

# Proposed Building For Karin Dom Foundation

## Concept Note

Raising a special Child is not a “walk in the park” as the popular English idiom goes. Karindom Foundation aims to make it so and our proposal is designed to respect and support that.

Maximising on the existing landscape the project is conceived as a multi- level garden. There is a continuous connection to Nature from all habitable spaces either visually or physically, as not only nature is a perfect classroom for all children but research proves it to be specially restorative and strengthening for children with Special Needs.

The built mass with its twisted grid is a manifestation celebrating the anomaly that each of us possesses and that is what makes us “Special”. At the intersection of the two grids is the central courtyard preserving an existing tree signifying the pivotal role of Karin Dom as the first organisation of its kind in Bulgaria. All the function radiates from this core resulting in a safe, visually connected and easily monitored unit.

The simple, accessible layout helps efficient mental mapping for children to navigate. All spaces have adequate natural light avoiding glare and sensory over-stimulation. Believing the importance of awareness in helping inclusion, part of the compound remains accessible to the community without hampering the internal operations at Karin Dom.

Budgetary Estimate For Karin Dom Foundation Building			
Total Construction Area (approx.)		2800	SQMT.
Area considered for Interior Design		1960	SQMT.
Sl. No.	Head	Probable Item (not limited to those mentioned)	Cost (Euro)
1	Structural	Earth Excavation	476000
		Back Filling	
		Piling	
		R .C . C	
		Steel Work	
		Shuttering Work	
		Brick Flat Soling	
		Plain Cement Concrete	
		Shoring	
		Miscellaneous structural works	
		2	
Dry Wall			
Brick Flat Soling			
Cement Plaster			
P.O.P			
Door/ Windows, Fire Door			
M.S Railing & S.S. Railing			
Exterior Wall Painting			
Construction Chemical			
Toughened Glass			
Structural glazing			
Epoxy Paint of M S Structural Work			
Skim Coat			
Insulation & Vapour barrier			
Anti termite treatment			
Water proofing treatment			
3	Elevators	With/ without Machine room ( Mitsubishi / Otis/ Scheindler )	LS
		Hydraulic elevators	
4	Compound Wall	Column Footing	25000.00
		R . C . C	
		P . C . C	
		Steel Work	
		B . F . S	
		Brick Wall	
		Cement Plaster	
		M.S. work and Gate Goomty	
		Painting	
		5	
DG Set 100% Backup with sync panel & Exhaust stack			
UPS as per DBR			
Solar PV cell system 120 W			
Panels and DBs			
LT cabling/ Bus Duct & Isolators			
Earthing and LA			
Wiring for Lighting & Power Internal and External			
Cable Trays/ Raceways/ Trunking			
Fire Alarm			
Public Address			
CCTV			
Access Control			
Data, WiFi, Telephone, TV wiring			
BMS			

6	PHE Services	STP	56000.00
		WTP	
		Firefighting	
		Plumbing	
7	Landscape + Site Development	External Peripheral Drain	56000.00
		Natural Grass Work	
		Pavement Tiles	
		Tree Plantation	
		Water Features	
		Outdoor furniture	
		Terrace landscaping	
		Sculpture	
8	Fire Fighting & Security System	Sprinkler, Smoke Detector, Fire Sensor, Pipe Line	49000.00
		Fire Extinguisher	
		Fire Hydrants	
		Fire Pumps	
		Network & Telecommunication	
		CCTV Camera	
		Access Control	
		Security System	
9	H V A C	Chiller / High Side	105000.00
		Pump & Tenant AHU + Low side system	
		Mechanical Ventilation	
10	Interior	Finishes	176400.00
		Furnitures	
		Fixtures	
		Lighting	
		Networking	
		Carpentry	
		Low side MEP	
12	Statutory Expenses	LS	100000.00
13	Consultant Fees	LS	100000.00
<b>Grand Total Cost</b>			<b>1381400.0</b>
<b>One Million Three Hundred eighty one thousand and four hundred Euros only</b>			
14	Other Contingency	is considered @ 5% of the project cost	69070.00
<b>Grand Total Cost</b>			<b>1450470.0</b>
<b>One Million four hundred fifty thousand four hundred and Seventy Euros only.</b>			