



Explanatory note.

This document is intended to indicate an approximate value of the implementation of the competition project. We believe an exhaustive cost estimation exercise would be misleading, nevertheless we have implemented the following measures to minimize the cost of construction.

Measure 1 - Excavation.

We have minimized the need for excavation as much as possible by taking advantage the natural slope of the terrain to create an access to the underground level, which will be semi-subterranean. This move eliminates the need to build an interior ramp resulting in a cost reduction.

Measure 2 - Structure

The proposed building features a conventional reinforced load-bearing concrete structure, with very limited cantilevers (never over two meters) and no load transfers.

Measure 3 - Materials

The facade will be built with conventional off the shelf terracotta blocks, typically used for the creation of one-directional concrete slabs. The unorthodox application of this elemental building block creates a cost effective and visually appealing exterior identity.

Measure 4 - Orientation

The position and height of the volumes that create the building have been calibrated to achieve optimum levels of natural light and avoid need for excessive artificial lighting and mechanical ventilation.

In conclusion, our proposal avoids “grand gestures” that even if they are appealing from the aesthetic point of view, increase the costs of construction unnecessarily. The building utilizes construction materials and scale in its massing subtly but generously, creating an icon from its sum of small gestures.