

**DESCRIPTION OF THE SUBJECT MATTER OF THE COMPETITION
DESCRIPTION OF THE SITE OF THE INVESTMENT PROJECT
FUNCTIONAL AND UTILITY ASSUMPTIONS AND GUIDELINES**

for

**THE
RESTRICTED TWO-STAGE EXECUTIVE
ARCHITECTURAL AND URBAN DEVELOPMENT COMPETITION**

for the preparation of

**THE CONCEPT FOR
THE JUBILEE TEACHING AND CONFERENCE BUILDING OF
THE CRACOW UNIVERSITY OF ECONOMICS**

Kraków, 25 January 2022

TABLE OF CONTENTS

1. DESCRIPTION OF THE SUBJECT MATTER OF THE COMPETITION

The subject matter of the Competition has been described in Chapter 2 of the Rules of the Competition and consists in the preparation of a concept for the teaching and conference building of the Cracow University of Economics, a jubilee building erected to celebrate the University's 100th anniversary, situated on plots nos. 232/4, 232/1, 226, 231/3, 225/2, 233/1 and 320/1, geodesic precinct 8 of the Śródmieście District of the city of Kraków, ul. Rakowicka.

2. DESCRIPTION OF THE SITE OF THE INVESTMENT PROJECT

2.1. Information on the University

Uniwersytet Ekonomiczny w Krakowie [the Cracow University of Economics or UEK] is a modern educational establishment with traditions dating back to the year 1925. With its multiple research projects and a student community of 15,000, the University is one of the largest centres for economic research and sciences in Poland. UEK's students acquire knowledge in three organizational units: College of Economics, Finance and Law, College of Economics and Public Administration and College of Management and Quality Sciences.

Operating uninterrupted for nearly one hundred years, the University dutifully pursues the mission established by its founders: *Rerum cognoscere causas et valorem* (To learn the causes and values of things), educating the hearts and minds of successive generations of outstanding professionals. Currently, UEK offers programs in 30 fields of study in Polish and English, including postgraduate studies and the prestigious Master of Business Administration (MBA) programme.

2.2. Location

2.2.1. The area covered by the Competition's development project is situated in the immediate vicinity of the Kraków Old Town within the boundaries of the campus of the Cracow University of Economics in Rakowicka street (coordinates ~50.069207, 19.957236). The campus is accessed via the aforesaid Rakowicka street which is a two-lane street with tram tracks. The area covered by the Competition is situated in the north-eastern corner of the campus.

2.2.2. Key sites in the immediate vicinity of the site include:

- The Unity Tower office complex (approx. 120 metres away, <https://unitycentre.pl/>)
- The Main Building of the Cracow University of Economics (approx. 230 metres away, https://pl.wikipedia.org/wiki/Gmach_G%C5%82%C3%B3wny_Uniwersytetu_Ekonomicznego_w_Krakowie)
- The Discalced Carmelites' Monastery and the Church of the Immaculate Conception of the Blessed Virgin Mary (approx. 360 metres away, <https://www.karmel.pl/krakow-srodmiescie/>)
- The Kraków Opera (approx. 360 metres away, <https://opera.krakow.pl/>)
- The Kraków Główny Railway Station (approx. 650 metres away, https://pl.wikipedia.org/wiki/Krak%C3%B3w_G%C5%82%C3%B3wny)
- The Main Square (approx. 1,400 metres away, https://pl.wikipedia.org/wiki/Rynek_G%C5%82%C3%B3wny_w_Krakowie)

2.2.3. The following are found in the immediate vicinity of the planned building:

- In the east, the military facilities of the Land Operations Centre - Command of the Land Component. **The facilities house rooms intended for people's permanent stay. Hence, their lighting and insolation should be assured in accordance with the technical requirements to be satisfied by that type of buildings.** The Contracting Entity has no influence over the use and development of the aforesaid areas.
- In the north, the Diamond production halls are at the disposal of the Cracow University of Economics. The Contracting Entity is free to arrange the interiors and rooms intended for human stay and to adapt them to the form of the planned jubilee building. The lighting and insolation requirements applicable to the windows of that building do not need to be fulfilled.
- In the east, the building of the Technical Department of the Cracow University of Economics shall provide the Contracting Entity with a possibility to freely arrange the interiors and rooms intended for human stay and adapt them to the form of the planned jubilee building. The lighting and insolation requirements applicable to the windows of that building do not need to be fulfilled.

2.3. Existing state.

- 2.3.1. The development site was entered in the register of historic monuments under no. A-648 by way of the decision of 25 January 1984 as the urban layout of the former Kleparz District. Conservation recommendations constitute an attachment to the Rules of the Competition and to the Description of the Subject Matter of the Competition.
- 2.3.2. No local zoning plan is in force for the area. On the other hand, decision establishing the site location of a public-purpose investment project (hereinafter the Decision) no. AU-2/6733/232/2015 of 22 June 2015 was issued and it shall provide the basis for the construction of the building. Its provisions shall bind all participants in the Competition.
- 2.3.3. The Decision covers the area of the existing yard / car park where construction of the jubilee building is planned and the area where the building of the Technical Department of the Cracow University of Economics is situated. The latter's **form is not intended to change**. No connector is envisaged linking the newly-planned building to the building of the Technical Department.
- 2.3.4. Right of way to the military area has been established across plot no. 233/1 that cannot be developed in any other manner.
- 2.3.5. No elements of technical infrastructure that cannot be altered or eliminated are found in the area intended for the construction of the planned building.
- 2.3.6. There are five lime trees and no protected trees or shrubbery growing in the area intended for construction of the new building, and the Contracting Entity favours preservation of the largest possible portion of the existing stand of trees.

3. FUNCTIONAL AND UTILITY ASSUMPTIONS AND GUIDELINES

3.1. Functional guidelines for land development

- 3.1.1. An area serving as an agora for the students and the academic community central for the foundation of the campus is situated behind the Main Building within the boundaries of the campus of the Cracow University of Economics. Land development in the vicinity of the envisaged jubilee building has the sole purpose of establishing footpaths and roads that guarantee optimum accessibility of the remaining venues within the campus.
- 3.1.2. Coach access in the vicinity of the main entrance to the building shall be envisaged.

3.2. Functional guidelines for the building

- 3.2.1. **Entrance lobby.** The building's main entrance shall lead to the entrance lobby granting access to the following functionalities:
- All remaining functionalities described in items 3.2.2. to 3.2.9. below plus, additionally:
 - **Information centre** serving as the information point with a reception desk and backroom facilities (with a surface of 15 sqm ideally)
 - **Cloakroom for 1,500 persons** shared with the conference and convention auditorium (item 3.2.4. below). The cloakroom shall be divisible into a minimum of 5 segments. It shall be possible to isolate some of the segments so that they serve exclusively as the venue for holding third-party events. The individual parts of the cloakroom may be divided between storeys.
 - **First-aid room** (featuring a cot, a pram and a baby changing unit).
 - **Baby room**, ideally with a space of 15 to 20 sqm, including the children's playing area.
- 3.2.2. **Restaurant and Cafe.** A food and drink area comprised of a restaurant seating a minimum of 100 with kitchen facilities and a cafe seating a minimum of 50 (operating in a separate room or a room that can be isolated through layout changes). A restaurant shall be accompanied by full kitchen facilities. An independent entrance (other than via the entrance lobby) from the outside of the building into the food and drink area shall be envisaged. The food and drink area shall enable the following methods of use and service:
- Organisation of business banquets and breakfasts (recommended construction of a convenient connector linking the food and drink area to the conference and convention auditorium);
 - Quick menu for students and staff served between lectures and/or classes;
 - Organisation of events with third-party catering, coffee breaks etc.
- 3.2.3. **Teaching premises.** Teaching rooms and lecture halls shall constitute the core function of the building. The following shall be envisaged:
- 1 lecture hall seating 150 persons and 1 lecture hall seating 200 persons, each divisible into two equal halves featuring two independent entrances/exits, with a recommended surface of 2 sqm per person;
 - 5 lecture halls seating 100 persons each that can be divided into two equal halves featuring two independent entrances/exits, with a recommended surface of 2 sqm per person;
 - 30 seminar rooms seating 30 persons each, with a recommended surface of 2 sqm per person;
 - 6 conference rooms seating 20 persons each, with a recommended surface of 2 sqm per person;
 - Rooms for quiet academic work for 1 to 2 persons each, isolated by means of enhanced sound insulation walls (ideally, with a surface of 15sqm each); and
 - 2 rooms for recording lectures/speeches and remote classes (ideally, with a surface of 25 sqm each, full blackout option, isolated by means of enhanced sound insulation walls).
- 3.2.4. **Conference and convention auditorium.** An auditorium with an amphitheatre layout seating approx. 500 to 600 persons. Holding of lectures and cultural and artistic events (performances and concerts) both by the University and third-party entities (through sublease) is planned in the auditorium. The following shall be envisaged:
- An independent entrance (other than via the entrance lobby) from the outside of the building into the auditorium shall be envisaged in connection with a possible sublease of the auditorium. The auditorium's foyer, independent of the main entrance lobby, shall also be situated outside the auditorium. An area intended for a mobile bar shall be envisaged in the auditorium's foyer.

- A control room with backroom facilities (ideally, with a surface of 15 sqm), dressing rooms with restrooms (one with a surface of approx. 15 sqm, two with a surface of approx. 25 sqm each).
 - The following shall be envisaged in the auditorium: wings, a screen with an overhead projector, a mobile rostrum, disassembled tables/teacher's desk, modular stage/podiums enabling holding of events ranging from conventions, lectures to concerts or theatre performances; additionally, the layout of seats shall permit arrangement of a space for a banquet at the first level.
 - **Cloakroom for 1,500 persons** shared with the cloakroom situated by the entrance lobby of the building (item 3.2.1. above). The cloakroom shall be divisible into a minimum of 5 segments. It shall be possible to isolate some of the segments so that they serve exclusively as the venue for holding third-party events. The individual parts of the cloakroom may be divided between storeys.
- 3.2.5. **Residential part.** Residential rooms for temporary stays. Approx. 30 double rooms (at a standard comparable to a three-star hotel) and 2 suites (at a standard comparable to a four-star hotel) shall be envisaged. Breakfast and catering facilities (offering a possibility to hold a small banquet in the residential premises) shall be envisaged next to the residential part.
- 3.2.6. **Administrative premises.** Office rooms for approx. 100 to 150 employees, of which one-third shall be made up of one-person rooms and the remainder of two- and three-person rooms. Space shall be envisaged in common areas for central multi-function devices such as printers and scanners.
- 3.2.7. **Other surfaces** to be envisaged in the building:
- The building's passageways and stairs consistent with its function;
 - The building's service rooms, the security room;
 - Rest and refreshment facilities and restrooms (for staff and visitors); in compliance with applicable technical regulations;
 - Technical facilities; water meter and separator room; electrical switchboard room; telecommunications room; heat distribution system; server room (the recommended location other than underground); ventilation rooms; utility rooms; and a waste storage room.
- 3.2.8. **Underground car park.** It is recommended that the car park be accessed by means of a ramp. The need for construction of approx. 100 parking spaces, including eight spaces for charging electric vehicles, and two technical/warehousing rooms of approx. 30 sqm each (alternatively, one room of approx. 50 sqm) is envisaged.
- 3.2.9. Location of a viewing terrace on the building's rooftop shall be acceptable although this function is not indispensable to the Contracting Entity.
- 3.2.10. Incorporation of other rooms and surfaces indispensable according to the concept developed by the participant in the Competition shall be acceptable.
- 3.2.11. The number and size of lifts shall be adapted to the building's layout and to the persons using the building.

3.3. Environmentally friendly and universal solutions aimed at achieving the building's high energy efficiency and eliminating restrictions

- 3.3.1. It is the Contracting Entity's intention to build an economically viable and environmentally friendly building that adheres to the principle of sustainable development.
- 3.3.2. Technical and technological solutions aimed at minimising heat losses and reducing operating expenses shall be envisaged for the building. The objective is to deliver a high energy-efficiency building. It is envisaged for the index of demand for domestic energy used for heating and ventilation purposes (without auxiliary energy) to be E<60 kWh/sqm per year or less.
- 3.3.3. Selection of energy efficient solutions and environmental solutions remains the prerogative of the participants in the Competition, with the reservation that those solutions shall be evaluated by the Competition Jury.
- 3.3.4. The design shall satisfy the requirements of universal design in compliance with the Act on Accessibility by Special Needs Individuals, with the reservation that the proposed solutions are to be evaluated by the Competition Jury.

3.4. Building's installations.

- 3.4.1. The building shall be equipped with all installations required for its operation, in particular:
- base lighting, emergency lighting and evacuation lighting;
 - base, computer and emergency power supply to sockets;
 - daylight access adjustment system;
 - water supply and sewerage system, district heating system, ventilation and air-conditioning;
 - Fire Alarm System (FAS);
 - Sound Warning System (SWS), with voice messaging;
 - smoke removal system;
 - fixed fire-fighting devices;
 - CCTV;
 - Access Control System (ACS);
 - Intrusion Detection System (IDS);
 - structured cabling and WiFi;
 - telecommunication, IT and telephone installations;
 - car parking system;
 - passenger lifts; and
 - systems supporting teaching classes, conferences and seminars - a sound system; overhead projectors, video-conferencing equipment etc.
- 3.4.2. In addition to the installations listed above, installations with connections indispensable for the operation of a modern university department must be planned for and designed.