



CONSTRUCTION
MANAGEMENT FOR
OWNERS' HOUSES

EX
PLO
RA

Surex

O B J E C T I V E

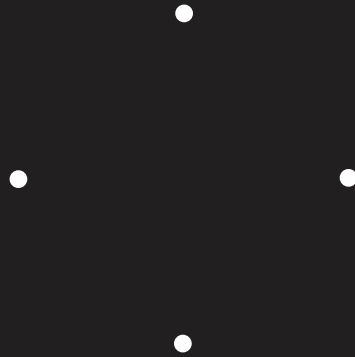
The objective of this document is to present comprehensive services for the owners of Torres del Paine Conservation Reserve, provided by Surex.

It includes coordination of architecture and specialty projects, permit management, and construction, along with offering services with renowned architects in collaboration with Explora.



Agenda

1. Services and Timelines
2. Regulations
3. Architects

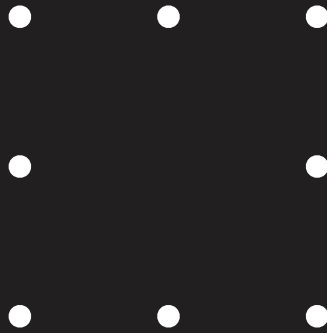


ABOUT SUREX

Surex Activos Inmobiliarios S.A. is a subsidiary of Córpora S.A., (parent company of Explora), and is dedicated to real estate management within the group.



Services offered



Services offered to owners of Torres del Paine Conservation Reserve

COORDINATION OF ARCHITECTURE AND ENGINEERING PROJECTS

Hiring of an Architecture firm, on behalf of the client, and under Surex's management. Assistance in architect selection, including options from offices working with Explora. If "Explora" architects are hired, Surex can directly manage the contract (payments).

Coordination of architecture project development and validation with the Reserve's internal regulations.

Engineering Project Managers: Hiring of specialists and coordination of engineering development for construction.

Coordination of technical documents for local permit application.

CONSTRUCTION PERMITS

Management and processing of sectorial and local construction permits (On behalf of the client).

CONSTRUCTION MANAGEMENT

Hiring of a construction company, on behalf of the client, and under Surex's management. Support in the bidding and selection of the construction company, including options from companies working with Explora.

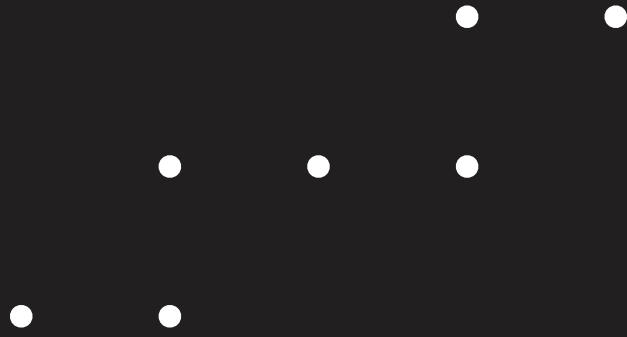
Follow-up and technical inspection of the construction work.

Cost and timeline control of the construction project.

Coordination of construction adjustments. Delivery of the completed work to the client.

After-sales service will be the responsibility of the construction company, coordinated by Surex.

Costs and timeline



APPROXIMATE DESIGN AND CONSTRUCTION TIMELINES

8 months architectural development (client-architect relationship)

2 months bidding

14 months construction

2 months approval

TOTAL: 23-26 months

BUDGET DISTRIBUTION

(AS AN EXAMPLE)

Considering an approximate project size of 250 square meters (2,700 square feet),

the estimated costs would be as follows:

Architecture: \$54,000 Construction: \$964,000


Project Management: \$312,000

TOTAL: US\$1,300,000

Project Management includes: Technical inspection of works, Engineering Project Managers (Structural, Electrical, Lighting, Plumbing, among others), Local permit fees, management costs (travel), and Surex fees.

Construction Regulation





The reserve administrator will be responsible for evaluating the architectural project for each construction planned on private sites within the Project. A team of reviewers will verify compliance with applicable government or municipal regulations within the Project Territory, as well as the provisions outlined in the Regulation.

The reserve's regulations contain all construction details, including the following guidelines

Unique Site: Each site will have a predefined, unique location determining where construction is allowed.

Maximum Size: Within the defined construction area, each permitted house must have a maximum volume of 1,260 m³, excluding terraces or outdoor spaces.

Energy and Water Consumption: Every construction must include a renewable energy project, and the use of spillable fuel is prohibited.

Materials: Materials used in constructions on private sites must be noble, natural, stable, and durable, executed with the highest level of quality, especially those visible from public spaces.

The following materials are allowed:

Concrete: only for isolated footing.

Wood.

Steel Structure.

Galvanized Steel structure.

Prefabricated wooden panels.

Installations: Proposals must consider sustainable and environmentally friendly construction projects. Norms will cover sanitary facilities, electricity generation, climate control, among others.

For additional information, request the HOA document.

Architect Offering



CONTEXT

Explora has consistently collaborated with renowned and award-winning national architects. Due to the significance of design within the conservation reserve, we have requested perspectives on their work from three architects affiliated with Explora.

This enables owners to consider their services.

THESE ARCHITECTS ARE

José Cruz Ovalle

Architect of Explora lodges in Torres del Paine, Atacama, El Chaltén, Rapa Nui.

Aguilo & Pedraza

Architect of infrastructure for the Torres del Paine Conservation Reserve.

Max Núñez

Architect of Explora lodges for the Atacama - Uyuni Expedition.

José Cruz Ovalle

Who is José Cruz Ovalle?

José Cruz Ovalle is a distinguished architect, graduating from the School of Architecture of Barcelona (ETSAB) in 1973. Initially practicing as an independent architect in Barcelona until 1987, he later returned to Chile and co-founded a renowned studio in Santiago with Ana Turell S-C. In the year 2000, they were joined by Hernán Cruz Somavía.

Specialty

Specializing in various areas, José Cruz Ovalle is an expert in Architecture with a focus on Wood, Reinforced Concrete, and a unique three-dimensional Prefabricated Modular System for buildings in remote and extreme climate locations. Additionally, he possesses profound knowledge in Interior Design and Lighting.

Their studio is renowned for its exceptional approach to projects, meticulously considering the relationship between architecture and the surrounding territory,

geography, and landscape. José Cruz Ovalle and his team continuously strive for innovation, delivering exceptional and harmonious designs that resonate with their environment.

Lodges Explora

Lodge Explora Torres del Paine

Lodge Explora Atacama

Lodge Explora Valle Sagrado

Lodge Explora El Chaltén

PAST PROJECTS

Salinas de Pullally House

Built 2014

Area (m²): 450.00

Materials: Wooden Structure

Exterior Cladding in Wooden Tongue-and-Groove Panels.

Interior Cladding in Wooden Tongue-and-Groove Panels

Location: Chile, Valparaíso Region, Papudo Commune, Petorca Province, Pullally.



Longort House

Built 2022

Area (m²): 315.00

Materials: CLT (Cross-Laminated Timber) Wooden Structure

Exterior Cladding in Corrugated Metal Sheets

Interior Cladding in CLT Panels

Location: Chile, Los Rios Region, Valdivia Province, San Francisco Island.



Galero House

Built 2022

Area (m²): 320.00

Materials: CLT (Cross-Laminated Timber) Wooden Structure

Exterior Cladding in Corrugated Metal Sheets

Interior Cladding in CLT Panels

Location: Chile, Los Rios Region, Valdivia Province, San Francisco Island.



Aguilo & Pedraza

Who is Aguilo & Pedraza?

Aguilo y Pedraza Ltda. is a Chilean architectural firm founded 13 years ago by Diego Aguiló Ch. and Rodrigo Pedraza P. One of our main areas of expertise is designing projects in remote territories. It has been a recurring theme to design in distant and prominent places, where the landscape and climate have inspired the form of our projects. This experience has enriched our design tools, allowing us to better balance costs, quality, and durability.

Specialty

We understand the value of sustainability in relation to passive design operations. Emphasizing good orientation, minimal maintenance, efficient ventilation, and other common-sense criteria have been incorporated into all our projects. Many of the programs have been conceived as lodges, transforming the inhabitant, regardless of ownership, into a guest and traveler. Routine is not achieved, as the experience of arrival, stay, and departure intertwine with each visit. We invite you to explore them.

Lodges Explora

Torres del Paine Conservation Reserve Guesthouse,
Quincho and Stables

Kankay

Superficie: 280 m2

Materialidad: Madera, hormigón y acero corten

Ubicación: Lago Rupanco, X región, Chile

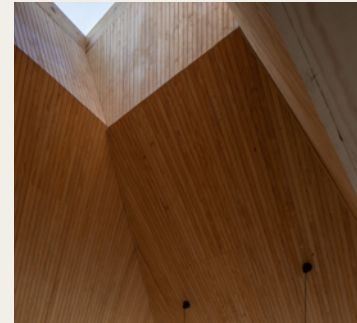


Tortuga

Superficie: 212 m2

Materialidad: Madera, hormigón y piedra pizarra

Ubicación: Lago Vichuquén, VI región, Chile



Barn

Superficie: 346 m2

Materialidad: Madera, hormigón y piedra pizarra

Ubicación: Pucón, IX región, Chile



Max Nuñez

Who is Max Núñez?

Max Núñez graduated as an architect from the Universidad Católica de Chile in 2004. In 2010, he earned an MSc in Advanced Architectural Design from Columbia University in New York, where he received the Lucille Smyser Lowenfish Memorial Prize and the William Ware Prize for Excellence in Design. From 2005 to 2010, he worked with Nicolás del Río at dRN Arquitectos. Since 2010, he has been directing Max Núñez Arquitectos, undertaking various projects in Chile and abroad.

Specialty

His work has been recognized with the Design Vanguard 2017 award from Architectural Record and the Design Award 2013, 2018, and 2020 from Wallpaper Magazine. He has won various public competitions, including the design for the Atacama Regional Museum (Copiapó), the Visitor Centers for the Laguna San Rafael National Park and the Jeinimeni Reserve (Aysén), and the design of the new Library, Archive, and Regional Warehouse of Los Ríos (Valdivia).

Lodges Explora

Travesía Atacama Uyuni

Ghat House

Surface area: 360 m²

Materials: concrete, glass, wood

Location: Cachagua, Chile

Photos: Roland Halbe



Casa en los árboles

Surface area: 140 m²

Materials: steel, glass, wood

Location: Malalcahuello, Chile

Photos: Max Núñez



Casa Costa Cachagua

Surface area: 360 m²

Materials: concrete, steel

Location: Cachagua, Chile

Photos: Roland Halbe



**Contact Felipe Montalvo, Project manager
at Surex for More Information**

fmontalvo@corpora.com

Learn more at

www.conservationreserves.org

**E X
P L O
R A**

Hotels & Explorations in South America

www.explora.com