

**INTERNATIONAL DESIGN TENDER
FOR THE GRANULATI-ZANDOBBIO HEADQUARTER**

STONE CITY HEADQUARTER

PRELIMINARY DESIGN DOCUMENT



TABLE OF CONTENTS

1_PREMISE	PAGE 1
2_DESIGN OBJECTIVE	PAGE 2
3_TERRITORIAL CONTEXT	PAGE 3
4_PROJECT AREA AND MAGNITUDES: URBAN CONTEXT: ZONING PLAN AND RESTRICTIONS	PAGE 4
5_DESIGN AREA: CURRENT CONDITIONS	PAGE 5
6_DESIGN AREA: DESIGN EXPECTATIONS	PAGE 6
A. MULTI-PURPOSE BUILDING	
B. OUTDOOR AREAS	
C. ROADWAYS	
7_DIMENSIONAL DATA	PAGE 7
8_GENERAL SCHEME AND DIMENSIONAL/VOLUME/HEIGHT SHEETS	PAGE 8
9_ENCLOSSED DOCUMENTS	PAGE 9

1_PREMISE

This tender is sponsored by Granulati Zandobbio spa, company based in Bergamo, leader in the production and commercialisation of natural products for landscape design, with the aim to construct its new corporate headquarters and for events in the site called Stone City in the city of Bolgare in the province of Bergamo.

Over the last few years the commercial part of the company has experienced strong growth, mainly directed to the foreign market. The areas involved in the activity are undergoing rapid changes due to the progressive new business organisation of Granulati Zandobbio and to an increasingly wider range of products.

The continuous growth process has made it necessary to think of a new multi-purpose building to both transfer some management activities carried out to date in the Zandobbio headquarters and to implement the services and events already addressed to customers and the general public.

Granulati Zandobbio, in fact, in addition to dealing with stone products, organises numerous events at Stone City including fashion events, school visits, training sessions and more.

The work covered by the tender is divided into three themes: a multi-purpose building, the design of its external areas of relevance and redesign of the internal roads used by the visitor.

Along with this, special attention will be focused on heights and consequent building visibility in order to establish a relationship with the highway in front of the headquarters, a highway that today represents an excellent corporate brand promotion vehicle. Looking at the context, in fact, we realize that main element is the highway that is not seen as a physical limit, but as an opportunity.

2_GRANULATI ZANDOBBIO / STONE CITY

The story of Granulati Zandobbio begins in 1929 with quarry activities in the city of Zandobbio, near Bergamo. Over time, production and storage are developed in five separate sites on a total area of over 200,000 square metres thanks to the work and vision of four generations of entrepreneurs.

In 2008 Granulati Zandobbio purchased the 50,000 square metre lot in the city of Bolgare from Marmi Mecca, the most important company in the production of marble and granite in the world of the '60s.

StoneCity, a 5,000 square metre permanent exhibition park that gathers the best landscapes created with Granulati Zandobbio natural stone products, was born in 2012. A one-of-a-kind area in the world.

Today Granulati Zandobbio is, in effect, a reference point in the production and sale of a wide range of natural pebbles and stones, to creatively furnish any type of indoor and outdoor environment. The company's core business is certainly the production and distribution of an extensive range of pebbles and chippings from all over the world, but the company is increasingly recognised as a potential outdoor paving partner and is acquiring significant market share, even at the international level, with the L'Altra Pietra brand.

Today, 65% of Granulati Zandobbio sales are in mainly EU foreign markets with exports to 80 countries from Japan to Hong Kong, the United States and the Caribbean.



3_OBJECTIVE

With this tender procedure, Granulati Zandobbio intends to find the best design proposal able to convey its brand.

The group's corporate values can be summarised in terms of **internationality** like its sales environment, **sustainability** like the principle on which its stone processing is based and **beauty** like its products are able to grant.

The multi-purpose building will become a highly recognisable landmark with special focus on bordering highway users and themes related to the business. It will be a building only marginally intended to house the corporate offices and instead focus on hosting events thus becoming the soul of the entire group as further described in the following paragraphs.

An identified plot of land must be included in the building area as an entrance portal and hub for customer/user viability and material loading/unloading vehicle viability.

The building, up to three storeys high, must be characterised by the great flexibility of the internal spaces and, preferably, by dry construction technologies.

A large two-storey entrance hall will play the role of a multi-purpose space for large events hosting up to 300 people with the possibility to expand outdoors in the summer. The indoor lobby will therefore naturally continue and extend to an outdoor area, a square, able to welcome visitors even before entering the building.

The square will be located to the south facing the highway or to the east facing the current Stone City outdoor exhibition space. Its composition will give added value to the work and will be designed as an exemplary application of Granulati Zandobbio products.

A vertical architectural element of great height must be marked "Stone City", a rising totem conceived in an integrated way with the building or as an independent composition element.

4_TERRITORIAL CONTEXT

The tender area is located in the northern area of the city of Bolgare area and is separated from the highway lands compared to urbanised city areas.

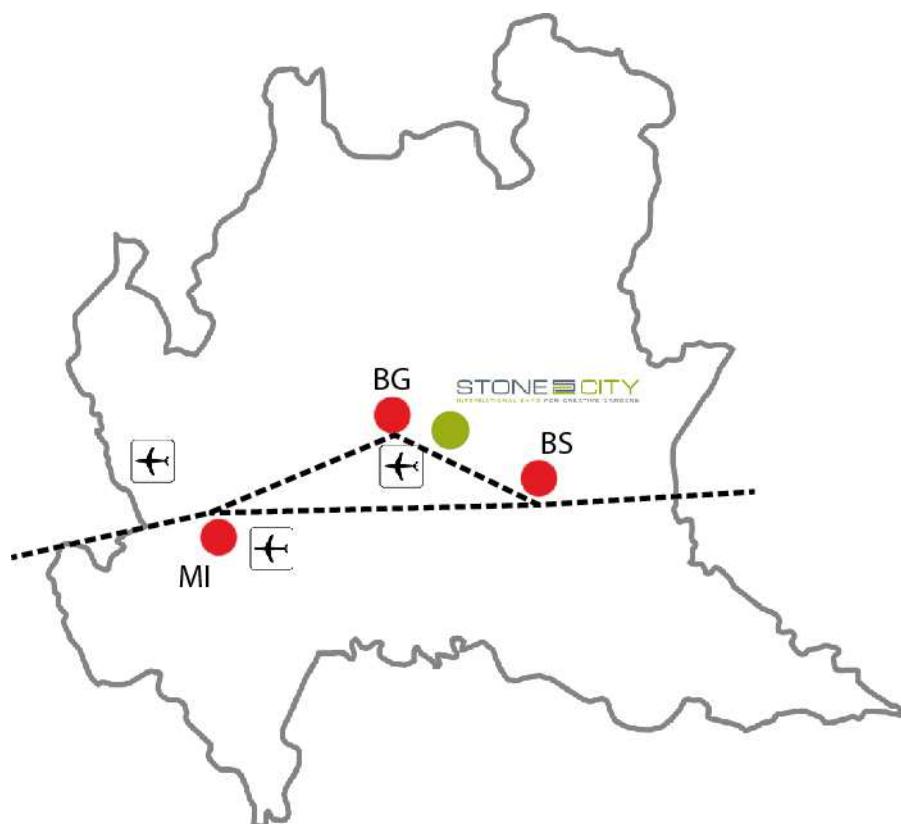
The lot is located in a stone quarry and processing context used since the settlement of a pre-Roman population in the geographic area of the lower Sebino, portion of land between Bergamo and Brescia south of Lake d'Iseo.

The nearest quarries are those of the Zandobbio, Credaro and Sarnico hills.

The exhibition area is simultaneously placed 17 km from Bergamo and about 35 km from Brescia, the area of interest is perfectly inserted in the Lombardy productive-industrial triangle where Milan (about 65 km away) is the third vertex.

Logistically, it is serviced by the recently completed Provincial Road no. 89, close to the A4 Milan-Venice highway and near the A52 highway called Bre-Be-Mi.

The company's location is also ideal for the nearby presence of three of the most important airports in Italy for passenger and cargo volumes like those of Milan and Bergamo (Orio al Serio, Malpensa and Linate). In particular, the area lies on the exact trajectory of aircrafts landing at the Orio al Serio Airport, a condition that may suggest conveying the brand with even zenith visibility.

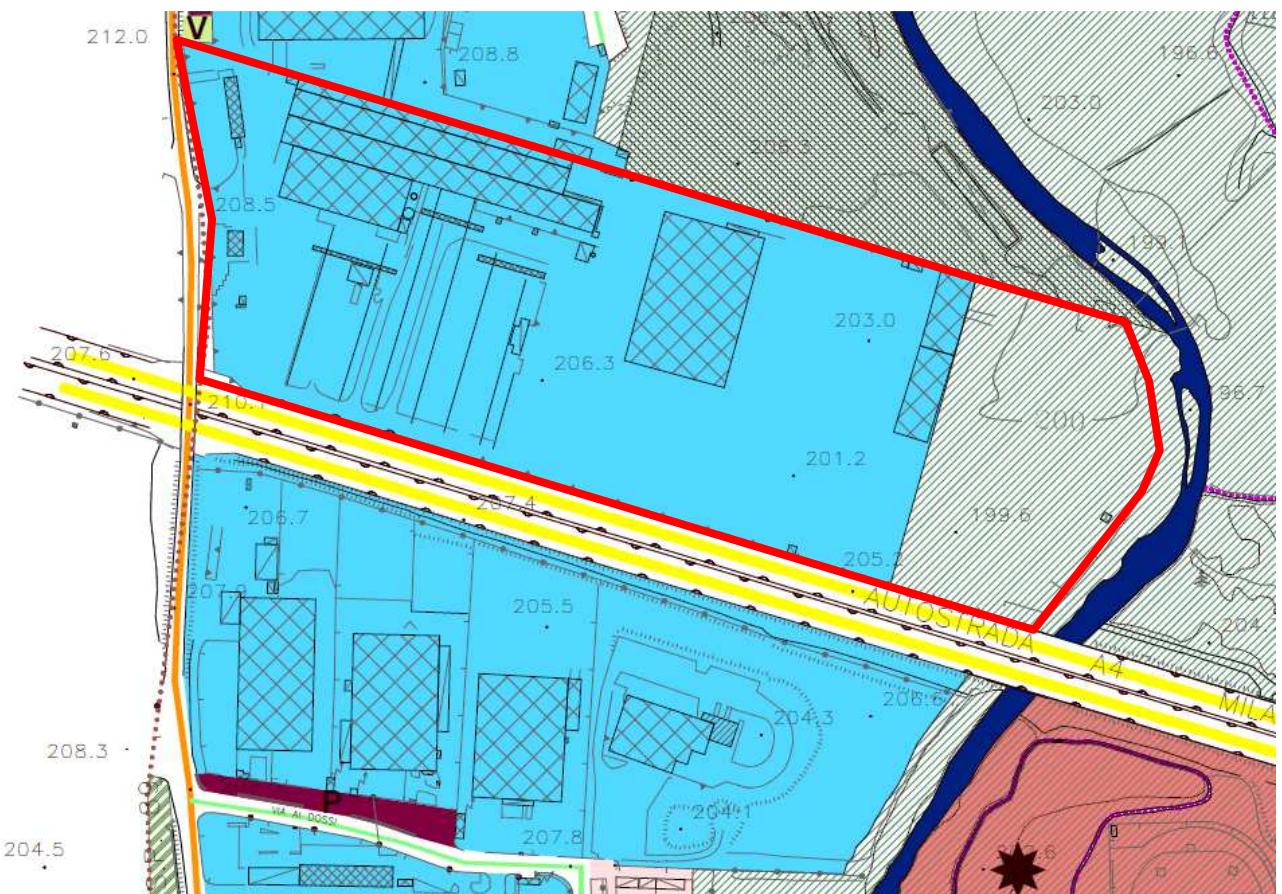


5_BUILDING POTENTIAL

The scope of the work is defined within the current zoning plan as "CONSOLIDATED PRODUCTION" art. III.4.2.3. of the document plan implementation rules as indicated in the following abstract:

a. Definition and principles

Consolidated areas intended for partially or totally built work and sales activities are included in this context.



c. Urban and building indexes and parameters

Uf	Land use index	m ² /m ²	0.8	(2)
Qc	Coverage ratio		60	(2)
Qo	Occupation ratio		70	(2)
Ip	Permeability Index		20	(2)
H	Height	m	10.6	
Dc	Minimum building distance from property boundaries	m		Art. I 4.2.2
Df	Minimum distance between buildings	m		Art. I.4.2.3
Ds	Minim building distance from roads	m		Art. I.4.2.4
(1)	In the case of use in the tertiary category			
(2)	In the case of use in the non-pollutant secondary business category as per			art. I.3.1.4.

Please refer to the enclosed zoning plan documentation for a full overview of the documents.

6_DIMENSIONAL DATA

The construction work in progress includes the demolition of the buildings that now stand on the newly purchased area and the reconstruction of a single prefabricated rectangular building. The tender work completes the implementation by filling the available volumes and surfaces.

• Sf - Land surface	39,228.29 sq.m.
• Uf - Land use index	0.8 sqm/sqm
Uf = 39,228.29 x 0.8 =	31,382.62 sq.m.
• Qc - Coverage ratio 60%	
Qc = 39,228.29 x 60% =	23,536.97 sq.m.
• Max height	10,50 m

For demolished buildings, the surfaces and volumes are:

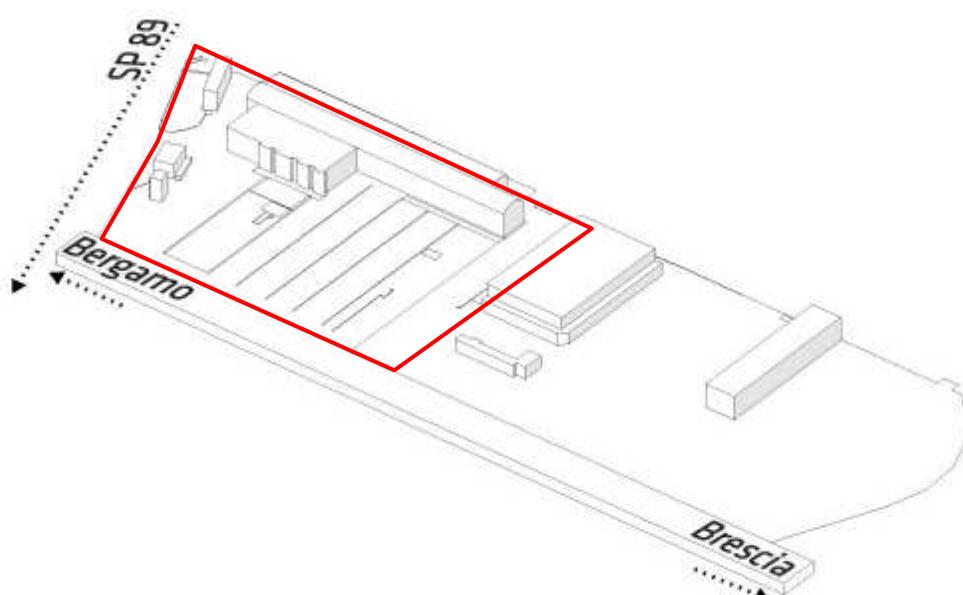
• Covered surfaces	8,432.09 sq.m.
• Volumes	73,729.35 sq.m.

For the new building, the surfaces and volumes are:

• Covered surfaces	6,900.00 sq.m.
• Volumes	51,750.00 sq.m.

Therefore, the following remain available:

• Covered surfaces	1,532.09 sq.m.
• Volumes	21,979.35 sq.m.



(Fig. newly purchased area subject to current demolition and reconstruction work)

7_RESTRICTIONS

The foreseen building construction area is classified as CLASS 2 GEOLOGICAL (feasibility with modest limitations).

The proximity of a highway imposes a 30m building setback and confinement limit as seen in the enclosed maps.

There are no other significant restrictions.

8_CURRENT CONDITIONS

The project area is located in the industrial sector of the city of Bolgare north of the town centre and separated from this by the A4 Milan-Venice highway land. It is bordered to the north with other industrial lots and the vast agricultural and partially wooded area that stretches along the Cherro stream.

The entire sector of interest is only accessible from the west border where Provincial Road 89 that connects the town of Costa di Mezzate to the city of Bolgare passes. Near the paved access road, Provincial Road rises to overpass the highway. Currently, area access is not very safe from the road and poor identification standpoints.

The lot is fairly flat, with a slight slope to the east highlighted by the presence of the highway land. The latter is at the same elevation as the lot near the overpass to the west and approximately 2,5 metres higher at the opposite end to the east. The lowering of the current Stone City exhibition area to the highway is not penalising, rather, it promotes the view of the exhibition area by those travelling along the Milan-Venice road.

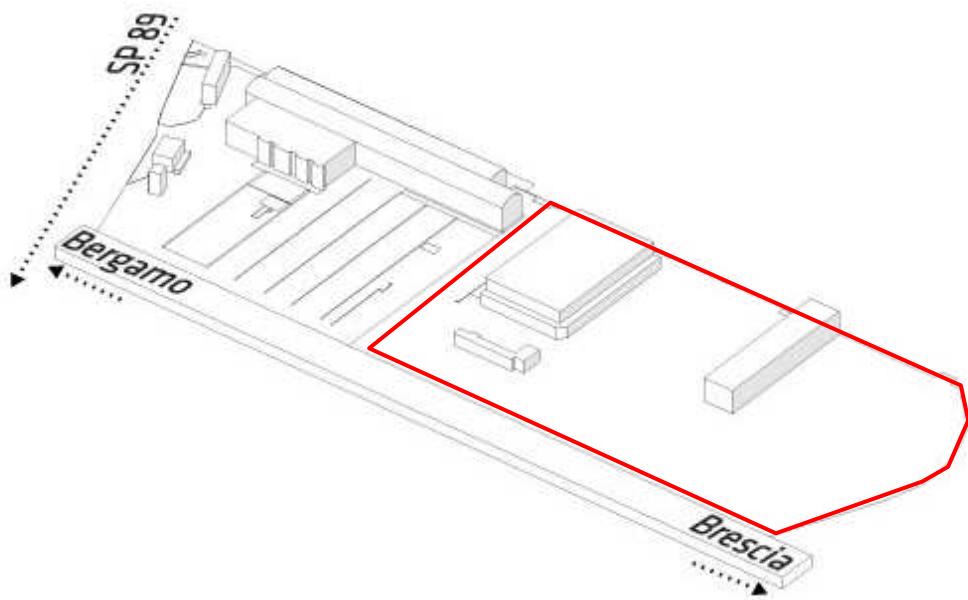


(Fig. property area)

9_STONE CITY HEADQUARTERS

To date, the Stone City headquarters have only occupied the eastern half of the property using a vast outdoor lot as a sales product storage site. Two prefabricated buildings were built in the year 2011-2015 to meet the business need of an indoor warehouse.

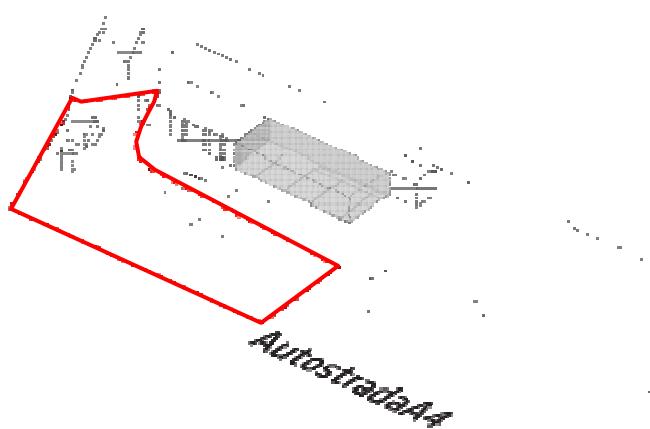
The business exhibition component was developed in 2012 with the construction of a small three-storey building used for demonstrations, training sessions and other events. The outdoor Stone City exposition area took shape over the years in the immediate vicinity, a real park that collects materials and techniques for stone use: from StoneBoxes to furnishing water tanks including flooring and decorative stone.



(Fig. area used to date)

The company's expansion is now taking place in the western area of the property.

The buildings that once housed Marmi Mecca production will soon be the subject of a demolition plan that will rid the entire area to the west to make way for a new prefabricated building of over 7,000 square metres of covered area.



(Fig. building subject to demolition)

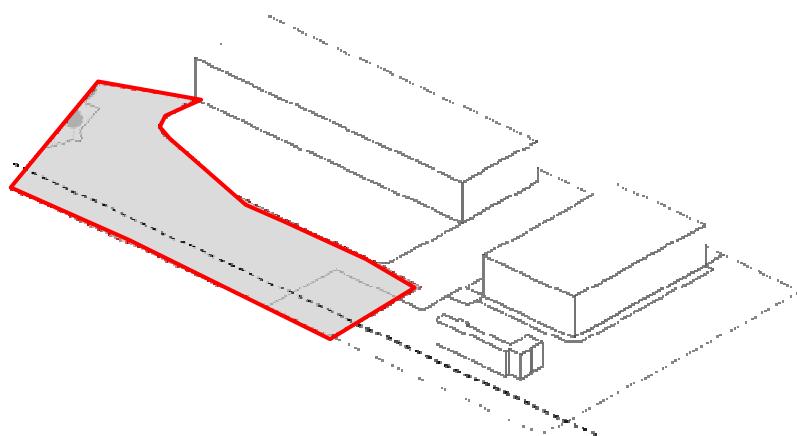
Heavy vehicles in transit through the area will have an independent road that in no way should interfere with the light traffic of users and site visitors. In this regard the already approved prefabricated design involves a large material storage area to the south bounded by an internal road for the exclusive use of heavy vehicles. A weigh station to be used at entrance and exit will be located along this internal road. The precise location of the weigh station has not yet been decided since it will also depend on the construction of the tender building and guard rooms.

10 DESIGN AREA:

The tender area, in light of that previously expressed, is located in the south west lot along the highway and Provincial Road 89 that intersect each other at right angles.

As stated in the chapter concerning restrictions, buildings cannot be constructed on the area thus identified for the first 30 metres from the highway margin.

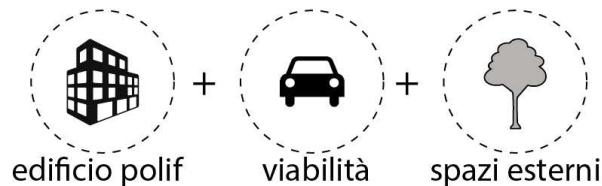
Please remember that the overall area must guarantee 30% drainage, index now achieved thanks to a wide open area located right in the centre of the project scope. The project planimetric layout will have to take them into account to obtain the necessary surfaces.



(Fig. Project area)

The tender will require the in-depth development of the following three themes individually:

- multi-purpose building
- road network
- outdoor spaces



11_MULTI-PURPOSE BUILDING

Granulati Zandobbio's intention to build a new building in the Bolgare industrial area is, as mentioned earlier, due to the strong expansion that the business has been generating in recent years. The experience gained with the creation of Stone City showed how business, accompanied by a promotional and training activities, also works thanks to the highways that conveys the corporate brand beyond all expectations.

The calendar of events organised in the Stone City location has intensified each year and some requests were necessarily declined for lack of adequate covered areas. The small three-storey building built in 2015 near the exhibition only houses the stone museum and two rooms of about 80 square metres, making the participation of more than 40 people impossible in the event of adverse weather conditions.

The new building, designed as the soul of the entire Stone City division and representation of the corporate brand, will be developed over a maximum of three levels above ground in compliance with the zoning regulations. The visibility of the building from the highway is essential, reason for which the theme of the vertical building development will be taken into strong consideration.

A series of functions that define its multi-purpose character are planned within. The building is conceived as the new corporate headquarters and will serve as the satellite component of the exhibition park; the Granulati Zandobbio administrative centre also remain in the historical headquarters in Zandobbio in the future. For this reason the presence of the group workers in the new building will be reduced to a maximum of 10/15 persons located in a dedicated office area which will only occupy a small part of the entire building.

The building will have a total gross floor area of approximately 1000 - 1100 square metres according to the diagram shown below.

Ground floor

Great importance should be given to a wide entrance Hall on two levels, space designed for indoor events and able to accommodate up to 300 people. The hall will have a good level of permeability with the external space equipped as a square that allows the necessary extension in the case of large attendance.

The hall also acts as a distribution site to access the various building areas, the first floor must also be accessed by a grand staircase of adequate size.

ground floor uses

- lobby+stairs+reception desk 450 sq.m.
- vertical connections 35 sq.m.
- bar 40 sq.m.
- toilets 30 sq.m.

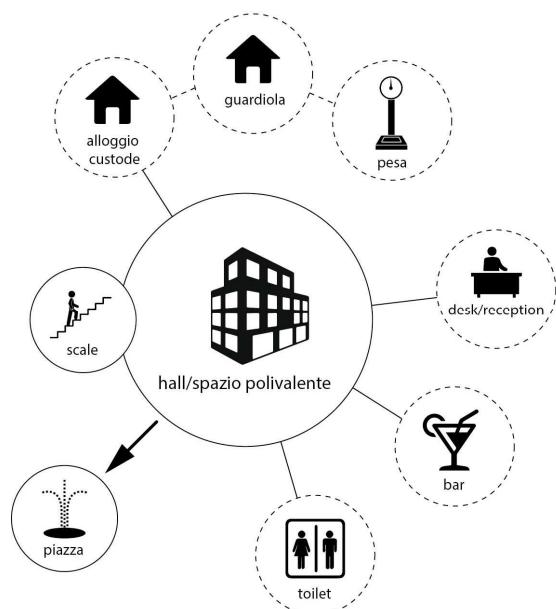
Total ground floor surface area 555 sq.m.

Additional rooms must also be located on the ground floor for guard and control rooms equipped with a good degree of independence to prevent interference with the public nature of the activities (events and promotions) carried out in the building. The premises are:

- guard apartment 65 sq.m.
- guard room 15 sq.m.

Total guard room surface area 80 sq.m.

The guard apartment and room must thus be an appendix of the building accessible from the outside and directly connected to the entrance and exit vehicle weigh station.



Please remember, as explained in the previous paragraphs, that the weigh station should be located on the road dedicated to loading and unloading vehicles that defines the northern project site boundary.

First floor

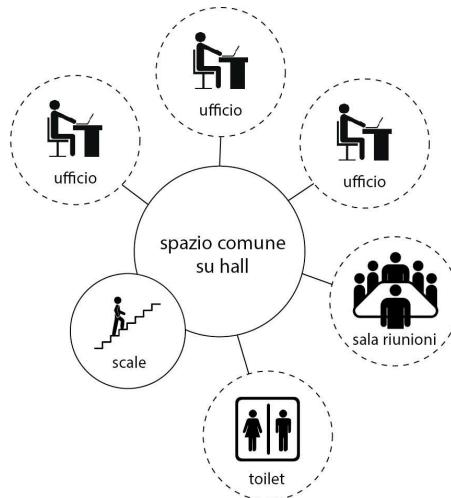
The first floor will look down on the two-storey entrance hall and will be accessible along the main staircase as well as through an elevator and a service staircase.

The first floor will house the departments dedicated to Stone City with a maximum of 3 offices and a meeting room.

first floor uses

- Stone City offices no. 3 * 20 sq.m.
- meeting room 40 sq.m.
- vertical connections 35 sq.m.
- toilets 20 sq.m.
- coffee-break space 8 sq.m.
- open space on the hall 80 sq.m.
- distribution spaces and accessoriesn.d.

Total first floor surface area 243 sq.m.



Second floor

The development of the building over three levels is not binding. The request for building construction in elevation to obtain greater visibility can also be obtained through other solutions at the choice of the designer.

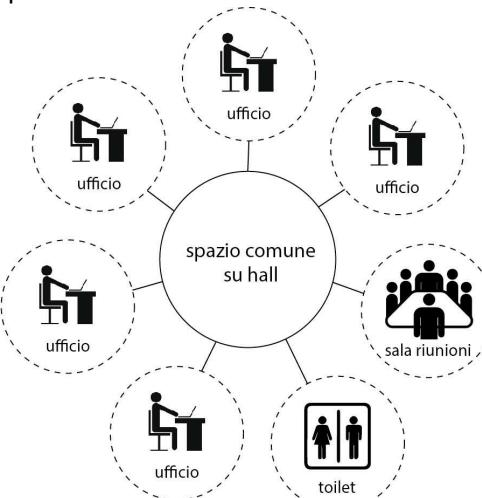
In the event that a distribution program of only two levels is pursued, the uses identified herein must be transferred to the first floor.

The Granulati Zandobbio group intends to create office space to be allocated to external professionals through lease and/or co-working contract. These areas, according to the company's growth, will be attached to the offices referred to in the previous paragraph in the future.

second floor uses

- offices no. 5 * 15 sqm
- meeting room 40 sq.m.
- vertical connections 35 sq.m.
- toilets 20 sq.m.
- coffee-break space 8 sq.m.

Total ground floor surface area 178 sq.m.



Terrace/Roof

The building roof should not be accessible as is the case for the existing building at the Stone City exposition. The building roof will not be used to host events.

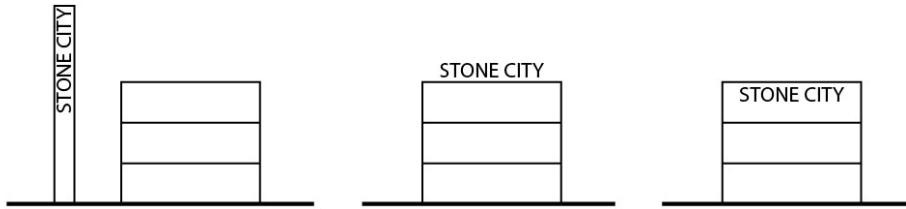
External spaces can be designed at the various offices levels (terraces or solar panels) of small/medium size.

Verticality/Sign

The theme of verticality has already been widely introduced in the previous paragraphs.

The visibility of the building from the highway requires an accurate visual study to better understand the location within the project area and the need to elevate volumes.

It must also emphasise the "Stone City" brand by a sign, a vertical totem or other at the discretion of the designer that is conceived as an independent element or, indifferently, integrated system with the building façades.



Lighting

Building and all site lighting certainly plays a key role in the overall scenic yield. Both the outdoor areas, with particular attention to the square, and the building will be highlighted by the use of light at night.

12_CONSTRUCTION SYSTEMS AND TECHNIQUES

The internal layout and division systems, in particular, will have to ensure great flexibility capable of accommodating any changes that, in time, may be necessary. For this reason, dry construction system will be preferred.

Structures

The support structures can be made prefabricated using one of the following construction systems:

- reinforced concrete
- wood
- steel

Exterior façades

The façades will be designed with particular attention to maintenance and material ageing issues. Wooden cladding systems should not be used on façades.

Fire prevention

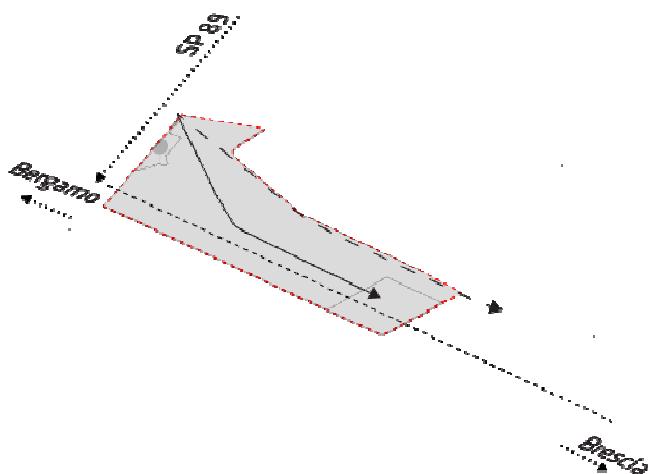
The building, hosting events with a large number of participants, will be covered by the fire department since "public event space".

13_ROAD NETWORK

Since the only access route is the Provincial road, it will be important to differentiate access and consequent occasional and temporary visitor traffic from that Granulati Zandobbio workers and transport vehicles.

The internal access road dedicated to heavy vehicles will be part of project evaluations; however, take into account the fact that, for functional reasons, it will already be constructed in the coming months when the industrial prefabricated building indicated above is constructed.

Currently the visitor car park is located in the free area bordering the Stone City exhibition. The industrial prefabricated design also includes the redevelopment of this car park for a total of 60 parking spaces as shown in the enclosed abstract. Nevertheless, the issue of parking must be developed from the tender design proposal also studying other locations. The number of parking spaces should not exceed 150 with flexibility in other free areas such as the entrance during highly attended events.



(Fig. Road network)

The use of products marketed by the Granulati Zandobbio group, such as the use of draining pavement with Gravel-Fix honeycomb structure is suggested, but not mandatory.

14_EXTERNAL AREAS

Landscaping is consequent to road redevelopment.

The free outdoor space should be a means of communication between the buildings and designed.

The critical nature of the area is the result of successive additions that have taken place over the years according to production needs; the designer's task will be to combine and give a common thread in these different parts.

The use of products marketed by Granulati Zandobbio, such as the use of stone-boxes as fences and walls is suggested, but not binding.

15_CONSTRUCTION COST

The maximum construction cost for the work to be planned is set at Euro 2,000,000.00 (in addition to available amounts) amount calculated on the basis of an estimate based on the cost of comparable works. A summary cost estimate is required based on current prices to demonstrate the feasibility of the intervention in all its parts.

The cost estimate will be divided into:

- multi-purpose building
- square
- outdoor spaces/roads

The cost estimate will be sufficiently developed to permit an evaluation of the adequacy of the amounts of planned works.

16_ENCLOSED DOCUMENTS

The following documentation is hereto attached

- basic planimetric DWG
- Aerial photography
- City of Bolgare zoning plan
- new industrial prefabricated building design
- aerial video of the work area
- photographic documentation
- orthophotograph
- Stone City and Granulati Zandobbio logos