

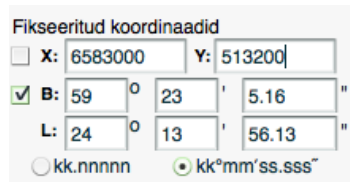
## Questions – answers that are submitted by participants of International Two-stage Architectural Design Contest of Building for Arvo Pärt Centre

### Questions- answers submitted in 2nd stage of the competition

#### Question:

Is there a specific point with latitude and longitude coordinates in the Detailed Plan CAD file that you shared? This would be helpful for setting up our site model.

#### Answer:



#### Question:

Could you please tell us about the construction budget for the project? Do you have an anticipated cost per square meter or total construction cost?

#### Answer:

The planned construction cost of the Arvo Pärt Centre is ca 2000 €/m<sup>2</sup>.

This amount does not include VAT and includes exterior works. The price of any outdoor constructions is calculated the same way (i.e. the construction price of a tower is also ca 2000 €/m<sup>2</sup>).

### Questions – Answers submitted in the information day in Laulasmaa 18.03.14

Küsimustele vastasid/Questions were answered by:

Michael Pärt – Chairman of the Board, Arvo Pärt Centre, son of Arvo and Nora Pärt

Anu Kivilo – managing director of APC

Andres Kurg – art historian, member of committee of the first stage of contest

Aivar Mäe – managing director of National Opera, new building project on consultant of APC

1. The participants wish to get a plan of the surrounding area along with the buildings (buildings next to Aliina).

**Answer:** We will provide access information for the server of the Land Board, i.e., the exact links:

[http://xgis.maaamet.ee/xGIS/XGis?app\\_id=UU82&user\\_id=at&punkt=513169,6582710&zoom=292&setlegend=SHYBR\\_ALUS01=0,SHYBR\\_ALUS02=1&LANG=1](http://xgis.maaamet.ee/xGIS/XGis?app_id=UU82&user_id=at&punkt=513169,6582710&zoom=292&setlegend=SHYBR_ALUS01=0,SHYBR_ALUS02=1&LANG=1).

The comprehensive plan of the rural municipality is available at the Web site of the rural municipality, it is in Estonian: <http://keilavald.kovtp.ee/et/uldplaneering1>, PDF files are attached.

2. What will become of the current building of the centre when the new one is complete?

**Answer:** It is an autonomous structure; there will be no connections to the new centre.

3. How will the surrounding plots be utilised in the future?

**Answer:** The nearby area consists of 20 hectares of land owned by the bank and persons connected to it. It is a Natura 2000 site, which is subject to limitations and building restrictions. The Arvo Pärt Centre endeavours to uphold good relations with the neighbours and to develop a positive dialogue in order to keep the neighbouring area intact.

4. Is it possible to get a view of the plot from the sea side?

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**Answer:** See <https://www.youtube.com/watch?v=uXSAfpxEsDk>

5. What will be the normal operation of the archive in the future?

**Answer:** The archive is the heart of the building, where the researchers work. At the same time it is a meeting place where people can come to have discussions and to organise meetings. Students can participate in educational programmes, which include not just the music of Arvo Pärt but music in general, and perhaps some other fields of art. The library could be a venue for topical debates and music nights. Public events could take place in the evenings. The programme includes a café, not a restaurant.

There will be possibilities for organising day trips from Tallinn, co-operation programmes with the manor houses in the area, as well as for the development of land art in the future. The hiking trails in the surrounding forest should be preserved.

6. Is the construction of the tower authorised, is it according to regulations?

**Answer:** The letter of explanation for the detailed plan reads as follows: *The plan foresees a tower by the two-storey building, there are no limitations or restrictions for its architectural solution in the detailed plan sketch. All architectural requirements will be specified during the preparation phase of the detailed plan following the architectural competition.*

7. Will the tower be for public or private use?

**Answer:** For private use. It may also be a symbolic piece of art.

8. Will the tower be indoor or outdoor type?

**Answer:** This is up to preference and depends on the architectural solution. We assume that there will be a room at the top.

9. The competition rules say that up to two buildings may be built on the plot, please comment.

**Answer:** This number is a suggestion. We prefer a single building with auxiliary buildings, if necessary. It is important that the work environment is connected in a logical fashion and that the people working in the building do not become isolated.

10. What will the exhibit area be like?

**Answer:** The exhibit will change over time. It should be natural and form a part of the interior – you will notice the objects but it is not an academic exposition. There will be an educational exposition in the classroom. The building will be used to display items that Arvo Pärt had in Berlin (e.g., a harmonium, a table). The architects are welcome to suggest solutions. The building should have corners to get lost in.

11. You included the idea of a chapel in the materials, what did you have in mind? Is it meant to be a place for public use?

**Answer:** It is not a public room; it is intended primarily for the people working at the centre. The chapel may just be a very modest small room behind a door that does not reveal its nature.

12. We wish to get topographic information, as well as the height of the trees on the plot and the diameter of the trees marked down on the competition site. Is absolutely everything marked down, everything that grows, or just the trees starting from a certain height?

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**Answer:** See question No. 1 regarding a map from the Land Board. The surveyed area of the plot (the construction area) has almost no young growth, all trees marked down on the plan (pines) have a trunk diameter starting at 25–30 cm, i.e., proper trees. The average height of the trees is 20 m.

13. The competition rules stipulate that the building must meet Estonian energy efficiency requirements (point 2.7). Where is this information available?

**Answer:** The Estonian version of the regulation is available at <https://www.riigiteataja.ee/akt/105092012004>. The Estonian requirements conform to European Union requirements.

14. The cost proposal requires detailed prices for the construction works. The competitors believe it to be unnecessary.

**Answer:** The cost proposal will be updated for the end of March and will be sent to all Participants.

15. You listed the building volume as 1500–2000 m<sup>2</sup>. Is this number absolute?

**Answer:** 2000 m<sup>2</sup> is the maximum size of the building (gross area) including the recreational areas. A 10% deviation from the net areas marked in the room plans is permissible.

16. How can questions be asked in the future, what is the final deadline for questions?

**Answer:** Since the conditions for the 2nd stage lack the corresponding clause, point 17 'Explanations' from the 1st stage conditions will apply: *Participants have the right to receive explanations and additional information regarding the documents of the Design Contest. All the questions must be sent in Estonian or English to the e-mail address [apc@arhliit.ee](mailto:apc@arhliit.ee). Replies are forwarded to all the interested parties and participants within three business days of the receipt of the corresponding written request.*

17. The materials do not include the number of the plotting boards (rules p.3.2, 1) ). How many may be submitted?

**Answer:** We do not limit the number of the plotting boards.

18. What local materials can be used for the construction of the building?

**Answer:** Local materials include, for instance, wood and limestone. We would rather rule out the use of plastic, other materials are acceptable.

19. A participant proposed to include for the evaluation of the competition results the possibility for a bureau to present their work personally and to include the option of adding a multimedia clip for that reason.

**Answer:** This is not permitted. The emotional vision should reflect in the work presented.

20. A participant proposed to add a 3D version of the area to the appendices of the competition rules so that participants could 'plant' their solutions into it.

**Answer:** This will not be possible, since it would be too large of an undertaking.

21. How will the negotiations after the competition take place?

**Answer:** According to point 8.1 of the competition rules.

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Eelnenud küsimused-vastused, eesti keeles (previous Q/A in Estonian):

1. Osalejate soov on saada ümbritseva ala plaan koos hoonetega (Aliina kõrval asuvad hooned).  
**Vastus:** Saadame Maa-ameti serverile juurdepääsu info ehk täpsed lingid:  
[http://xgis.maaamet.ee/xGIS/XGis?app\\_id=UU82&user\\_id=at&punkt=513169,6582710&zoom=292&setlegend=SHYBR\\_ALUS01=0,SHYBR\\_ALUS02=1&LANG=1](http://xgis.maaamet.ee/xGIS/XGis?app_id=UU82&user_id=at&punkt=513169,6582710&zoom=292&setlegend=SHYBR_ALUS01=0,SHYBR_ALUS02=1&LANG=1).  
Valla üldplaneering on kättesaadav valla kodulehelt, [see on eesti keeles: http://keilavald.kovtp.ee/et/uldplaneering1](http://keilavald.kovtp.ee/et/uldplaneering1), lisatud on pdf-failid.
2. Mis saab praegusest keskusehoonest siis, kui uus hoone valmis saab?  
**Vastus:** See on autonoomne ehitis, sidet uue keskusega ei tule.
3. Mis hakkab tulevikus juhtuma kõrvalkruntidel?  
**Vastus:** Kõrval on 20 ha suurune ala, mille omanik on pank ja sellega seotud isikud. See on Natura 2000 ala, millele on seatud kitsendused ja piirangud ehitamiseks. APK eesmärk on hoida naabritega häid suhteid ja arendada positiivset dialoogi, et säilitada naaberala puutumatusena.
4. Kas on võimalik saada maatüki vaadet mere poolt?  
**Vastus:** vt <https://www.youtube.com/watch?v=uXSAfpxEsDk>
5. Milline on arhiivi tavaline toimimine tulevikus?  
**Vastus:** Arhiiv on hoone süda, kus töötavad uurijad. See on ühtlasi kohtumispaik, kuhu saab tulla, et arutada, pidada kohtumisi. Kooliõpilased saavad osaleda haridusprogrammides, sh mitte vaid Arvo Pärdi muusika teemal, vaid muusika teemal üldisemalt ja võib-olla ka muude kunstivaldkondade teemal. Raamatukogus võiksid toimuda sisulised debatilised ja muusikaõhtud. Õhtuti toimuksid seal avalikumad üritused. Programmis on kohvik, mitte restoran. Võimalus on korraldada Tallinnast ühepäevaseid väljasõite, samuti koostööprogramme piirkonnas asuvate mõisatega, tulevikus arendada ka maastikukunsti võimalusi. Ümbritsevas metsas soovitakse säilitada jalutusrajad.
6. Kas torni tohib ehitada, st kas regulatsioonid lubavad seda?  
**Vastus:** Detailplaneeringu seletuskirjas on öeldud: *Kahekorruselise hoone juurde kavandatakse torn, mille arhitektuursele lahendusele detailplaneeringu eskiisiga piiranguid ja kitsendusi ei seata. Arhitektuurset nõude täpsustatakse detailplaneeringu koostamise staadiumis arhitektuurivõistluse järgselt.*
7. Kas torn on avalikuks või privaatseks kasutamiseks?  
**Vastus:** Privaatseks. See võib olla ka sümbolne kunstiteos.
8. Kas torn on *indoor* või *outdoor*?  
**Vastus:** See on vabalt valitav, sõltub arhitektuursest lahendusest. Eeldame, et üleval asub ruum.
9. Võistlustingimuses on märgitud, et alale võib ehitada kuni kaks hoonet, palume kommentaari.

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**Vastus:** See arv on ette antud soovitusena. Eelistame ühte hoonet pluss vajaduse korral abihooned. Oluline on, et töökeskkond oleks loogiliselt seotud ja et majas töötavate inimeste vahel ei tekiks eraldatust.

10. Mida kujutab endast ekspositsiooniala?

**Vastus:** Ekspositsioon on ajas muutuv. See peaks olema loomulik ja osa interjöörist – sa märkad objekte, kuid see pole akadeemiline ekspositsioon. Klassiruumis on hariduslik ekspositsioon. Majas tahetakse näidata asju, mis olid Arvo Pärdiva Berliinis (nt harmoonium, laud). Oodatakse arhitektide soovitusi. Majas peaksid olema nurgad, kuhu on võimalik kaduda.

11. Olete materjalidesse sisse toonud ka kabeli idee – mida te sellega silmas pidasite? Kas tegemist on avalikuks kasutamiseks mõeldud kohaga?

**Vastus:** Tegemist ei ole avaliku ruumiga, see on mõeldud eelkõige keskuse inimestele. Kabel võib olla väga tagasihoidlik vaikne ruumike, milleni viiv uks oma sisu kohta mingit vihjet ei anna.

12. Soovitakse saada topograafilist infot, samuti puude kõrgust krundil ja võistluslale kantud puude läbimõõtu. Kas peale on kantud absoluutselt kõik, mis kasvab, või puud alates mingist suurusest?

**Vastus:** Vt Maa-ameti kaardi kohta esitatud küsimust nr 1. Krundi mõõdistataval alal (ehitusala) noorendikku peaaegu pole, kõik plaanil märgistatud puud (männid) on tüve läbimõõduga alates 25–30 cm, seega korralikud puud. Puude keskmine kõrgus on 20 m.

13. Võistlustingimustes nõutakse hoone vastavust Eestis kehtestatud energiatõhususnõuetele (p 2.7). Kust saab selle info?

**Vastus:** Määrus on eesti keeles kättesaadav aadressil <https://www.riigiteataja.ee/akt/105092012004>. Eesti nõuded on vastavuses Euroopa Liidu nõuetega.

14. Hinnaettepanekus nõutakse detailseid ehitamisega seotud hindu. See on võistlejate hinnangul liigne.

**Vastus:** Hinnaettepanek uuendatakse märtsi lõpuks ja sadetakse kõikidele osalejatele.

15. Hoone mahuks olete märkinud 1500–2000 m<sup>2</sup>. Kas see on absoluutne arv?

**Vastus:** 2000 m<sup>2</sup> on hoone maksimumsuurus (brutopind) koos rekreatsioonialadega. 10% kõikumine ruumiprogrammis märgitud netopindadest on lubatud.

16. Kuidas saab edaspidi küsimusi esitada, mis on selleks viimane aeg?

**Vastus:** Kuna II etapi tingimustes vastav punkt puudub, kohaldatakse selle puhul I etapi tingimustes avaldatud punkti 17 „Selgitused“: *Osalejatel on õigus saada ideekonkursi dokumentide kohta selgitusi ja lisateavet. Kõik küsimused peavad olema esitatud eesti või inglise keeles e-posti aadressil [apc@arhliit.ee](mailto:apc@arhliit.ee). Vastused edastatakse kõikidele huvitatud isikutele ja osalejatele kolme tööpäeva jooksul alates vastava kirjaliku taotluse saamisest.*

17. Materjalides ei ole määratud planšettide arvu. Kui palju võib neid esitada?

**Vastus:** Me ei piiritle planšettide arvu.

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18. Millised on kohalikud materjalid, mida hoone ehitamisel võiks kasutada?

**Vastus:** Kohalikud materjalid on näiteks puit ja paekivi. Pigem välistame plastiku, muu materjal on meile vastuvõetav.

19. Osaleja tegi ettepaneku lisada võistluse tulemuste hindamisele võimalus bürool ise oma tööd esitleda ning lisada selleks multimeediaklipi lisamise võimalus.

**Vastus:** Seda ei võimaldata. Emotsioon peab kajastuma esitatavas töös.

20. Osaleja tegi ettepaneku lisada võistlustingimuste lisade hulka ala 3D, et osalejale oleks võimalus oma lahendus sellesse n-ö sisse istutada.

**Vastus:** Seda ei võimaldata, kuna tegu on liiga suuremahulise ettevõtmisega.

21. Kuidas näeb välja võistlusele järgnev läbirääkimiste protsess?

**Vastus:** Vastavalt võistlustingimuste punktidele 8.1.

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