

KARIN DOM

NEW BUILDING INTERNATIONAL ARCHITECTURE COMPETITION

Project report

CONCEPT

This project displays architecture as a “kit of parts” - effortlessly assembled together, much like when a child plays with LEGO blocks. The result is a joyful, colorful and simply exciting environment that evokes a children’s playground. This seemingly effortless composition is pieced together to accommodate children with three objectives:

- to openly welcome each unique child
- to sustain an environment that nurtures a community
- to broaden each child’s horizon beyond expectations

The moment children step into the building, they are welcomed by the Play area in the lobby. This is the hub through which all spaces, interior and exterior, are closely and directly interlinked with each other. The building’s façade and interiors are color coded to intuitively guide the children to the different programmatic clusters. The open playground is protectively wrapped between the building and the trees on the site. The landscaped terraces on top of the roofs are dedicated to gardening, therapy and leisure. Landscape and built environment playfully negotiate the space in a dialogue that culminates high above ground on an accessible treetop walkway.

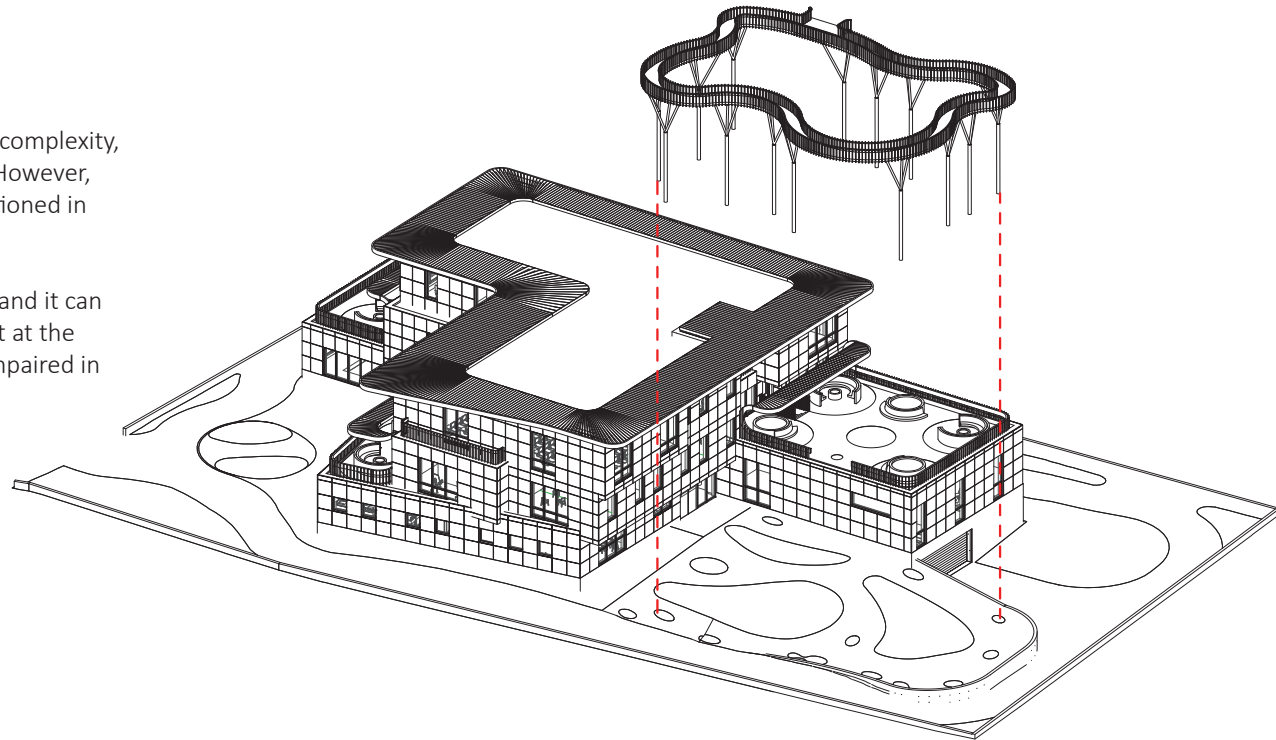


PHASED CONSTRUCTION

The treetop walkway is a unique feature of this project. Because of its structural complexity, it is impossible to obtain a cost estimate, based only upon its schematic design. However, there is a chance that it might bring the construction cost over the budget, mentioned in the competition brief.

As the treetop walkway is structurally independent from the rest of the building and it can be constructed separately, at a later phase of the project, if funding is insufficient at the moment. The aesthetics, functionality and integrity of the project would not be impaired in any way if the building is initially constructed without the walkway.

(see next page for cost summary)



COST ESTIMATE

As this project is at stage "Schematic design", it is only possible to obtain a rough estimate of the necessary quantities of the elements. This is why the costs that were considered are based on average current prices per square meter. Due to the conceptual phase of the project, it is expected that some elements and quantities can only be considered after phase "detail design". This is why the contingency rate considered at the current cost summary is high- 12%.

The total cost estimate is 1 442 960 EUR.

This cost estimate does not include the construction of the Treetop walkway.

NEW BUILDING OF KARIN DOM, COST ESTIMATE SUMMARY

No.	ELEMENT	Price BGN/m ²	Area (m ²)	Total cost
1	Preparatory works	20	2450	49,000
2	Fence	127	208	26,416
3	Earthworks	494	760	375,440
4	Insulation at foundation	82	760	62,320
5	Underground infrastructure	8	2450	19,600
6	Concrete, formwork and reinforcement	160	3000	480,000
7	Roofs: thermal, water insulation and finishes	220	800	176,000
8	Lightning rod installation	8	3000	24,000
9	Masonry	80	3000	240,000
10	Floor surfaces: screed and finishes	83	3000	249,000
11	Wall and ceiling finishes: cement, plaster, paint	27	6000	162,000
12	Customized ceilings	30	1000	30,000
13	Cladding	50	1000	50,000
14	Pipework installation	15	3000	45,000
15	Electrical installation	25	3000	75,000
16	Facdes	120	1550	186,000
17	Glazing	560	550	308,000
	Total BGN			2,557,776
	Contingency 12%			306,933
	Grand total BGN			2,864,709
	TOTAL EUR			1,442,960