





Overview of Forprosjekt Report

- 1.0 Project Structure
- 2.0 Design Criteria
- 3.0 The Building
- 4.0 Strategies of Use
- 5.0 Materials and Appearance
- 6.0 Cost, Progress Plan and Risk
- 7.0 Area Schedules
- 8.0 Technical Reports



Design Criteria

- 2.1 Competition/ Skisse Prosjekt
- 2.2 Aspiration Document
- 2.3 User Consultation – functional programme
- 2.4 Master Plan and Quality Plan
- 2.5 Reguleringsplan
- 2.6 Future Buildings and Passive House
- 2.7 Universal Design
- 2.8 Site Constraints



3.1 The Building

Urban Design



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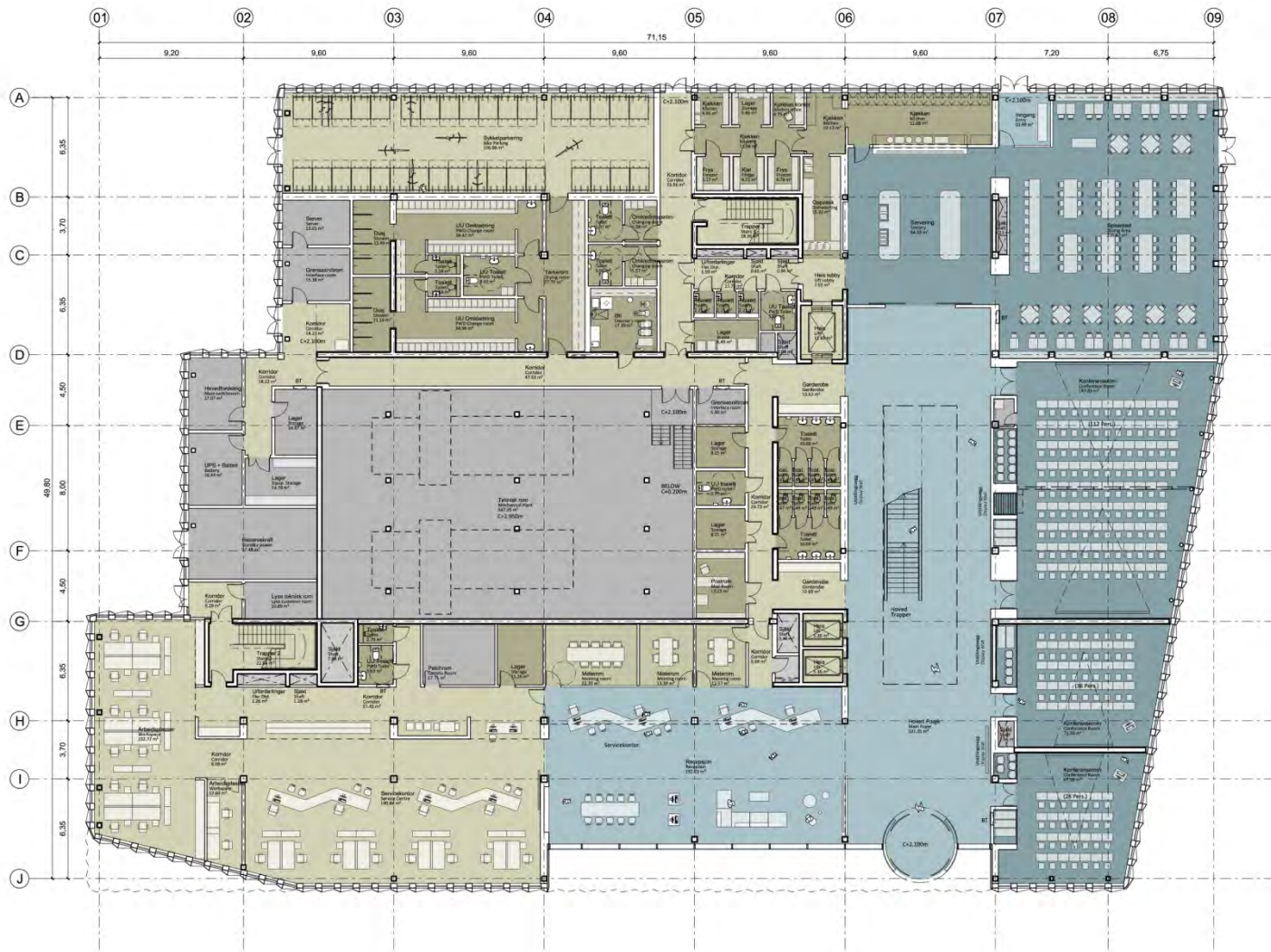
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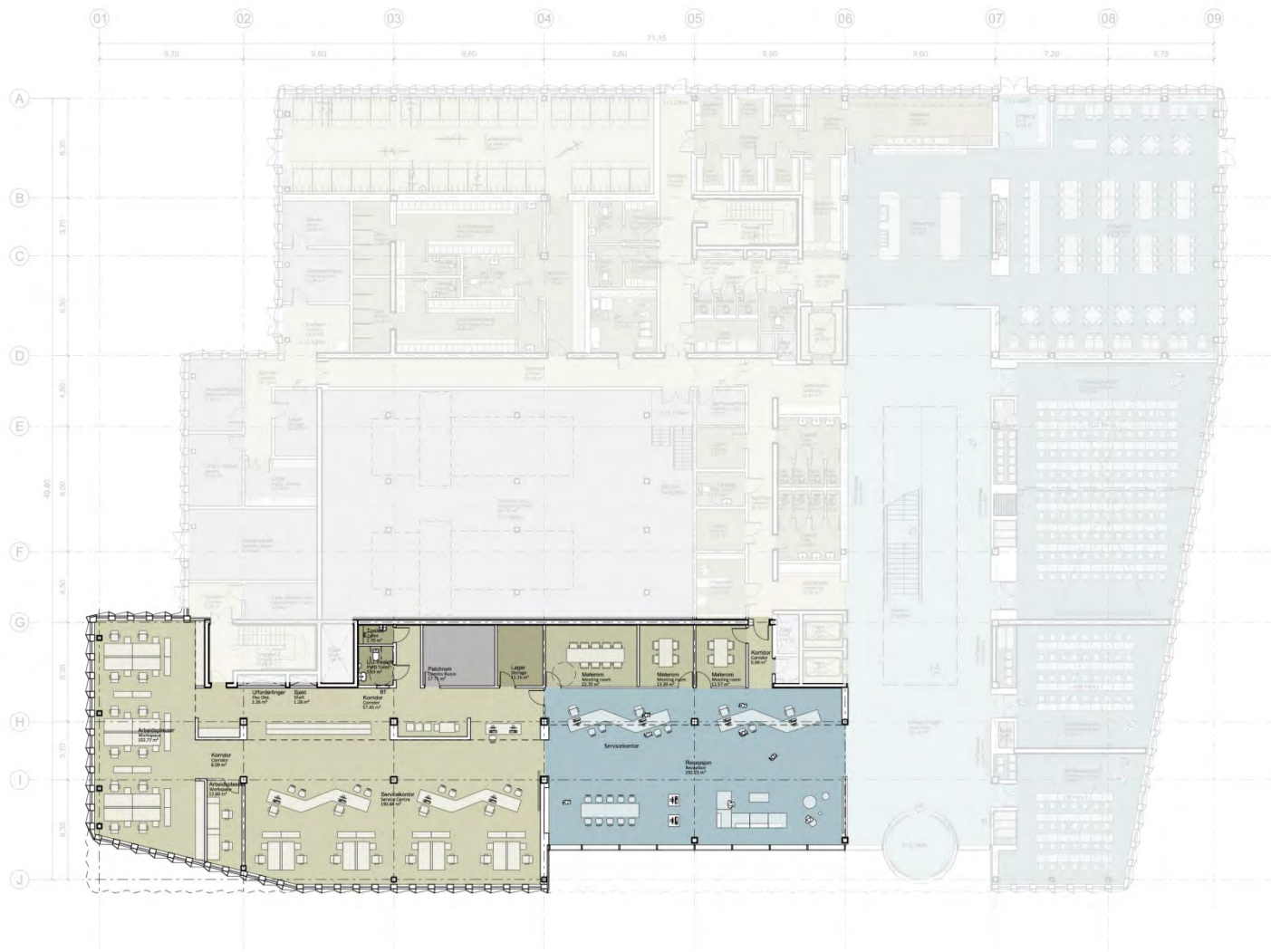


3.0 The Building Level 01



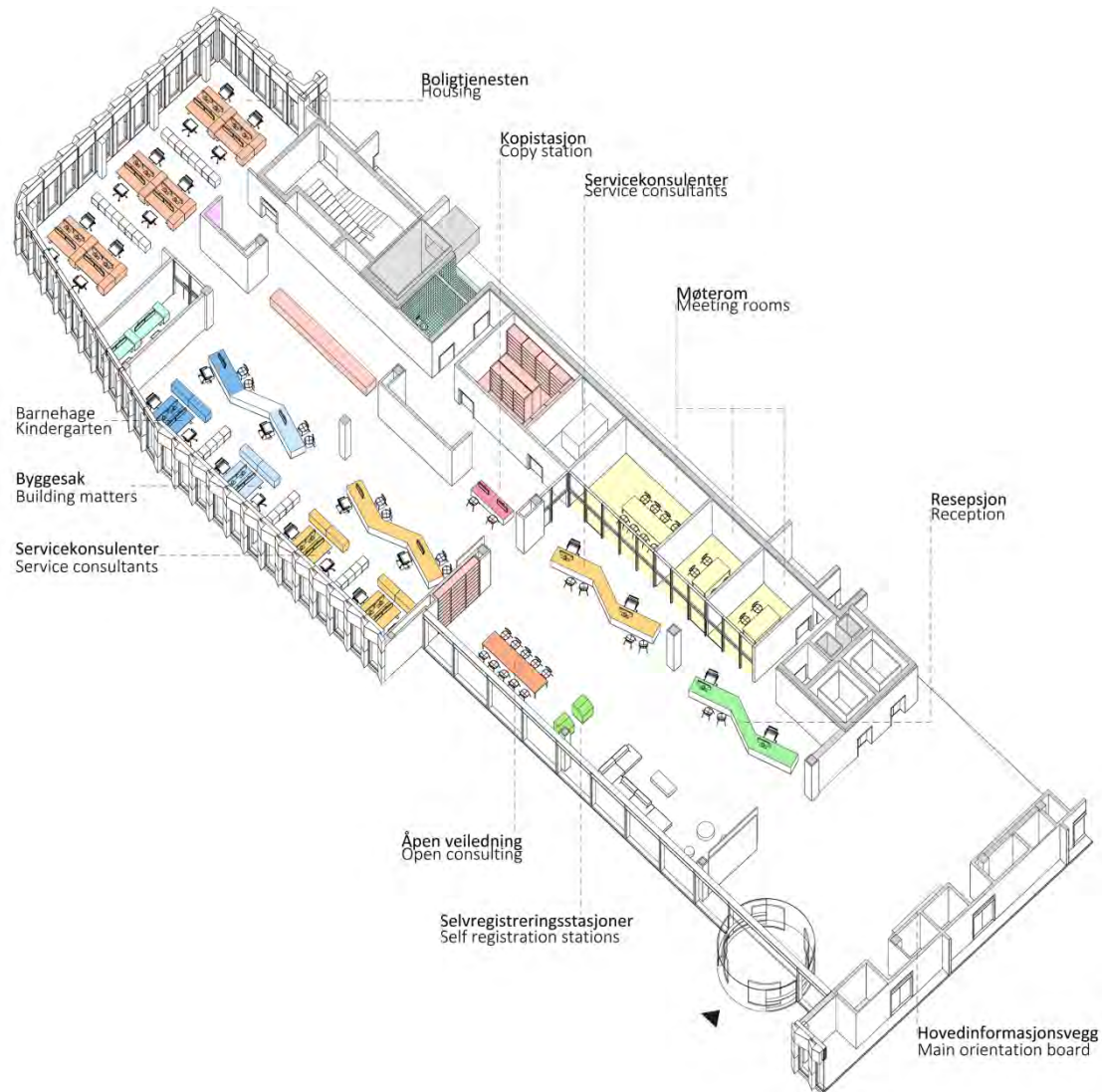
3.0 The Building

Level 01 – Servicekontor



3.0 The Building

Level 01 – Servicekontor



3.0 The Building
Level 01 – Servicekontor

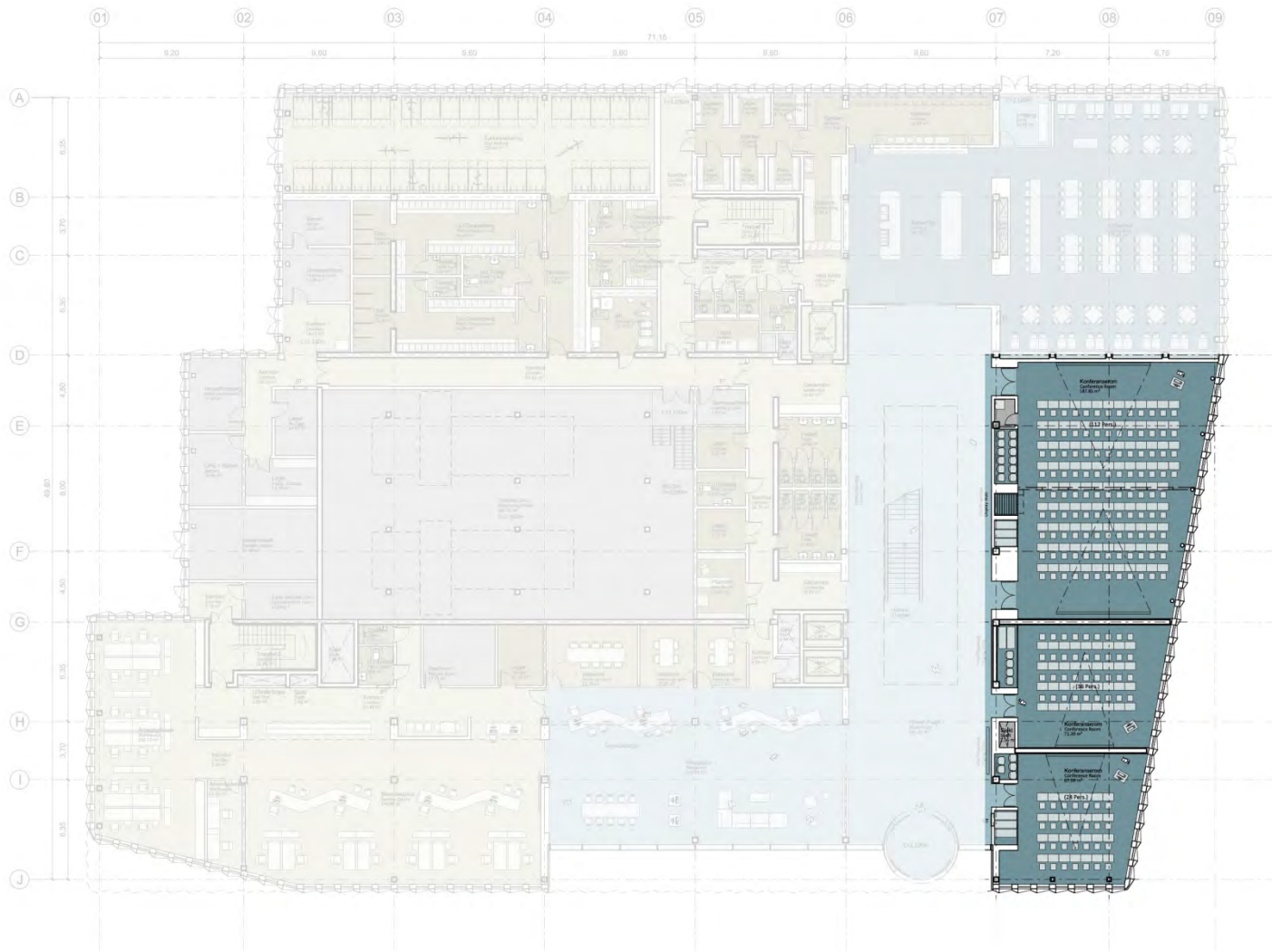


Level 01 – Conference and Training



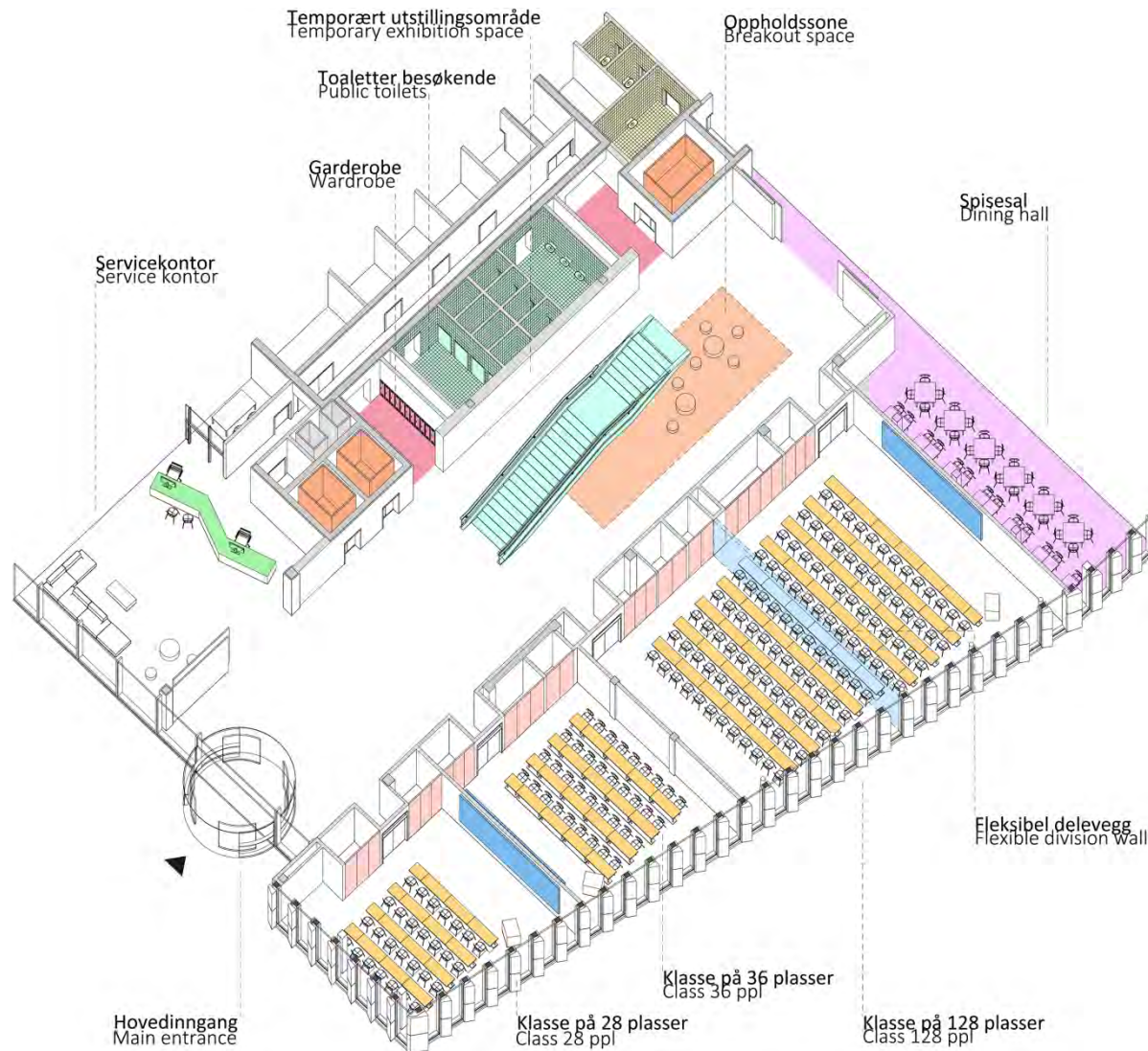
3.0 The Building

Level 01 – Conference and Training

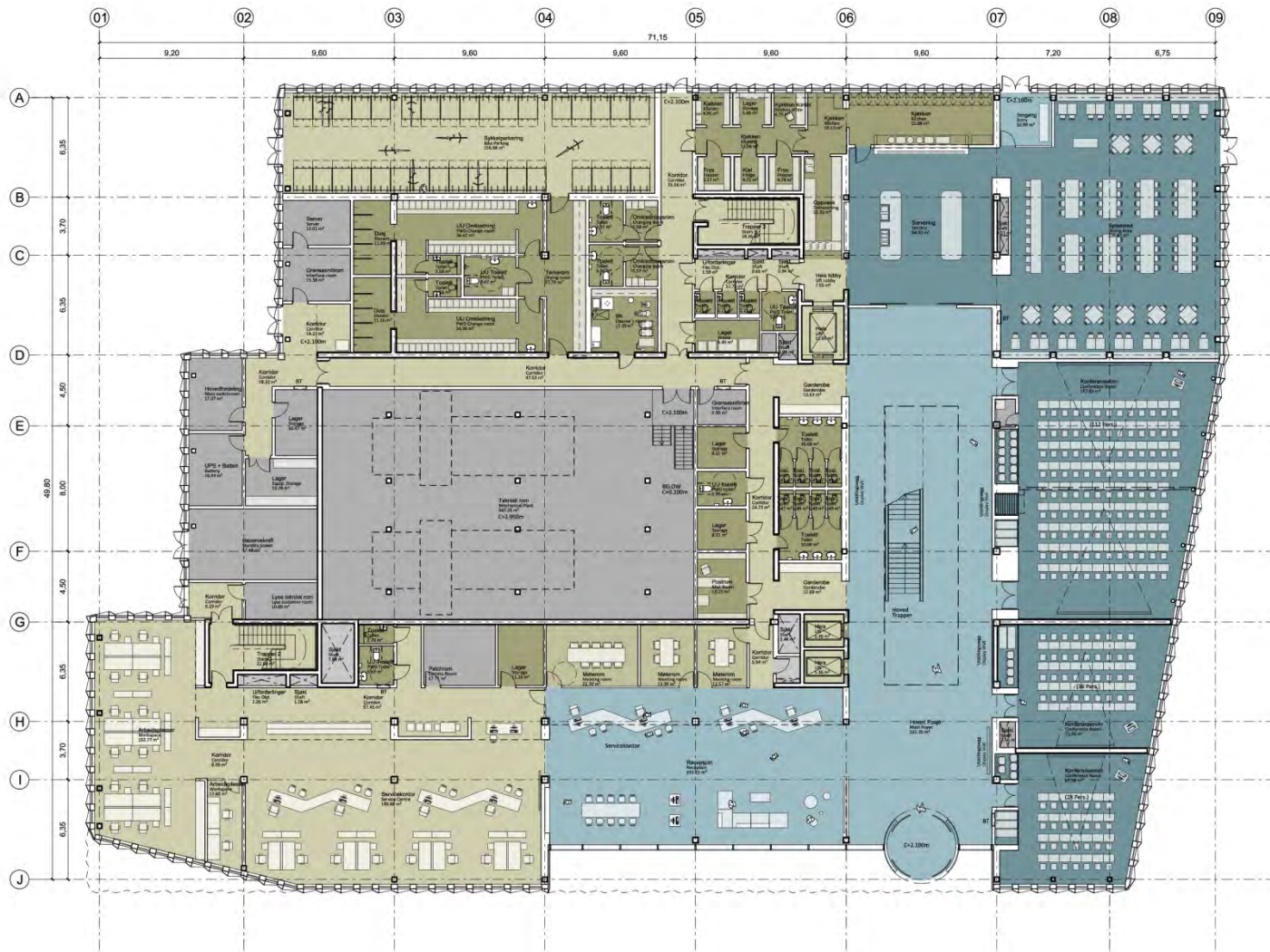


3.0 The Building

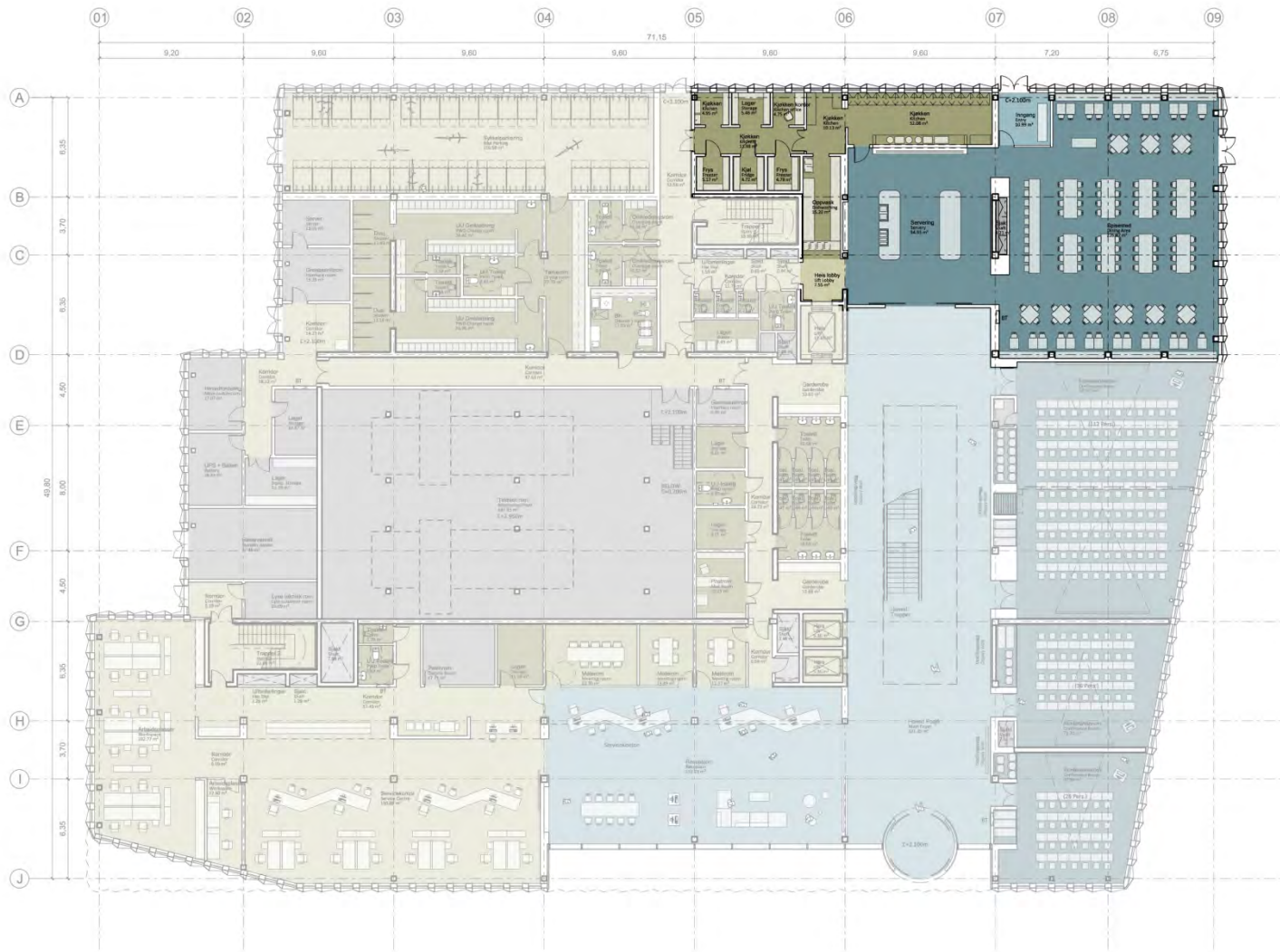
Level 01 – Conference and Training



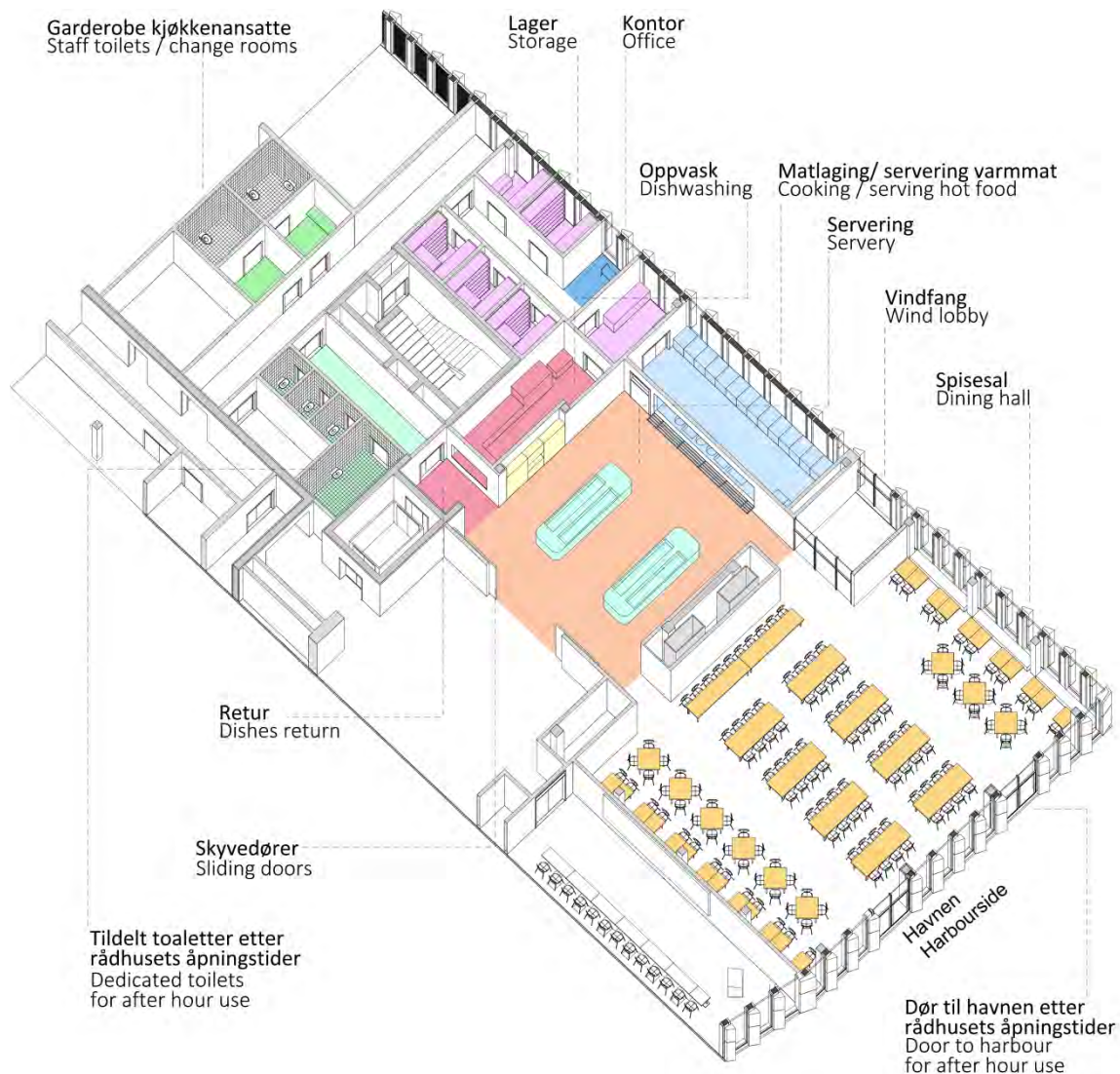
3.0 The Building Level 01 – Canteen



3.0 The Building Level 01 – Canteen



3.0 The Building Level 01 – Canteen



3.0 The Building Level 02



3.0 The Building

Level 02- Courtyard





3.0 The Building Level 02



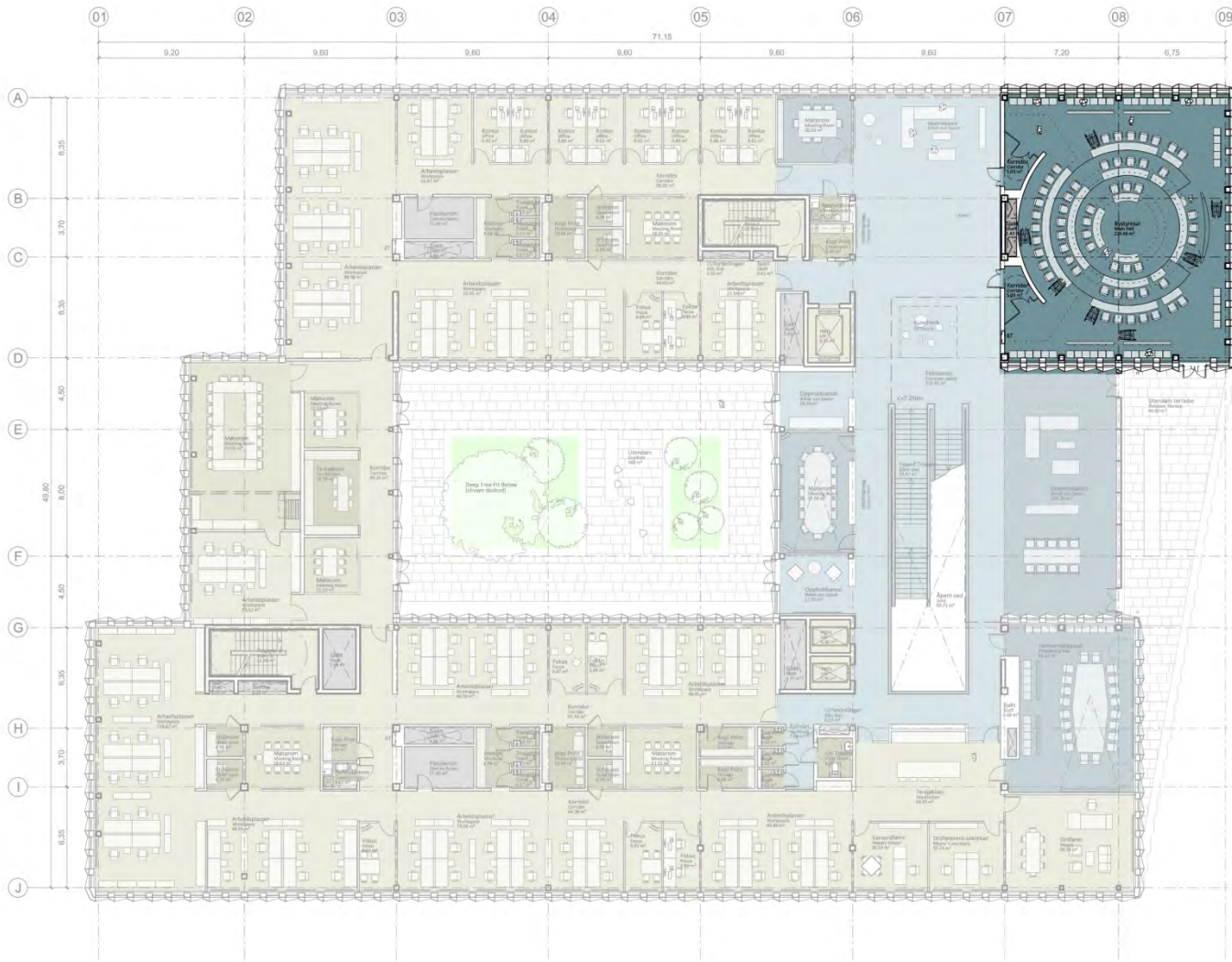
5.0 Materials and Appearance

Internal Finishes



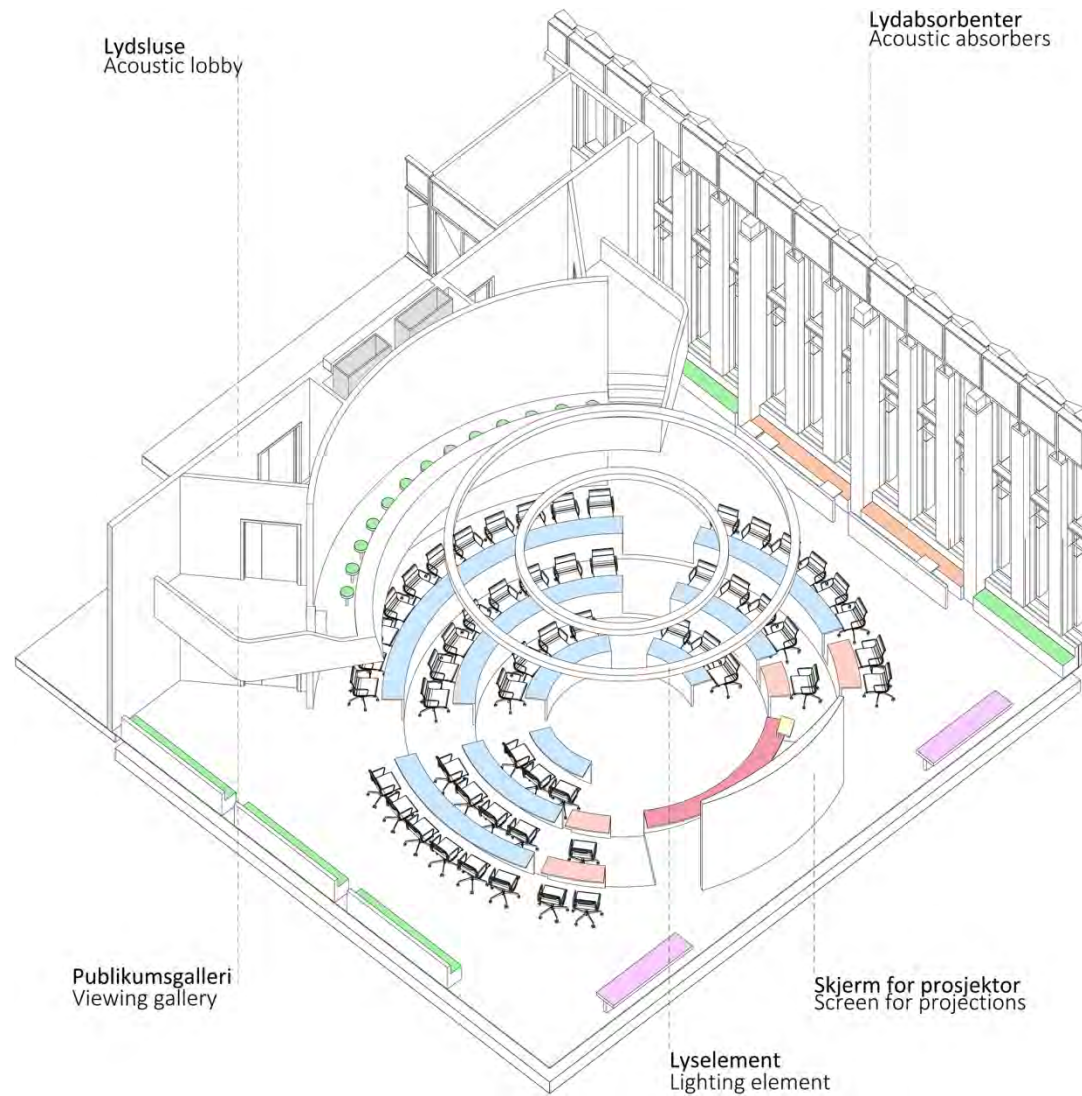
3.0 The Building

Level 02 – The Main Hall



3.0 The Building

Level 02 – The Main Hall

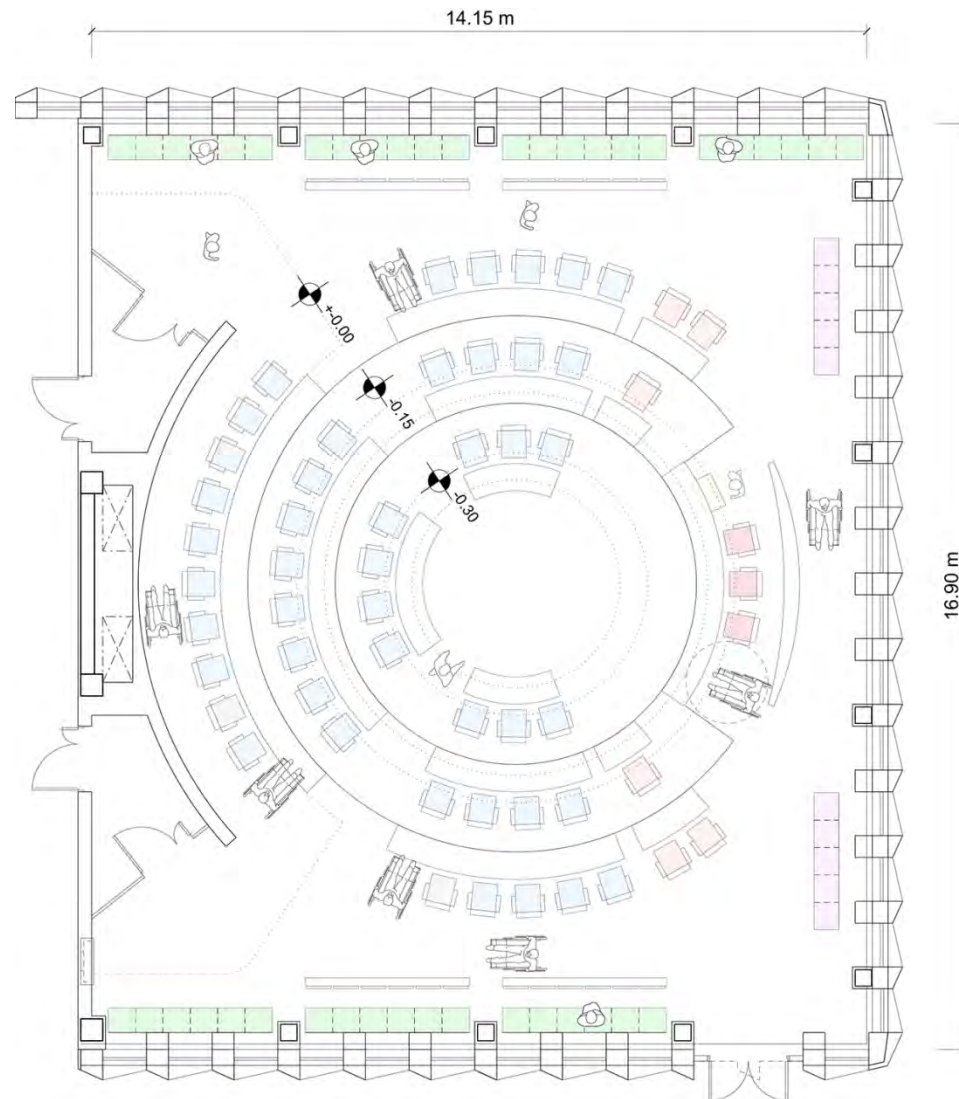


3.0 The Building
Level 02 – The Main Hall



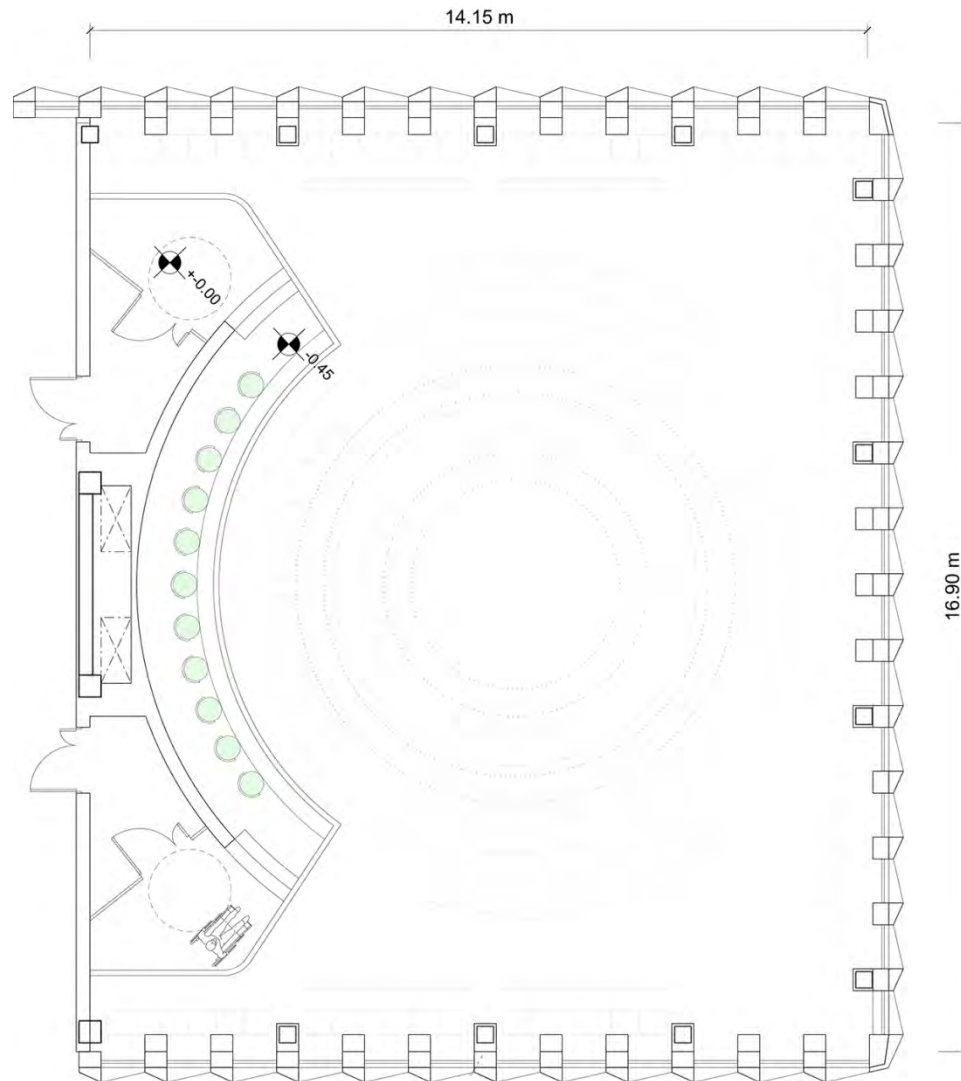
3.0 The Building

Level 02 – The Main Hall



3.0 The Building

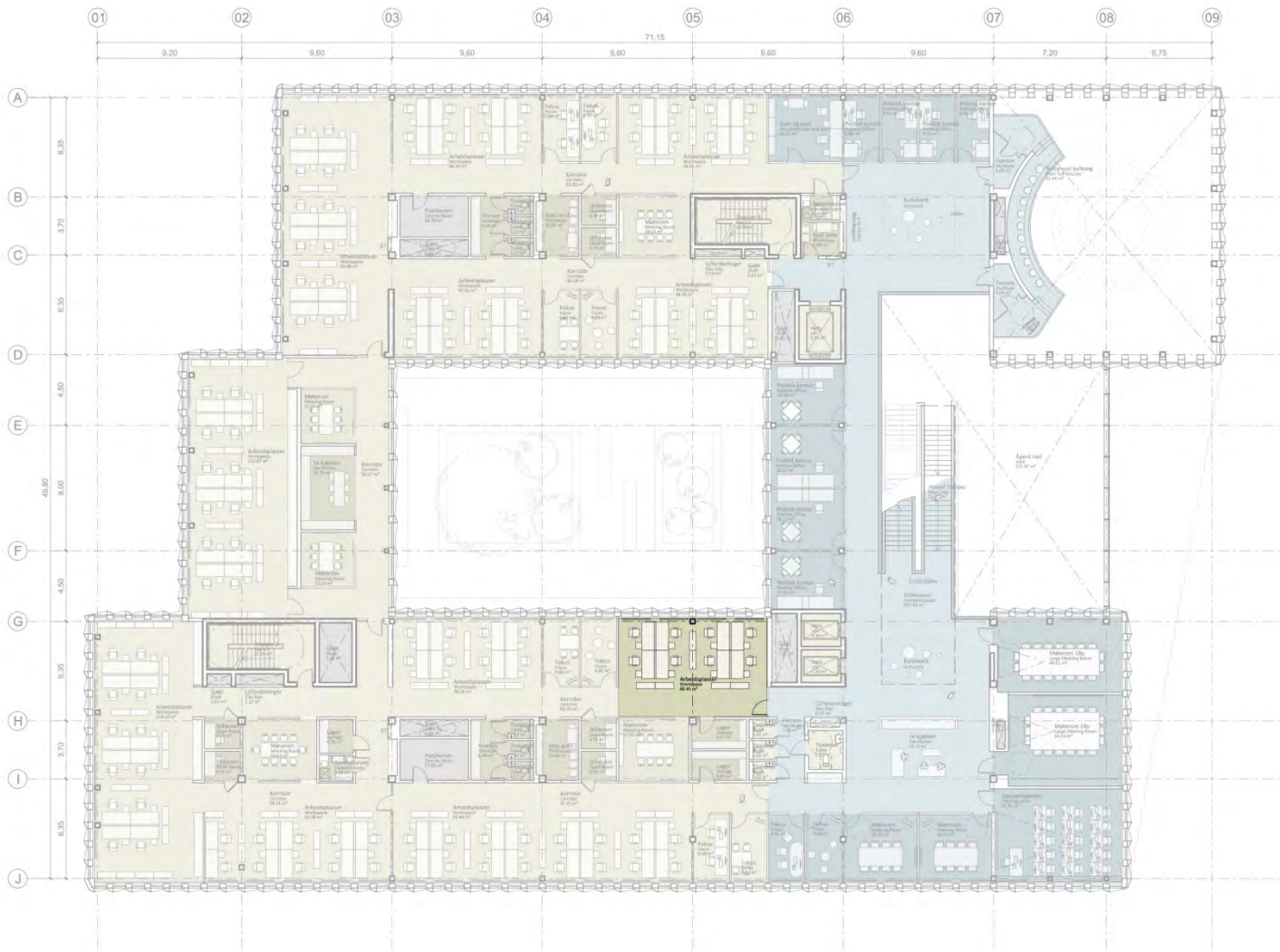
Level 02 – The Main Hall



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Level 03 – Cluster Workspace



3.0 The Building

Level 03 – Cluster Workspace



3.0 The Building
Level 03 – Cluster Workspace



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3.0 The Building

Level 04 – Public Area



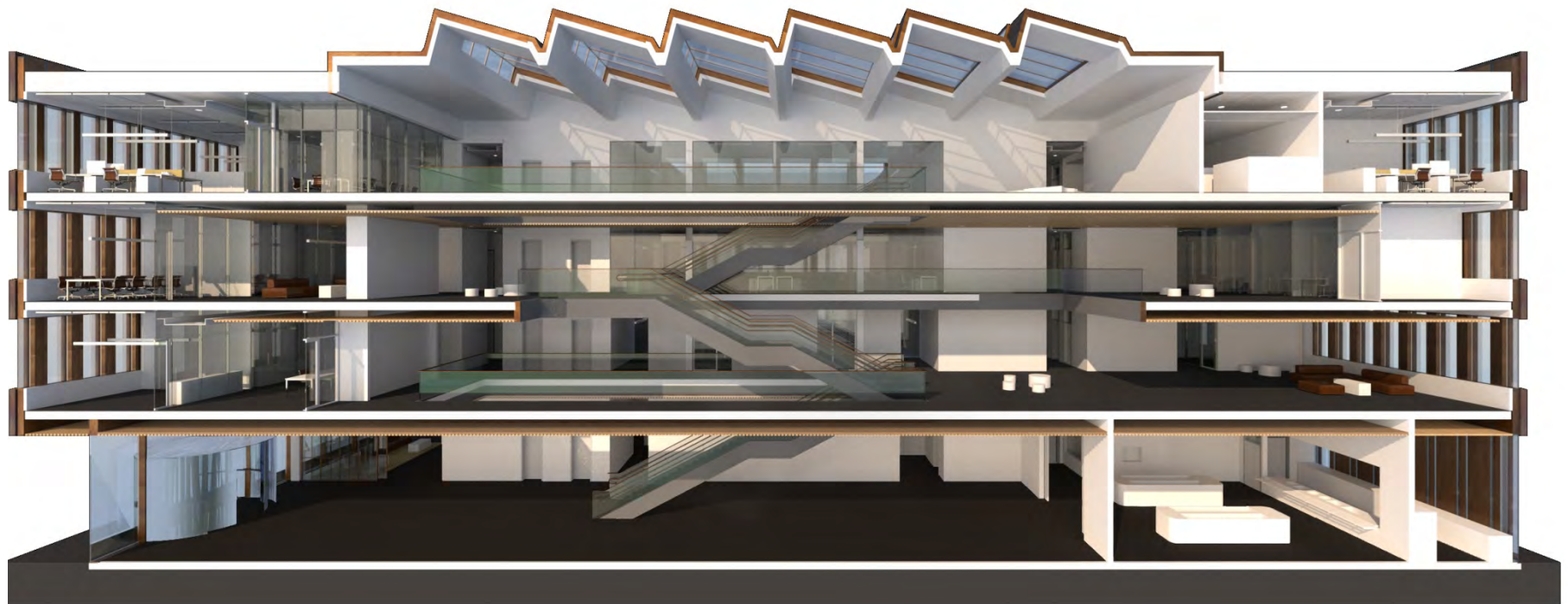
3.0 The Building

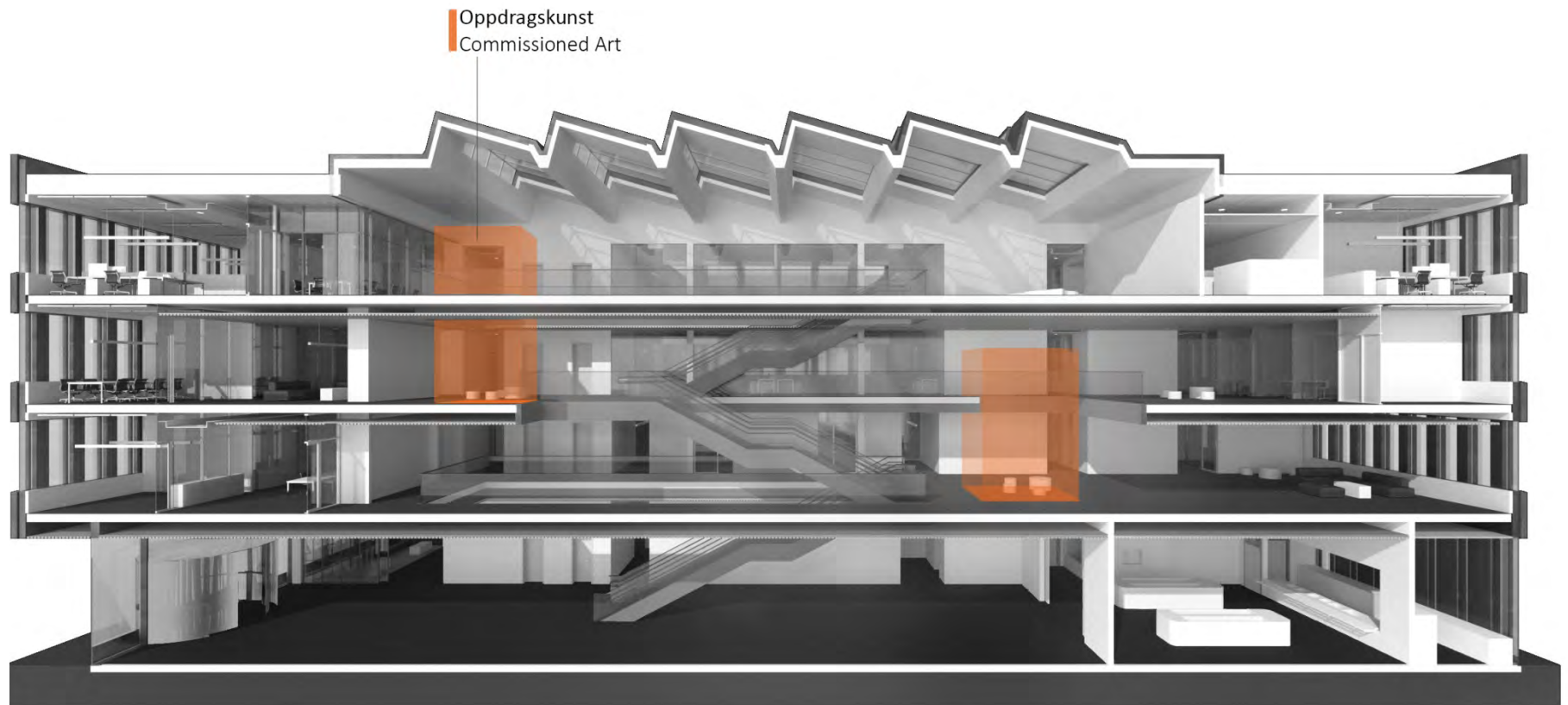
Level 04 – Public Area

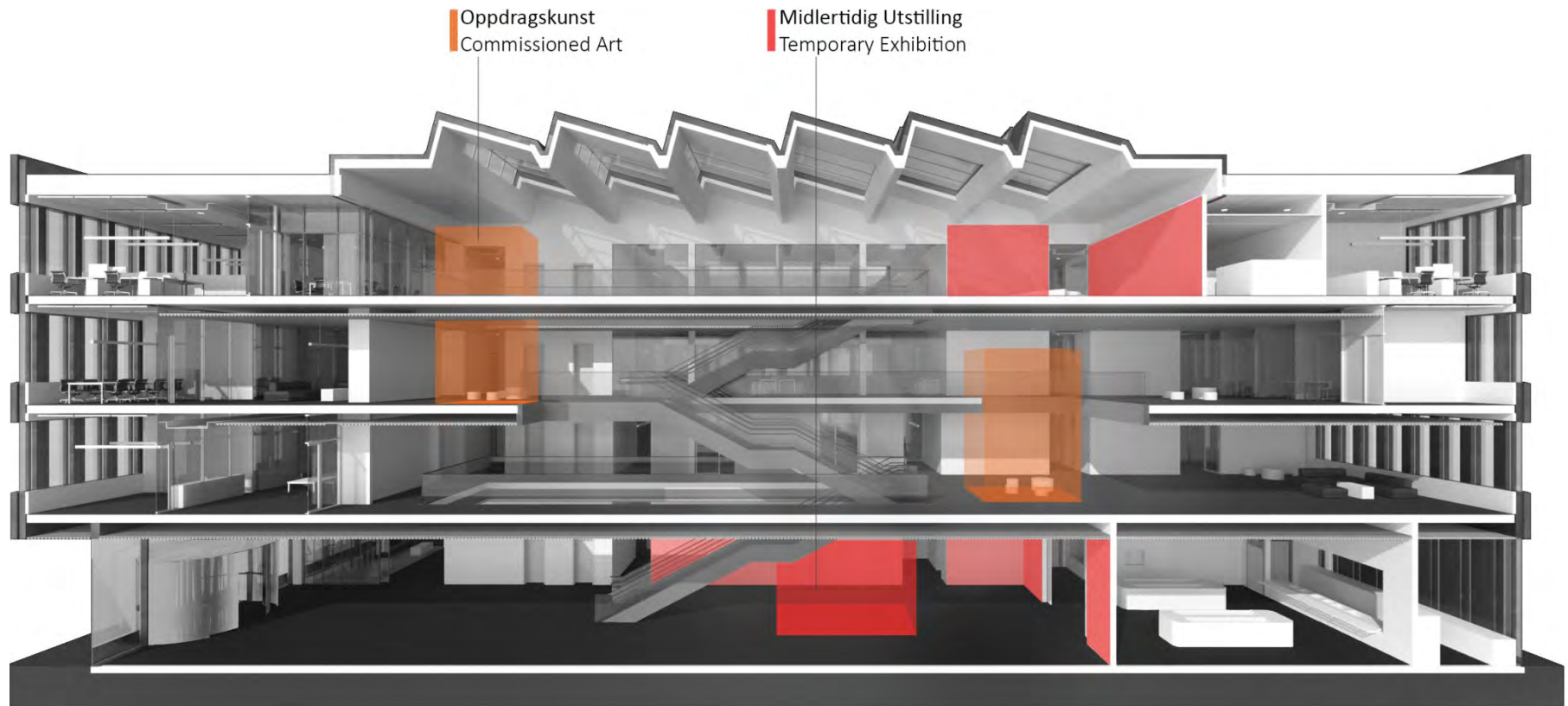


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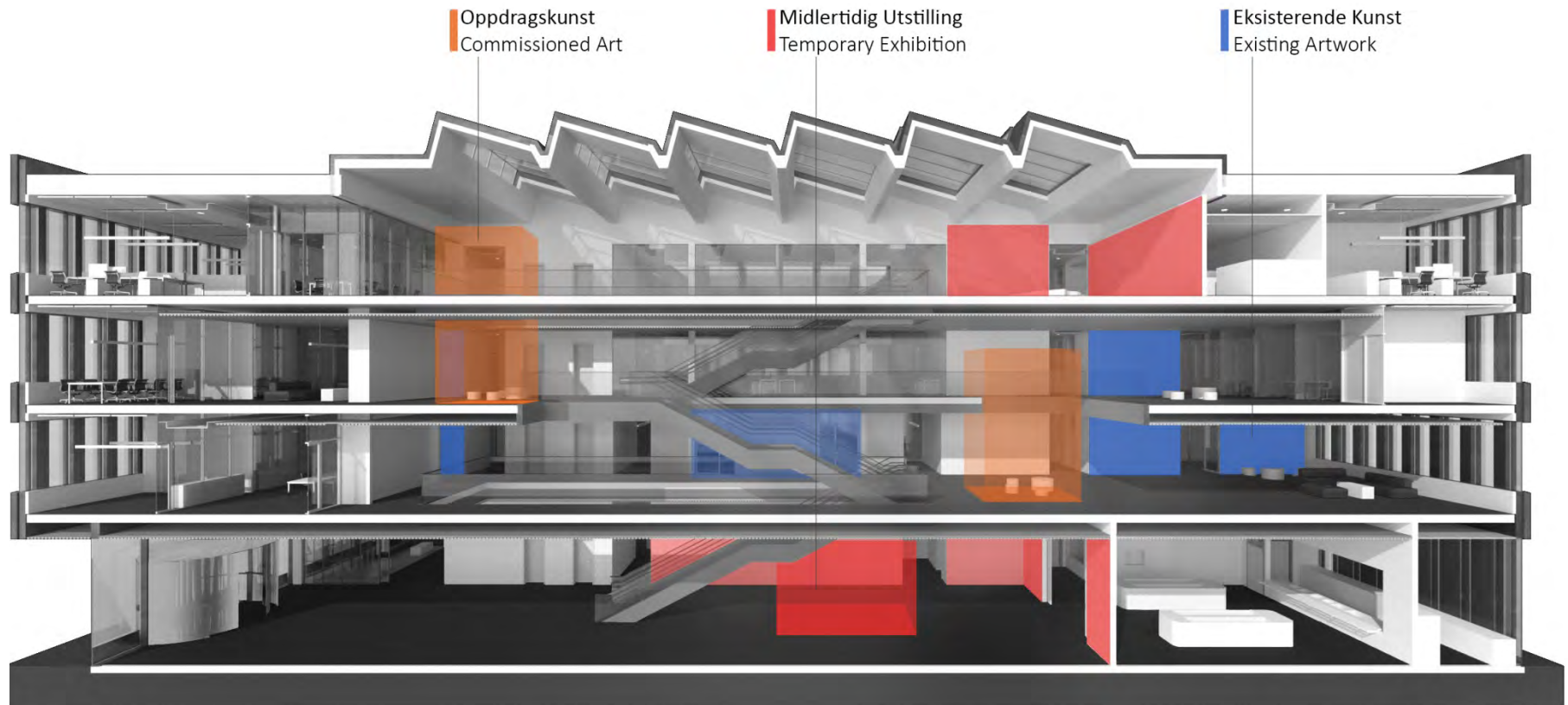
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4.0 Strategies for Use Art



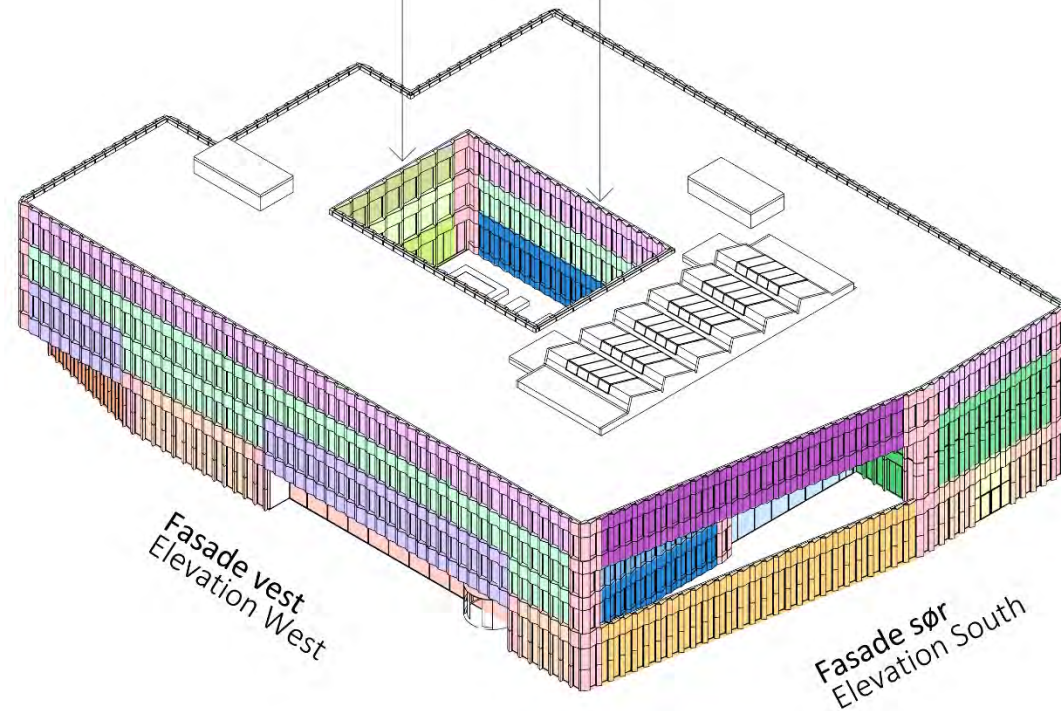
5.0 Materials and Appearance

Facade Types

- Kledning inngangsområdet
Entrance Cladding
- Glass med full høyde med brystning
Full Height Glazing Cladding with Spandrel
- Glass med full høyde
Full Height Glazing Cladding
- Kledning restaurantområdet
Restaurant Cladding
- Glass med full høyde og balkonstrystning
Full Height Glazing Cladding and Balustrade
- Kledning sykkelparkeringsområdet
Kledning på baksiden av huset
Bicycle Storage Cladding
Back of House Cladding
- Kledning med brystning
Cladding with Spandrel
- Kledning bystyresal 01
Chamber Cladding 01
- Kledning bystyresal 02
Chamber Cladding 02
- Kledning mellom bystyresal og FSK
Between Main Hall and FSK Cladding
- Kledning terrasse 01
Terrace Cladding 01
- Kledning terrasse 02
Terrace Cladding 02
- Kledning med brystning og overheng
Cladding with Spandrel and overhang
- Kledning med og Tak gesims
Cladding with Roof Parapet
- Kledning med Tak gesims og overheng
Cladding with Roof Parapet and overhang
- Kledning hjørner
Corner Cladding
- Kledning gårdsrom type 1
Courtyard Cladding Type 1
- Kledning gårdsrom type 2
Courtyard Cladding Type 2
- Kledning gårdsrom type 3
Courtyard Cladding Type 3
- Kledning gårdsrom og Tak gesims
Courtyard Cladding and Roof Parapet

Gårdsrom fasade nord
Courtyard Elevation North

Gårdsrom fasade øst
Courtyard Elevation East



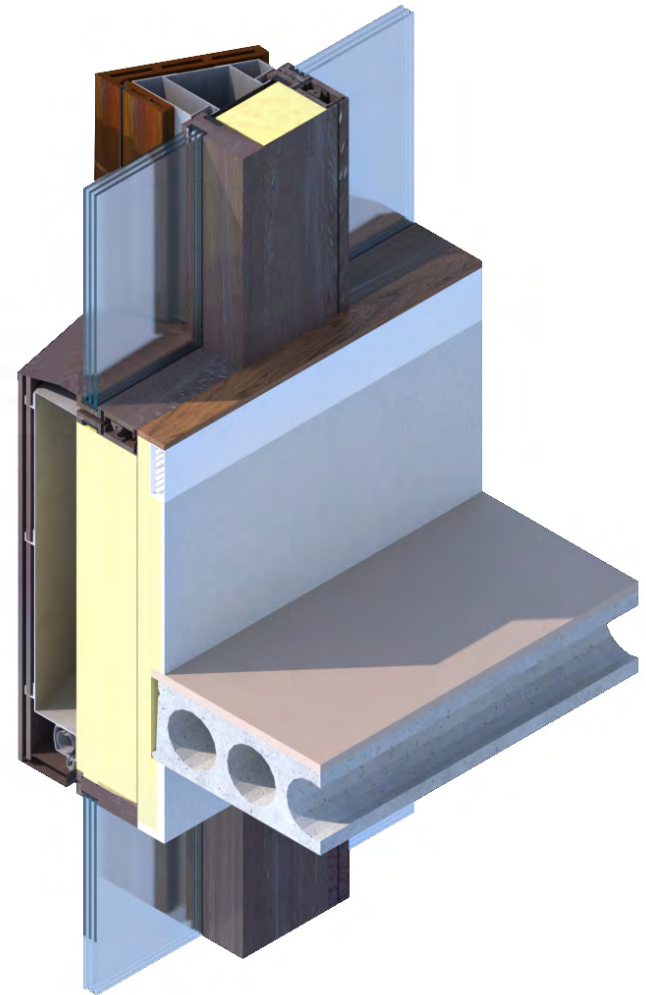
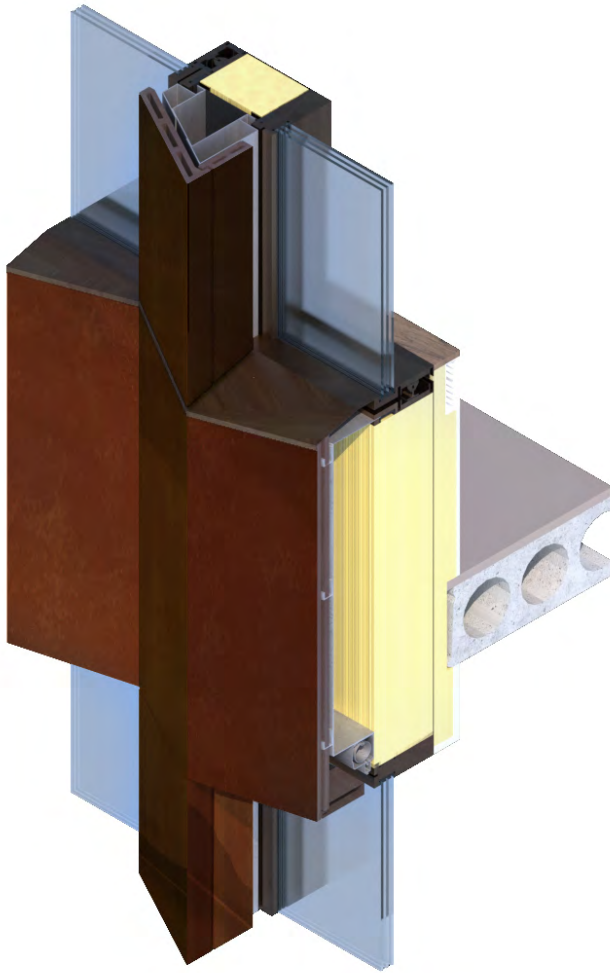
Fasade vest
Elevation West

Fasade sør
Elevation South

A collection of various roof tiles and ridge caps, including dark brown curved tiles, dark green gabled tiles, dark grey rectangular tiles, and dark brown rectangular tiles, arranged on a white background.

5.0 Materials and Appearance

External Finishes



5.0 Materials and Appearance

External Finishes



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5.0 Materials and Appearance

Internal Finishes



5.0 Materials and Appearance

Internal Finishes

G10

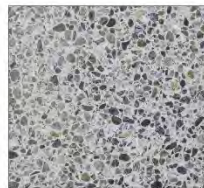
Polert betong
Polished Concrete Screed



Illustrasjonen viser ønsket kvalitet, hentet fra et referanseprosjekt.
This reference image illustrates the level of quality proposed.

MATERIALBESKRIVELSE

For besøksdelen i 1. etasje er det foreslått slipt/polert betong med tilslag av lokal stein. Dette gir en karakteristisk og gjenkjennelig farge til gulvet og en passende varm velkomst inn i inngangsområdet. Overflaten er svært robust, og tillater en rekke aktiviteter som utstilling, servering og konferanse. Betongpåstøpet har integrert gulvvarme, noe som krever god koordinering mellom leverandører av varmekabler og gulvlegger. Termisk bevegelse i påstøpet vil kreve en sone oppdeling for å minske risikoen for sprekker.



Grå slipt og polert Rogalandstein
Grey sanded and polished Rogaland stone

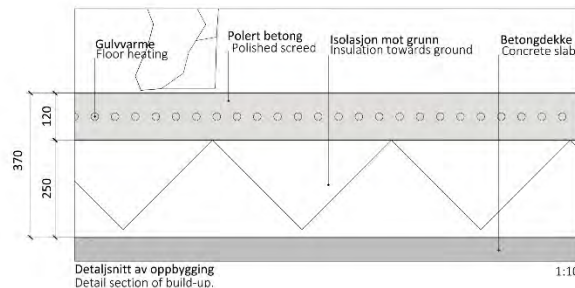


Materialeksempler
Material examples

MATERIAL DESCRIPTION

For the public areas on Level 1 it is proposed to use polished screed with a special aggregate mix using local stone. This gives a distinctive and recognisable colour to the floor surface and an appropriate 'warm welcome' in the entrance area. The finish is highly robust, enabling a range of activities to take place in the exhibition, dining and conference areas.

The screed has integrated underfloorheating which requires careful coordination with the heating supplier on site. Thermal movement of the screed will require dividing the screed into zones to minimise cracking.



Detaljsnitt av oppbygging
Detail section of build-up.

1:10



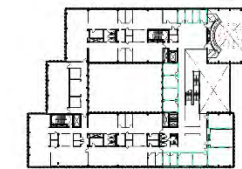
Kjeller



Level 1



Level 2



Level 3



Level 4

Forklaringer Notes

G10	Polert betong Polished concrete screed	G32	Trapp Stairs
G12	Polert betong Polished concrete screed	G33	Trapp Stairs
G13	Trapp Stairs	G41	Trapp Stairs
G21	Trapp Stairs	G51	Trapp Stairs
G22	Trapp Stairs	G61	Trapp Stairs
G30	Trapp Stairs	T01	Trapp Stairs
G31	Trapp Stairs	T02, T03	Trapp Stairs
G31	Trapp Stairs	H501, H503	Trapp Stairs
G31	Trapp Stairs		

5.0 Materials and Appearance

Internal Finishes

G31

Polert kvartsittskifer
Slate



Illustrasjonen viser ønsket kvalitet, hentet fra et referanseprosjekt.

This reference image illustrates the level of quality proposed.

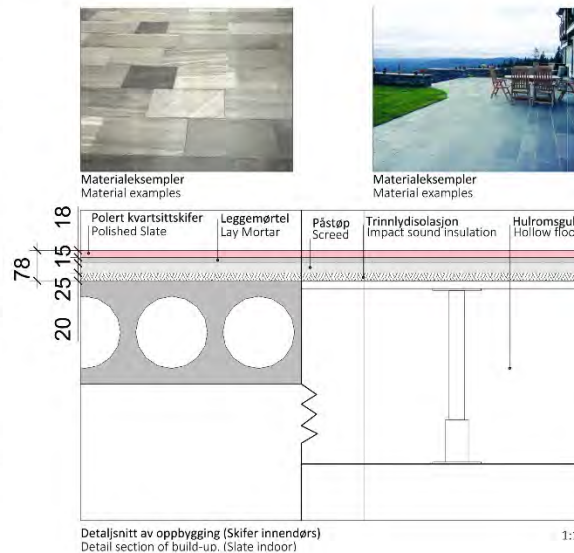
MATERIALBESKRIVELSE

Den offentlige delen i 2.-4. etasje trenger en mer optimal oppbygging enn det som er mulig med slipt betong. Likevel er det viktig å ha en robust overflate med høykvalitet i disse arealene. Naturskifer påtynn leggemørtel er foreslått for disse arealene. Dette gir en varm, variert gulvflate med god norsk lokal tilhørighet og en sterk kontrast til lerkheimlingen. Det er også mulig å utvide det samme materialet ut til de terrassene og gårdsrommet i 2. etasje, som vist i delen om uteområdene. I oppholdssonen nært terrassen, blir gulvoppbyggingen annerledes da et hevet gulv er nødvendig for elektriske føringer og tekniske installasjoner. I denne overgangen vil det være en bevegelsseskjett for skiferen mellom de to gulvene.

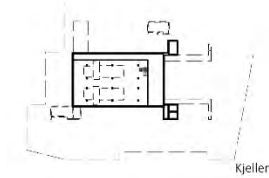
MATERIAL DESCRIPTION

The public areas on levels 2-4 need a more optimised build-up than is possible with polished screed. Nonetheless it is important to have a high-quality and robust finish in these areas. Natural slate flooring with a 'thin-bed' laying process is proposed for these areas. This gives a warm, varied floor surface with good local affiliation and a strong counterpoint to the larch ceiling. It is also possible to extend the same floor material out into the external spaces (terrace and courtyard) on level 2 as described in the section on external areas.

In the 'breakout area' adjacent to the external terrace, the floor buildup differs, as a raised floor is required in this area. The raised floor will be used for the integration of technical services and allows electrical connections away from the facade for the breakout space. There will be a movement joint in the slate floor between these two floor build-ups:



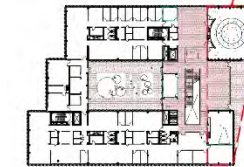
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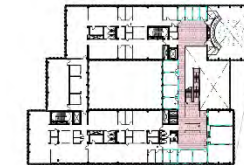
Kjeller



Level 1



Level 2



Level 3



Level 4

Forklaringer	Notes
G10	Polert betong Polished concrete screed
G12	Polert slip Polished slab
G13	Slip Slab
G21	Slip Slab
G22	Slip med Hb Slab with Hb
G30	Polert betong Polished concrete
G31	Polert kvartsittskifer Polished slate
H01	Slip med Hb Slab with Hb
H02	Slip med Hb Slab with Hb
H03	Slip med Hb Slab with Hb
H04	Slip med Hb Slab with Hb
H05	Slip med Hb Slab with Hb
H06	Slip med Hb Slab with Hb
H07	Slip med Hb Slab with Hb
H08	Slip med Hb Slab with Hb
H09	Slip med Hb Slab with Hb
H10	Slip med Hb Slab with Hb
H11	Slip med Hb Slab with Hb
H12	Slip med Hb Slab with Hb
H13	Slip med Hb Slab with Hb
H14	Slip med Hb Slab with Hb
H15	Slip med Hb Slab with Hb
H16	Slip med Hb Slab with Hb
H17	Slip med Hb Slab with Hb
H18	Slip med Hb Slab with Hb
H19	Slip med Hb Slab with Hb
H20	Slip med Hb Slab with Hb
H21	Slip med Hb Slab with Hb
H22	Slip med Hb Slab with Hb
H23	Slip med Hb Slab with Hb
H24	Slip med Hb Slab with Hb
H25	Slip med Hb Slab with Hb
H26	Slip med Hb Slab with Hb
H27	Slip med Hb Slab with Hb
H28	Slip med Hb Slab with Hb
H29	Slip med Hb Slab with Hb
H30	Slip med Hb Slab with Hb
H31	Slip med Hb Slab with Hb
H32	Slip med Hb Slab with Hb
H33	Slip med Hb Slab with Hb
H34	Slip med Hb Slab with Hb
H35	Slip med Hb Slab with Hb
H36	Slip med Hb Slab with Hb
H37	Slip med Hb Slab with Hb
H38	Slip med Hb Slab with Hb
H39	Slip med Hb Slab with Hb
H40	Slip med Hb Slab with Hb
H41	Slip med Hb Slab with Hb
H42	Slip med Hb Slab with Hb
H43	Slip med Hb Slab with Hb
H44	Slip med Hb Slab with Hb
H45	Slip med Hb Slab with Hb
H46	Slip med Hb Slab with Hb
H47	Slip med Hb Slab with Hb
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H49	Slip med Hb Slab with Hb
H50	Slip med Hb Slab with Hb
H51	Slip med Hb Slab with Hb
H52	Slip med Hb Slab with Hb
H53	Slip med Hb Slab with Hb
H54	Slip med Hb Slab with Hb
H55	Slip med Hb Slab with Hb
H56	Slip med Hb Slab with Hb
H57	Slip med Hb Slab with Hb
H58	Slip med Hb Slab with Hb
H59	Slip med Hb Slab with Hb
H60	Slip med Hb Slab with Hb
H61	Slip med Hb Slab with Hb
H62	Slip med Hb Slab with Hb
H63	Slip med Hb Slab with Hb
H64	Slip med Hb Slab with Hb
H65	Slip med Hb Slab with Hb
H66	Slip med Hb Slab with Hb
H67	Slip med Hb Slab with Hb
H68	Slip med Hb Slab with Hb
H69	Slip med Hb Slab with Hb
H70	Slip med Hb Slab with Hb
H71	Slip med Hb Slab with Hb
H72	Slip med Hb Slab with Hb
H73	Slip med Hb Slab with Hb
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H75	Slip med Hb Slab with Hb
H76	Slip med Hb Slab with Hb
H77	Slip med Hb Slab with Hb
H78	Slip med Hb Slab with Hb
H79	Slip med Hb Slab with Hb
H80	Slip med Hb Slab with Hb
H81	Slip med Hb Slab with Hb
H82	Slip med Hb Slab with Hb
H83	Slip med Hb Slab with Hb
H84	Slip med Hb Slab with Hb
H85	Slip med Hb Slab with Hb
H86	Slip med Hb Slab with Hb
H87	Slip med Hb Slab with Hb
H88	Slip med Hb Slab with Hb
H89	Slip med Hb Slab with Hb
H90	Slip med Hb Slab with Hb
H91	Slip med Hb Slab with Hb
H92	Slip med Hb Slab with Hb
H93	Slip med Hb Slab with Hb
H94	Slip med Hb Slab with Hb
H95	Slip med Hb Slab with Hb
H96	Slip med Hb Slab with Hb
H97	Slip med Hb Slab with Hb
H98	Slip med Hb Slab with Hb
H99	Slip med Hb Slab with Hb
H100	Slip med Hb Slab with Hb

5.0 Materials and Appearance

Internal Finishes

G12

Parkett Ask
Parquet Ash



Illustrasjonen viser ønsket kvalitet, hentet fra et referanseprosjekt.
This reference image illustrates the level of quality proposed.

MATERIALBESKRIVELSE

Parkett er spredt brukt for å få ekstra materialkvalitet til flere av de viktige møterommene. En-stavsparkett av ask er valgt for en slitesterk karakter og et rent lyst uttrykk. Det gir også en god kontrast til det tilstøtende skifergulvet, og lager en overgang fra store offentlige rom, til mindre soner for samtaler i mindre grupper.

MATERIAL DESCRIPTION

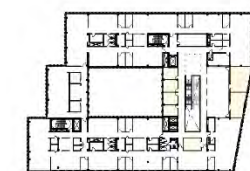
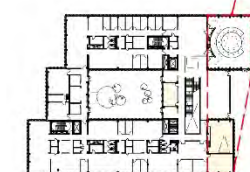
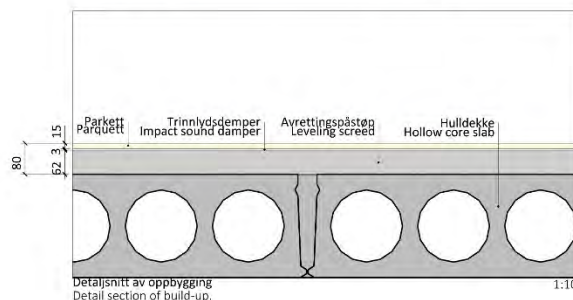
Parquet is used sparingly to bring additional material quality to several important meeting rooms. Single-board Ash is chosen for its durable character, simple bright appearance and local heritage. It also provides a good counterpoint to the adjacent slate flooring, marking a transition from a large public space to a smaller space dedicated to conversations in smaller groups.



Materialeksempler
Material examples



Materialeksempler
Material examples

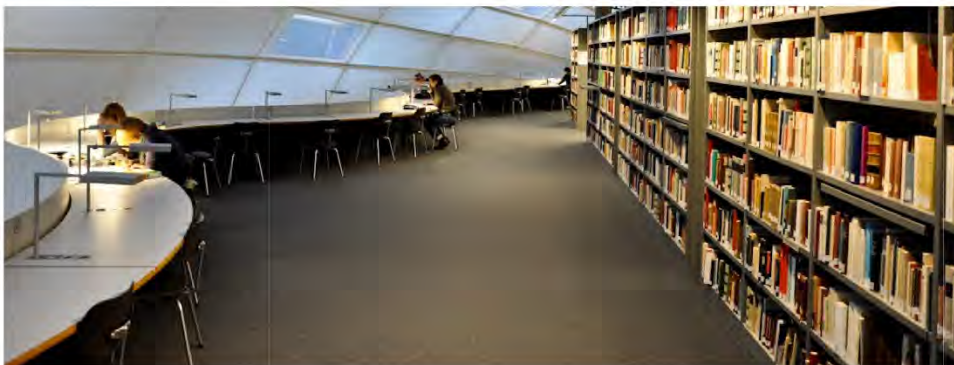


Forklaringer	Noter
G10	Regulert trykknapp
G12	En-stavs parkett
G13	En-stavs parkett
G21	En-stavs parkett
G22	En-stavs parkett
G30	En-stavs parkett
G31	En-stavs parkett
G32	En-stavs parkett
G33	En-stavs parkett
G41	En-stavs parkett
G51	En-stavs parkett
G61	En-stavs parkett
T01	En-stavs parkett
T02, T03	En-stavs parkett
H501, H503	En-stavs parkett

5.0 Materials and Appearance

Internal Finishes

G33 Teppe Carpet



Illustrasjonen viser ønsket kvalitet, hentet fra et referanseprosjekt.
This reference image illustrates the level of quality proposed.

MATERIALBESKRIVELSE

Den seremonielle stemningen i bystyresalen er markert ved bruk av teppe på gulvet i dette rommet. Teppet gir en akustisk og visuell kontrast til de harde overflatene i de øvrige offentlige rommene og oppfordrer besøkende til å oppleve rommet som "spesielt" og dermed også opptre akustisk mer respektfull. Teppet reduserer også trinnlyd fra politikere, presse og besøkende mens de forlater eller ankommer plassene sine under et langt bystyremøte. Etterklangstid er også redusert, og bidrar til en mer presis akustisk atmosfære for tale.



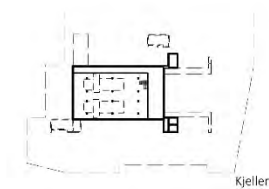
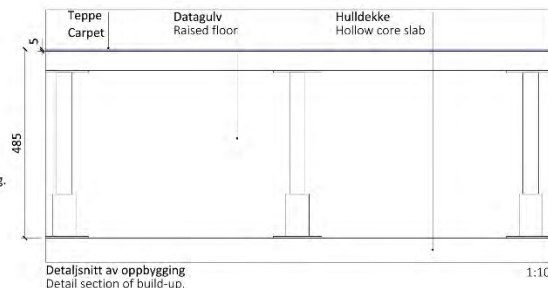
Materialeksempler
Material examples



Materialeksempler
Material examples

MATERIAL DESCRIPTION

The ceremonial nature of the Main Hall is highlighted through the use of carpet in this room. It serves to make an acoustic and visual contrast with the surrounding harder surfaces of the other public spaces and encourages visitors on entry to consider the room as 'special' and to be acoustically more respectful. Carpet also serves the functional purpose of minimizing impact noise from politicians, press, or visitors as they leave and return to their seats during a long council meeting. Reverberation time is also reduced contributing to a more precise acoustic setting for public speaking.



Level 1



Level 2



Level 3

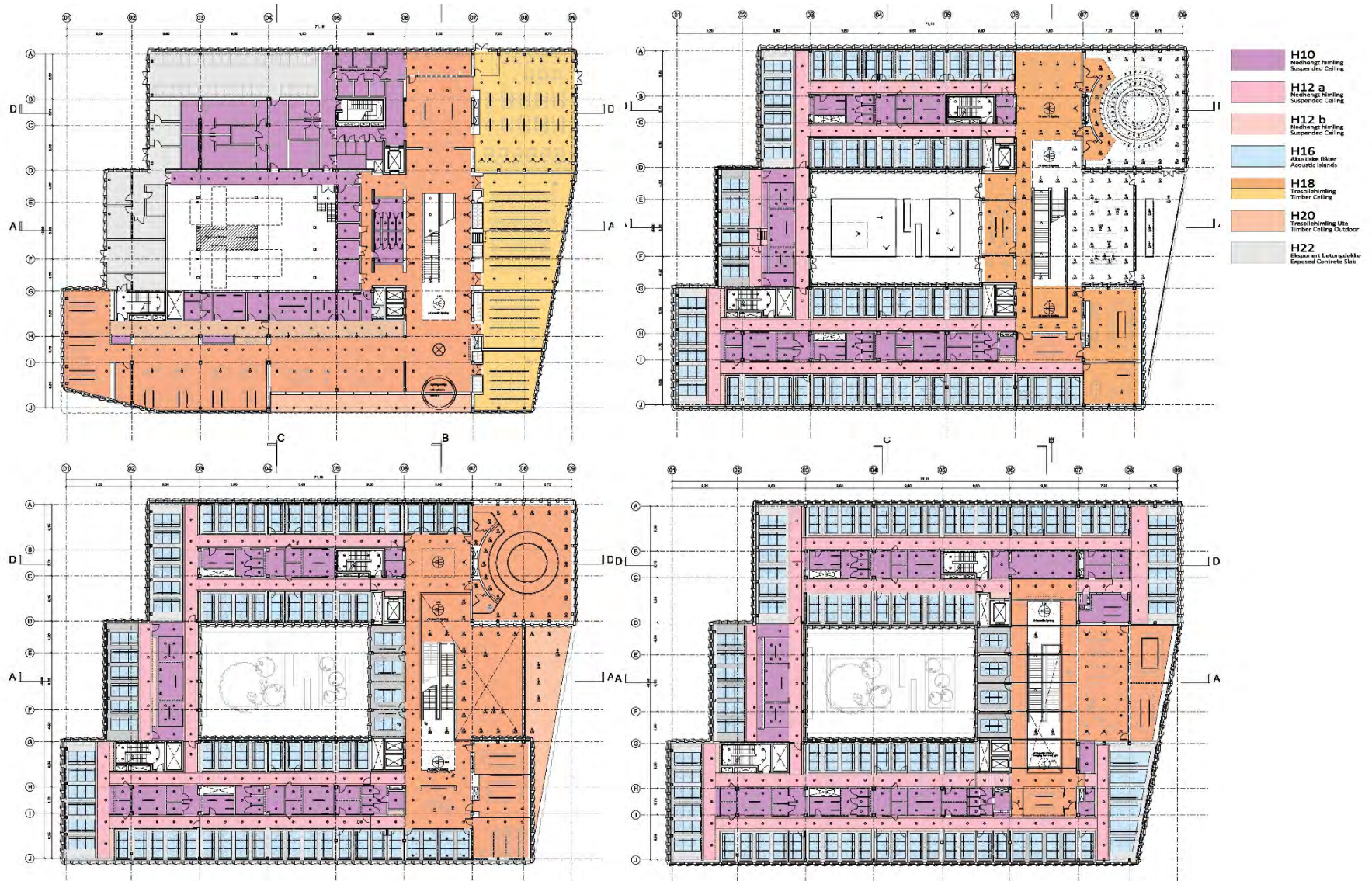


Level 4

Forklaringer	Notes
G10	Regulert lysnivå
G12	Arkivert og
G13	Arkivert
G21	Arkivert
G22	Arkivert
G30	Arkivert
G31	Arkivert
G32	Arkivert
G33	Arkivert
G41	Arkivert
G51	Arkivert
G61	Arkivert
T01	Arkivert
T02, T03	Arkivert
H501, H503	Arkivert

5.0 Materials and Appearance

Internal Finishes



5.0 Materials and Appearance

Internal Ceilings

H18

Trespilehimling
Timber Ceiling



Illustrasjonen viser ønsket kvalitet, hentet fra et referanseprosjekt.
This reference image illustrates the level of quality proposed.

MATERIALBESKRIVELSE

Estetikken og holdbarheten til tre kombinert med lydabsorbering og diffusjonsteknikker tilbyr en innbyende og funksjonell løsning for himlingen i den offentlige delen. Lerk er valgt tresort for denne himlingen, for sitt varme uttrykk og gjenkjennelige trestruktur. Trespiler er festet til en lett sekundærstruktur med en akustisk duk og mineralfiber over for å møte akustiske krav. Trespilene er basert på et 3,6m lengdegridd og monteres i moduler som tillater presis installasjon. Proporsjonene for trespile/mellomrom vil være ca 2:1 (65mm spiler og 35mm mellomrom). Hull for lysarmaturer og andre himlingsinstallasjoner blir prefabrikert. I områder med ekstra behov for vedlikeholdstilgang vil panelet tilpasses dette.

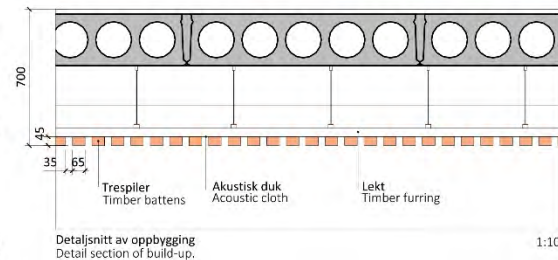


MATERIAL DESCRIPTION

The beauty and durability of wood combined with sound absorbing and diffusing techniques provides an appealing and functional solution for the ceilings in the public areas. Larch is the chosen timber for these ceilings, for its warm appearance and recognisable timber structure. Slatted timber battens are held by a lightweight substructure with an acoustic fleece and mineral fibre above the timber to meet the acoustic requirements. Timber slats are based on a 3.6m grid length and applied in modules allowing for precise installation. The proportion of timber to gap will be approximately 2:1 (using a 65mm batten and 35mm gap). Penetrations for lights and other fittings will be prefabricated. In areas where additional access for maintenance is required, panels are sized accordingly.

Type tre: Lerk
Type wood: Larch

Brannklasse: B-s1, d0
Fire resistance class: B-s1, d0



Detaljsnitt av oppbygging
Detail section of build-up.

1:10



Kjeller



Level 1



Level 2



Level 3



Level 4

Forklaringer Notes

- H10: Budsjettkontroll
Budget Control
- H12 a: Budsjettkontroll
Budget Control
- H12 b: Budsjettkontroll
Budget Control
- H16: Akustisk duk
Acoustic fleece
- H18: Trespil
Timber slat
- H20: Trespil
Timber slat
- H22: Trespil
Timber slat

5.0 Materials and Appearance

Internal Ceilings

H20

Trespilehimling Kebony
Timber Ceiling Kebony



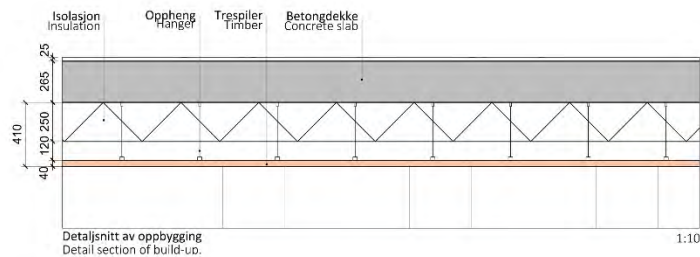
MATERIALBESKRIVELSE

Trespilehimlingen ute skal være en naturlig forlengelse av himlingen inne.
Avstand mellom spilene og spilenes dimensjoner
skal tilpasses for riktig estetisk uttrykk, konstruksjon og akustikk.

MATERIAL DESCRIPTION

The timber outside shall be a natural extension of the indoor timber ceiling.
The distance between the timber and its dimensions shall be adjusted
for the right esthetic, constructive and acoustic performance.

Illustrasjonen viser ønsket kvalitet, hentet fra et referanseprosjekt.
This reference image illustrates the level of quality proposed.



Kjeller



Level 1



Level 2



Level 3



Level 4

Forklaringer Notes

- H10: Budsjetterte takheng
- H12 a: Budsjetterte takheng
- H12 b: Budsjetterte takheng
- H16: Budsjetterte takheng
- H18: Budsjetterte takheng
- H20: Trespilehimling
- H22: Trespilehimling