

TWO-STAGE, STUDY AND IMPLEMENTATION ARCHITECTURAL AND PLANNING COMPETITION
for the development of architectural concept with land development for the investment
Phase A and Phase B of the investment
“Construction of the educational and teaching building at ul. Bednarska 2/4”
(Phase A of the investment is implemented within the Multi-annual Program
called “Warsaw University 2016-2025”

Warsaw, 26 September 2019

ANSWERS TO THE PARTICIPANTS' QUESTIONS, PART 1

1. What should be the scale and the space allocation plan accuracy?

On page 4 of the Terms and Conditions there is a text that informs: all drawings in 1:500 scale, only the ground floor plan in 1:200 scale; space allocation plan accuracy depends on the functionality, e.g. education, administration.

On page 23 there is a text that informs about the 1:250 scale and the space and names of individual rooms, which should be put into a table. Does accuracy refer to functionality or the room? Scale 1:200 or 1:250?

Answer On page 4 there is a table that shows the differentiation of requirements on stage 1 and stage 2 of the Competition. The stage 1 of the Competition requires drawings in 1:500 scale, only the ground floor plan requires the 1:250 scale. There is an error in the table on page 4, 1:250 should be used instead of 1:200, as specified on page 23. The plans should have a space and room markings in accordance with the colour code described in Annex 10 to the Competition Terms and Conditions. The table of rooms should have detailed room names and their floor spaces.

2. In what degree can we use the underground Lindley's canal? Is it still used? Is a more accurate canal drawing available? How deep is it located? Should we avoid placing the underground program within the passage that will be located above it?

Answer The Lindley's canal is still used. It's cross-section is 0.6 x1.1m and is located approx. + 6m above the Vistula river. Within its surroundings the MPWiK regulations (page 93 of the WFU, Annex 13 to the Competition Terms and Conditions) that allow the construction of a building above the canal.

3. In what degree can we use the existing building? The program says that the Faculty of Journalism, Information and Bibliology is located in Łaźnie – this implies that other functions are also possible.

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Answer The interior of the Łaźnia building is not included in the work scope. The Client assumes that the way the Łaźnia is operated will remain unchanged and they do not expect any design proposals. Łaźnie is a building that is continuously used and where lectures for the students of the Faculty of Journalism, Information and Bibliology of the Warsaw University are held. Administration rooms, classrooms and computer rooms are located in the building. Reconstruction of Łaźnie and any changes of functionality of its rooms are not included in the Multiannual Program. The rooms and floor spaces provided in the program table should be included entirely in the newly designed cubic capacity.

4. Could we have more pictures of the plot and existing building interior?

Answer The building is continuously used, you can enter the building and the plot without any problems. Moreover, on 25 September 2019, 12:00 a.m. a local inspection of the project area will be carried out, including the existing Łaźnie building. The Client does not plan to provide more pictures.

5. Are archive monumental Łaźnie building drawings available?

Answer The Client shall not provide any additional archive drawings. Annex 17 to the Competition Terms and Conditions includes projections and elevations of the existing Łaźnie building. Additionally we provide cross-section drawings of the monumental Łaźnie building from the last renovation in 2015.

6. What about the Annex 12 – it is missing on the page.

Answer According to the statement on page 43 of the Competition Terms and Conditions, Annex 12 to the Terms and Conditions – “Environmental requirements requirements” - will be submitted to the participants at Stage 2 of the Competition. It will include the detailed Client’s guidelines and requirements related to energy performance of the designed building.

7. Phase B - could you provide more information on the Phase B? Is it related to expanding the building with the education program or a more discussion-open public program?

Answer Phase B is a study part of the Competition described in WFU (Annex 13 to the Competition Terms and Conditions). The Competition Organizer expects realistic program and

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architectural proposals from the participants that include i.a. conservation guidelines and other legal and technical conditions. The Competition participant is to decide whether and which construction or cubature can be designed.

8. Is it possible to have an additional cross-section of the monumental Łaźnie building part? Or at least information on the level of its underground part?

Answer The Client hereby provides cross-section drawings of the monumental Łaźnie building from the last renovation in 2015. The floor level at floor -1 of Łaźnie is approximately -3.20 m in relation to the ground floor.

9. What is the exact level of the water table?

Answer Geotechnical survey of 2018 (Annex 23 to the Competition Terms and Conditions) informs that the “free water level was drilled at the depth of 6.0–7.0m. With regard to the season and weather conditions, the free water level may vary by 1.0-1.5 m. The water table is closely related to the level of Vistula river. The Organizer does not have a more recent survey results than the ones that were mentioned above.

10. Is a two-floor underground level acceptable?

Answer It is up to the participant of the Competition.

11. What are the exact development lines? Could we have precise drawings? On the basis of the drawing on Decision for the location of the public enterprise the distance of the development lines to the Phase A separation lines is approximately 3.5m. Is this correct?

Answer The Annex 22 to the Competition Terms and Conditions includes a drawing with impassable development lines for Phase A. Impassable development lines are in the distance to the separating lines of streets surrounding the investment area in accordance with the Act of 21 March 1985 on Public Roads – i.e. 8m within the development area for the district and provincial roads. It is e.g. 3-3.5 m from the boundary of the investment area from Dobra street and Nowy Zjazd street.

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12. There are different information in the project guidelines about the trees that should be preserved and the Decision on location of the public enterprise. Which one is binding?

Answer Greens specification (drawing on page 52; Annex 16 to the Competition Terms and Conditions) is an independent document that shows existing trees INDICATED to be preserved by landscape architects responsible for the inventory. Decision on the LOPE says that “you should aim to protect the existing stand.” And “in the framework of the green management and necessary partial felling of trees the green areas should be supplemented by replacement and replanting trees, while any tree with great landscape and ecological value should be preserved - in accordance with Annex 1.” Provisions of the LOPE Decision are binding.

13. How “inflexible” is the program? Can you merge certain function?

Answer All functions mentioned in the program table must be included in the building. At the first stage of the Competition the Client allows for certain flexibility if it results from the design concept, e.g. certain functions can be merged. It is also acceptable to make such changes of the individual room space, that would provide the sum +/- 5% within the given function category (e.g. mean, summarized area of lecture rooms is 2,753 m², which means 2,615 m² to 2,891 m²).

14. How many offices should individual faculties have?

Answer There should be total approximate 718 m² of office area for administration workers and 1,368 m² for academics. The designed building should be available for several faculties, therefore the separation of offices between the faculties is not yet known and will be provided after the administrative decision of school authorities when the project is selected.

15. The program table includes:

Assumption: WDIiB authorities are seated in Łąźnie; there are the offices of the 1st faculty authorities

Does that mean the 2nd faculty should not be located in Łąźnie building?

Answer Yes, WDIiB authorities are seated in Łąźnie building, therefore you do not need to plan their offices within the new investment. Hence the program table only includes 1 required dean’s office (with the secretary’s office), 3 associate dean offices and 1 administration manager’s office – for WNE authorities. The new investment should also include the inter-faculty offices type AB3 (secretary’s office with the applicant).

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16. What does “any ground” floor exactly mean as described in the program table?

Answer It means that the given function can be located at any floor above ground (e.g. ground floor, +1, +2, +3 ...), but cannot be located underground.

17. In the provided Annex 13: “Functional and utility guidelines” on page 72, item 5.2 Type of room – 1-person offices for visiting professors have the space of 12 m² and the “Suggested number of rooms of the given type” is 4, however the column “Suggested total floor space of the rooms of the given type (in m²)” is 64 - is it not an error? Should not it say 48?

Answer The correct value is 48, not 64.

Marek Szeniewski
Secretary of the Jury,