

CIRCULAR No2g/13-12-2012

CATEGORY: TECHNICAL ISSUES & TECHNICAL DATA FILES

Question 1: The Circular 2e describes a total of 21 files that will be available for downloading. On the additional download tab only a small number of them is available. The material concerning Omonia Square, trees and topographic plan is not uploaded. Could you please check it out?

Answer: There was a slight delay between the time we have uploaded some of the files and the time they have been displayed on line, due to their size. Now, all the said documents are on line and are available for downloading.

Question 2: After the end of the procedure, will it be released a punctual resume of the jury assessments for both the first and the second stage of the competition (in particular any partial rank list, number of votes, specific comments on proposals)?

Answer: According to para. 20.3.4 of the Competition Notice “the evaluation proceedings are recorded in separate minutes for each jury meeting, as well as in the final comprehensive and concise minutes listing all the proposals submitted in the second stage of the Competition according to their ranking”.

Also, according to para. 21.1 of the Competition Notice “the results of the Competition with the accompanying minutes and statement of grounds for the award, will be posted on the Competition and YPEKA websites and will be notified to the participants’ representatives”.

Finally, according to para. 23.5 of the Competition Notice the results of the 2nd stage of the Competition (Concept Drawing Competition), with the names of the winning designers and the place and time of the exhibition of the designs, will be forwarded for publication in the daily press (at least in the same newspapers that published the Competition Notice), the Technical Chamber of Greece website, and will also be posted on the Competition website, the Organizer’s website, the YPEKA website and the websites listed in paragraph 23.2 of the Competition Notice.

Question 3: Please clarify the extent of the requested economic feasibility study, i.e. if it should provide numerical data, and thus what is the overall budget for the project’s implementation.

Answer: Refer to answer of Question 2 in CIRCULAR No2e/23-11-2012.

Question 4: Please clarify when will you issue the general legal framework for the area of intervention, the greenery guidelines and "list of trees to be found in the area", and the map with the cones of vision for the requested views, as stated in the "Additional technical and morphological clarifications" document and in the "Additional requirements" document.

Answer: Refer to CIRCULAR No2e/23-11-2012 and the complementary files added at the section "Additional Downloads" (23-11-2012).

Question 5: Please provide updated drawings (plans and sections) of all floors of the underground station in Omonia square.

Answer: Refer to answer of Question 5 of the CIRCULAR No2e/23-11-2012. Also note that the drawings of OMONIA station provided are strictly confidential and ATTIKO METRO S.A. does not intend to provide at this stage additional drawings regarding underground stations for security reasons.

Question 6: There is a discrepancy between the area of intervention that was given on "support folder 1, file s 1.4" around Trilogy (which comprehends the whole area) and the comments made on the "Additional technical and morphological clarifications" document that point out the necessity to respect the property lines. Please provide a drawing illustrating the property lines and clarify the extent to which participants have to respect them.

Answer: Refer to CIRCULAR No2f/05-12-2012 and the complementary file added at the section "Additional Downloads" (05-12-2012).

Question 7: Can you define the legal framework for the empty buildings? Which ones are public owned? Apart from the heritage preservation policies, what kinds of interventions are allowed? Please provide any relevant technical information about them (plans, sections, allowed functions).

Answer: The empty buildings as well as the articulation of the uses as given facts for the design intervention in the public space are controlled to this day by the statutory framework in force. Many empty buildings are privately owned and others belong to public sector's agencies or public benefit organizations and institutions. Please note that the property status of the empty buildings in the intervention area and around the city center is not a fixed parameter. It may change at any time and the same applies to the characterization of "emptiness".

However, proposals and more general guidelines for the regulation of the uses in the zone of the urban intervention are a part of the expected result of the competition, in spite of the fact that their final regulation will be a parallel process to be accomplished under the responsibility of the state.

Question 8: Who owns the buildings that face the site? Are they private or public?

Answer: Some buildings are private, belonging to corporations such as banks or private owners, some are owned by funds and institutions and some are governmental.

Also, refer to answer of Question 7 in this CIRCULAR.

Question 9: Could we extend the dimension of the demanded models over 63x63 cm if we think that this is necessary to show a comprehensive illustration of our project. Should the proportion of the models follow a square ratio? Could we change the *scale of the third model or its ratio?*

Answer: No, you cannot extend the dimension, the shape or the scale of the three models that will be submitted for the 2nd stage of the competition. Participants are requested to follow the guidelines given at para. 15.2.6 of the Competition Notice. Non-compliance with the terms and conditions of the Competition Notice will be reported by the Competition Procedures Committee to the 2nd stage Jury which is responsible for the final judgment.

Question 10: Regarding the models is there any specific orientation or frame?

Answer: No, there is no specific orientation or frame regarding the models. Also, refer to answer given to question 9 in this CIRCULAR.

Question 11: As mentioned in the Competition notice the models should be square-shaped (63x63cm). Is there any chance that even one of these two dimensions could be different? In the proposed scale, we estimate that for both the models of Korai Street and Omonoia Square significant part of the proposal will be left out. More specifically, because of the proposed dimensions we cannot show: 1) the relation that Korai will have with Panepistimiou Street and Stadiou Street, and 2) the whole of Omonoia Square and its relation with Panepistimiou Street. We attach 2 images in order to clarify our point.

Answer: Refer to answer of question 9 in this CIRCULAR.

Question 12: Will taxi be running through the site with the new mobility plan?

Answer: Taxis servicing the Hotels and other facilities will be allowed to use delivery lanes, in order to drop-off customers. There is also a high possibility (but it is not decided yet) for the taxis to be allowed to use the tram lanes at night.

Question 13: Will the feasibility study be part of the report?

Answer: The feasibility study can be annexed to the report, as an individual chapter.

Question 14: The new topographic plans provided recently shows along Panepistimiou Street a light blue line with the legend "Pipeline 1.80". We presume it has to do with sewage or rain water infrastructure. Does the 1.80 refer to the depth of the element, or his diameter? Could you provide us more information about the ground constraints, especially about network and sewage systems?

Answer: The Pipeline is a sewage and rainwater pipe with a diameter of 1,80m, located at an approximate depth of 2,50m (crown level, i.e. the depth of the topmost point of the cylinder). More detailed underground network and sewage systems will have to be retrieved by the appointed design team (after the conclusion of the competition).

Question 15: We would like to know a little more about the quantitative aims in terms of micro climate design. We were wondering in how far we really have to show the results, on which basis or model simulations or if the tests and simulations will take place after the competition process. Hereby, an extract from the brief regarding those aspects: "This aim is further quantified as follows: 1. Reduction by 1,5° C in the maximum summer temperature, measured at a 1,8m height 2. Reduction by 20% in the air conditioning usage (degrees x hours) during a typical summer day over a 26° C baseline 3. Improvement by 20% of the thermal comfort index during a typical summer day 4. Reduction by 5% of the maximum surface temperature".

Answer: During the second stage of the competition, participants have to present 'preliminary' designs (concept drawings) of their proposals and they are not expected to fully achieve the requirements set forth in the design brief by analytical modelling. However, any elaborated proposal containing general strategies regarding the microclimate, will be taken into consideration.

The above requirements are mentioned and quantified in the competition brief for guidance and forewarning that they shall later be deemed contractually obligatory-during the design phase - at which point the design team shall endeavour to prove by an objective and scientific method that the architectural proposal is suitable and adequate to effect the desired environmental improvements.

Question 16: We will like you to clarify the details on the feasibility study. If we are to produce a 5-6 pages text with a general economic implementation of the proposal, doesn't that mean that we also have to produce a detailed economic plan, presenting

the cost of destruction, construction, materials costs etc? Moreover should we also include a detailed phasing of the construction, and how to implement it?

Answer: The feasibility study must of course address the issues mentioned (demolitions, construction, materials etc.), albeit in a concise yet comprehensive way, to the extent possible given the limitations of information and time constraints. Phasing and implementation of the construction is similarly a very broad topic and at this stage the participants need only to address key features.

Question 17: Please provide us as many drawings (plans and sections) as possible of the underground station “Panepistimio”. These drawings are very important as during this phase we will proceed to detailed design that takes into account the existing network and its connection with the city.

Answer: The drawings that have already been given (see pages 136-139 of the Documentation Manual and support files 10.3, 10.4), include all the necessary information for the design of public space at this stage of the competition (outline of the first underground floor of the existing and the future station, entrances, lighting, ventilation).

Also note that the drawings of underground stations provided are strictly confidential and ATTIKO METRO S.A. does not intend to provide at this stage additional drawings regarding underground stations for security reasons.

Question 18: The plans and sections of the Omonia metro station provided don't cover the entire square area, being limited to the northern half of the square. Would it be possible to get complementary information of the southern area and if possible a section in the north/south direction?

Answer: The underground metro station occupies only the designated part of the square shown in the submitted drawings.

Question 19: The document presenting the 4 perspective views present 4 pictures extracted or exported from Google earth. Does the 4 perspectives have to strictly respect the precise location and angle of view and height of those images? Could they vary in some points for example being based on photos showing the same area and direction but seen from a the height of view of a pedestrian instead of a higher point of view as presented? Would it be possible to get the basic images in high quality?

Answer: The suggested cones of the perspective representations are indicative and they are intended to contribute in the comparative assessment of the second phase proposals. Therefore they may vary slightly in height or the angle of view to bring out the intentions of the projects. The basic images are basic on purpose and do not

correspond to any land based points of view. Participants will have to use their own representational techniques.

Question 20: Please clarify if the views as illustrated in the "Rethink Athens: The four perspective views" document are meant to match also the elevation showed in the samples (bird's eye) or could be from a lower perspective.

Answer: Refer to answer of question 19 in this CIRCULAR.

Question 21: Would it be possible to get a bit more information about the metro stations? Are some cross and longitudinal sections and detailed plans of the other metro stations (Panepistimiou and Syntagma) available as well?

Answer: No, it is not possible to provide any other information regarding the metro stations at this stage of the competition.

Question 22: Please provide any relevant information and drawings of both Dikaioisinis square and the abandoned buildings.

Answer: There are listed buildings at all sides of the square, particularly the Old National Printing Works to the SW of the square, an early example of Greek Neoclassicism (cf. pp.95, 106-108 of the Documentation manual). Buildings which are temporarily not in use are not definitely abandoned. The Old National Printing Works building is expected to house services of the Council of State and the Panepistimiou 53 listed 'Majestic Hotel', which belongs to the University of Athens, is being renovated and will house offices.

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