation allowed?

Answer 37.1.  
Yes, they could. See Answer 20.1.

37.2- 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 37.2.  
A deadline extension of 15 consecutive days is granted. See Answer 29.14.

37.3. Are the building lines perpendicular to the street and the Park squares considered official line? And therefore, must they be built?

Answer 37.3.  
The official lines are the limits of the plot of land. Thus, the building lines perpendicular to the street and the Park squares are considered “Line of Limit of Transfer to Public Space.”  
The limits of the buildable area must be built as in the other plans, except for the fact that, in this case, it is inside the plot of land and a Line of Limit of Transfer to Public Space (not the official line) will be built.

37.4. In item “Programme,” could you expand on the duties to be carried out in the support for entrepreneurs desk so that we can analyse the space to be compartmentalised?

Answer 37.4.  
The duties to be performed by the support for entrepreneurs desk will basically consist in providing customer service for informative purposes. It is not necessary to
compartmentalise any space; instead, we aim at an open space, preferably in relation to the park.

QUERY No 38
38.1. Could you clarify the minimum useful clearance height of classrooms, the multipurpose room and the workrooms of the area for education?

Answer 38.1.
Answer 29.10.

QUERY No 39
39.1. Due to the complexity of the competition of reference, we request a 15-day deadline extension.

Answer 39.1.
A deadline extension of 15 consecutive days is granted. See Answer 29.14.

QUERY No 40
Could you please confirm whether it is possible to grant a deadline extension?

Answer 40.
A deadline extension of 15 consecutive days is granted. See Answer 29.14.

QUERY No 41
41.1. Due to the complexity of the project, we request a deadline extension in order to achieve suitable results.

Answer 41.1.
A deadline extension of 15 consecutive days is granted. See Answer 29.14.

41.2. Is it possible to build semi-covered structures by removing the official line enclosure on the ground floor? Even if the terms and conditions provide for the construction of a base line, a building with an occasional influx of over 3,000 students deserves a semi-covered structure higher than the one contemplated in the “horizontal eaves for pedestrian protection.”

Answer 41.2.
See Answer 27.5.

QUERY No 42
42.1. As the terms and conditions do not include the depth of the ground as information of the programme, we would like to confirm whether the jury will not consider this aspect as a relevant factor when assessing the solution adopted for underground levels.

Answer 42.1.
See answers 2.4, 2.5 and 3.10.
42.2. As this is a complex programme and it entails a large submission, we request that a deadline extension of at least 15 days is granted. We also request that such extension, if possible, is not informed by the submission date, but in advance so that we can make more effective use of the time allocated.

**Answer 42.2.**
*A deadline extension of 15 consecutive days is granted. See Answer 29.14.*

42.3. Does the 10% adjustment in areas allowed by the programme mean that the jury will assess the work which has applied such adjustment and the one which has not in equal terms?

**Answer 42.3.**
*See Answer 20.1.*

42.4. If the programme can be organised into fewer levels than the ones which arise in principle, is it possible not to reach the 37.00 m of maximum height? Or is this height compulsory?

**Answer 42.4.**
*That is the maximum height, it is compulsory to build the 18.50 m of the base only. Above such height, the maximum buildable height is up to 37.00 m.*

42.5. In the design of the two public spaces surrounding the building, can we introduce flowerbeds or landscaping above the +/- 0.00 elevation?

**Answer 42.5.**
*Yes, you can. It is not allowed to build any of the aspects of the programme above the +/-0.00 elevation, except for the public space and the landscaping.*

**QUERY No 43**
43.1. As regards the submission of the report: does the maximum of two sides of paper cover all the “descriptive-graphic report” or only the “descriptive report and calculation”?

**Answer 43.1.**
*See page 33 of the Terms and Conditions.*

43.2. Regarding the deadline, an extension is requested.

**Answer 43.2.**
*A deadline extension of 15 consecutive days is granted. See Answer 29.14.*

**QUERY No 44**
44.1. In Annex D, the planimetry plan suggests that underground car parks be located in the plots of land named 146 E. Please clarify this situation.

**Answer 44.1.**
The plot of land for competition is 146 E3. See plan C_02 of Annex C, Regulatory Guidelines. The plot of land for competition has all its surface area for underground levels.

44.2. In the spaces for side squares, is it possible to design volumes with programmes supplementary or subsidiary to the public space, or should we just design landscape operations on the flooring?

Answer 44.2.
See Answer 42.5.

44.3. In the explanation where the suggested levels are itemised, an average height of 2.80 is taken into account, which is inconsistent with the useful height of 3.30 set out in the terms and conditions. Please clarify this situation.

Answer 44.3.
The 3.30 m is considered for the area for education. The rest it is at the discretion of the designing team, provided that the provisions of the Building Code of the City of Buenos Aires are complied with.

QUERY No 45
45.1- Do we have to materialise a neck between the high-rise building and the base?

Answer 45.1.
Not necessarily. See Answer 42.4 and plan C_03 of Annex C.

45.2- We request a deadline extension.

Answer 45.2.
A deadline extension of 15 consecutive days is granted. See Answer 29.14.

QUERY No 46
46.1. Section 7, Entrances and Circulation Spaces, says the following: "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 [...]."

According to this section, is it correct to interpret that the main entrances to the building must be exclusively through one of its short sides? Or is it possible to place the main entrance(s) to the building on either of its sides without distinction?

Answer 46.1.
This is at the discretion of the designing team.

46.2. In section DELIVERY, the following is set forth for the arrangement of poster L3: "All Floors 1:100 drawn with equipment. Number of posters depending on project, including underground floors (one floor per poster) and a terrace roof [...]."

Is it possible to place 2 levels per poster for base and high-rise building levels, from Level 1 up to the terrace roof? This query is raised on the grounds that 2 levels could be put in one poster without any inconveniences at all.
Answer 46.2.
Yes, it is.

QUERY No 47
47.1. According to section “GUIDELINES” of the terms and conditions, we understand that balconies of 1.50 m from the official line can be made from 6.20 m of height up to the last level. Is this correct?

Answer 47.1.
See Answer 2.7.

QUERY No 48
48.1. In connection with the guidelines referred to in “Building Typology Classification,” and, more precisely, as regards the construction of the official line up to an elevation of 18.50 in the base: must the base be materialised as an interior area or can it be built with a “virtual” reconstruction of the base? Can a semi-covered base be construed as a construction? Is it possible to twist the base faces?

Answer 48.1.
The buildable volume suggested in the plan is the maximum buildable volume suggested in the Master Plan. Its design according to these criteria is at the discretion of the designing team.

QUERY No 49
49.1. As regards the first round of queries and Query No 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?”, could you clarify and specify the answer? What do you mean by the fact that it must be built? Must it be an exclusively interior construction?

Answer 49.1.
In the Base, the measurements on floor must be followed in accordance with the official lines of the buildable area, and there may be protruding structures as established in Annex C.

QUERY No 50
50.1. Dear Advisors, due to the complexity of the building and the requirements sought, we request a deadline extension of around 7 or 15 days to achieve a suitable solution.

Answer 50.
A deadline extension of 15 consecutive days is granted. See Answer 29.14.

QUERY No 51
81.1. Due to the complexity of the project and the output volume required for this competition, a 10-day deadline extension is required.

Answer 51.1.
A deadline extension of 15 consecutive days is granted. See Answer 29.14.
51.2. Can the accessible green terrace of section 1.6 be semi-covered? Or must it be an uncovered terrace?

**Answer 51.2.**

*Above the levels of the high-rise building typologies, the following structures are the only ones allowed: technical non-habitable rooms up to 3.00m tall and with a 3.00m setback from the official construction line, safety banister of up to 1.20m tall and solar panels. The surfaces not used for such ends shall absorb at least 50% of the excess surface. Service premises may be built as set out in the regulations. They may be accessible, but there cannot be pergolas or semi-covered structures.*

51.3. Can the accessible green terrace of section 1.6 be used by students due to its large surface?

**Answer 51.3. Yes, it can be used by students.**

51.4. The minimum height required in the pedagogical package is not clear. Should we consider a 2.90 m clearance height, 0.40 m of technical ceiling and then the structure and floor thickness which we deem necessary to determine our distance from finished floor level to finished floor level? In order to simplify this answer, which constitutes a key aspect in the project (the number of levels to be used), we request that the minimum distance between finished floor levels be specified.

**Answer 51.4.**

*See Answer 29.10.*

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*Buenos Aires, 8 November 2019.*

*The Advisory Body*