

TERMS AND CONDITIONS

COMPETITION FOR THE CONCEPTUAL URBAN AND ARCHITECTURAL DESIGN OF THE „CAPITAL ESTATE“ HOTEL RESORT IN BEČIĆI, MUNICIPALITY OF BUDVA

Ministry of Sustainable Development and Tourism,
IV proleterske brigade 19
Podgorica
Montenegro
www.mrt.gov.me

1. GENERAL PROVISIONS

1.1. Name of the Competition Announcer and Organiser

Ministry of Sustainable Development and Tourism
IV Proleterske brigade 19
81000 Podgorica
www.mrt.gov.me
Tel: +382 20 446 278

Contact persons on behalf of the Ministry of Sustainable Development and Tourism:
Ana Dobrašinović ana.dobrasinovic@mrt.gov.me

1.2. Investor

„Capital Estate“ d.o.o
Meditranska br.2, 85310 Budva, Montenegro

1.3. Type of the Design Competition

Competition for the conceptual urban and architectural design is an international, public, conceptual and non-anonymous Competition.

The conceptual design should follow Terms of Reference and other documents that are an integral part of the Competition material.

1.4. Subject of the Design Competition

Conceptual urban and architectural design for the “Capital Estate” Hotel Resort shall cover the following cadastral parcels in their entirety and/or parts thereof: 476/1, 475/1, 474/1, 473/1, 477, 1468/1, 1047/1, 471/2, 471/1, 472, 1048/1, 1048/2, 1049/1, 1049/2, 470/1, 469/1, 473/2, 503/1, 504/1, 1046/1, 468/1, 476/2, 475/2, 474/2, 1468/2, 1047/2, 1046/2, part of 1057, part of 1452/1 and 1452/2 KO Bečići.

The Competition includes parcels 1457, 1458/1, 1458/2 and 486/4 KO Bečići that are not part of the location, and are treated for traffic connections and connections between Zone 1 and Zone 3 in accordance with Terms of References.

Location with marked cadastral parcels covered by the Competition is indicated in graphic part of the Competition material – Digital geodetic layout with indicated borders of Competition.

1.5. Competition Objective

The objective of the Competition is the best conceptual architectural and urban design that should propose a harmonious urban and architectural unity with well-defined functions. The resort must be designed in accordance with the highest standards of contemporary tourist facility intended purpose and in accordance with the functional and economic analysis presented in the Study that will be part of the Competition documents. It is necessary that the final solution treats the needs of energy efficiency with the use of alternative energy sources in accordance with contemporary standards in this field.

More precise objectives of the Competition are defined in the Terms of References that is an integral part of the Competition material.

1.6. Eligibility Criteria

All the participants who meet the criteria set forth in this announcement of the Competition have the right to participate in the Competition. Entrants can apply for participation within 60 calendar days from the date of this announcement of the Competition.

Persons directly involved in the organization of the Competition and their closest relatives and associates working closely with them during the Competition may not participate in the Competition.

Each Competition participant, either an individual or a team, has the right to participate with only one Competition submission.

2. COMPETITION DEADLINES

2.1. Competition Announcement

The Competition is open as of **December 31, 2015**.

Competition documentation and announcement are published on the website of the Ministry of Sustainable Development and Tourism: www.mrt.gov.me .

2.2 Deadline for submission of References / quality criteria

The deadline for the participation in the first phase the Competition is **March 1, 2016**. The first phase of the Competition implies the submission of documents by reference in accordance with the Article 3.2. of this announcement. The deadline for the submission of these documents is **March 1, 2016**.

The Jury will select the participants that meet the quality criteria and continue to phase two within seven days after the first phase submission deadline and no later than **March 8, 2016**.

Submissions must be submitted to the Ministry of Sustainable Development and Tourism (Ministry of Sustainable Development and Tourism

IV Proleterske brigade 19
81000 Podgorica, Montenegro)

2.3. Deadline for Inquires

All the participants of the first phase of the Competition may make the Competition-related inquiries until **February 10, 2016**. The responses will be sent as soon as possible and no later than **February 20, 2016**.

All the participants of the second phase of the Competition may make the Competition-related inquiries until **April 18, 2016**. The responses will be sent as soon as possible and no later than **April 28, 2016**.

The inquiries are to be submitted via e-mail: ana.dobrasinovic@mrt.gov.me.

2.4. Deadline for Delivery of Competition Submissions

The deadline for delivering phase two Competition submissions is **May 9, 2016** (60 calendar days after the decision of the Jury in phase one under the Article 2.2. of the announcement of the Competition). If a submission is to be sent by mail, the postal stamp indicating the date **May 19, 2016** is to be considered valid.

The submissions are to be submitted to the archive (mail room) of the Ministry of Sustainable Development and Tourism
(Ministarstvo održivog razvoja i turizma
IV Proleterske brigade 19
81000 Podgorica, Crna Gora)

2.5. Project presentation

All participants are required to present their work in front of the Jury and representatives of the Competition Organizer and the Investor. Presentation of the work will be done seven calendar days after the closing date of the Competition in accordance with the Article 2.4. of this announcement.

2.6. Competition Results

All participants will be informed about the Jury's decision within seven calendar days after the project presentation.

3. EVALUATION CRITERIA

Every Competition submission will be evaluated in the same manner and following the criteria specified in this chapter.

3.1. Formal Criteria

Failure to meet the formal criteria is disqualification. The formal criteria are:

- Competition submission is delivered by the deadline specified in chapter 2.3 herein;

- Competition submission contains documents defined herein;
- Competition submission is delivered in line with the rules defined herein.

3.2. Quality criteria

In the first instance, Competition participants should fulfill the quality criteria in order to continue its work in the second phase of the Competition. To quality criteria is:

- Relevant experience in urban planning - architectural practice. Participants are required to submit list of references with the statements of the authors and experts from relevant project documentation which proves that the team members, in the last 10 years, participated as authors in the development of urban planning and architectural design of not less than three (3) Hotels of 5* with at least 100 rooms (in each hotel), of which at least one (1) is see front resort.
- It is mandatory that every author has at least one participant from Montenegro, licensed for architectural design by the competent authority.

The Jury will choose participants who fulfill the quality criteria and who will continue to work in the second phase of the Competition. The decision will be announced within 7 days after the end of the first phase of the Competition (**March 8, 2016**).

All the participants will be informed about the results of the first phase within 3 days after the decision. The participants will receive the explanation about the engagement in the second phase of the Competition. The notice will be sent by e-mail to the official address of the participant or to another address authorized by the participants of the Competition.

3.3. Project Criteria

After completing Quality criteria, participants start with the development of urban and architectural design based on the Competition material.

The Jury will make a decision of ranking of participants in the Competition by majority vote.

The Competition submissions will be evaluated based on the following criteria:

1.	Urban Planning Concept, valuation of total potential of the parcel and its contact zones	20%
2.	Architectural and form-wise design solution	15%
3.	Spatial and Functional Organization	15%
4.	Economic feasibility of the proposed solutions in general	15%
5.	Achieved environmental standards within the proposed solution and the level of use of alternative energy sources	10%
6.	Achieved quality of the tourism standard	15%
7.	Environmental and landscape harmonisation	10%

4. PRIZES AND COMPENSATIONS

4.1. Prize Fund

The Competition prize fund amounts to 62.000€ + VAT.

4.2. Prizes

The Jury will announce the first, second and third prize as follows:

I prize 30.000,00 €

II prize 16.000,00 €

III prize 8.000,00 €

Two purchases/mentions of 4.000,00 € each.

The Jury reserves the right not to award any of the listed prizes if the Competition submissions are not satisfactory, as well as to set up special prizes and awards. The Jury reserves the right to award several equal awards.

4.3. Rationale

On the day of announcement of the Competition results, the Jury will send a written rationale about the awards to all Competition participants. The rationale will be sent to an official e-mail address of a participant or to other e-mail specified by the participant. The Competition Announcer and Organizer will also send the rationale by mail 7 days following the announcement of the Competition results. Competition results with rationale about the awards will be announced on the website of the Ministry of Sustainable Development and Tourism on the day of announcement of the Competition results.

4.4. Notes

By submitting the Competition submission the participants agree with all the Competition terms and conditions.

Submissions that are not awarded or did not meet the requirements of the Competition will be returned to the authors, by making them available for taking over at the archives of the Ministry of Tourism and Sustainable Development during 30 days of the announcement of the Competition results. After the expiry of that period, the Ministry of Sustainable Development and Tourism will have no further obligations to the participants.

5. COMPETITION MATERIAL

All the documents representing the Competition material in the form of textual and graphic part will be sent to the participants in the electronic format.

5.1 Textual part

- Competition Terms and Conditions
- Terms of Reference

5.2 Graphic part

- Digital topographic survey with the indicated location boundaries;
- Digital topographic survey with the use of the infrastructure and greenery valuation
- Catalogue of photos of the treated area and contact zones;
- Preliminary study of geomechanics.

5.3. Study

Participants in the second phase of the Competition can, for the purpose of better development of urban and architectural project, get the Study about the project owned by the Investor. The Study will be delivered by the Investor exclusively with the Confidentiality agreement previously signed by the participants and the Investor.

6. CONTENTS OF THE COMPETITION SUBMISSION

6.1. Textual part

Every Competition submission shall contain the textual part presented in A3 paper sheets and with the following contents:

1. Explanation of Urban Concept with total area including development back-up capacities that should be stated through parameters for each parcel;
2. Explanation of Concept Design;
3. Detailed areas analysis stated in accordance with functional units and urban parcels (gross areas, structure of functional units - accommodation units, communication areas, supporting areas, urban development parameters). Area analysis are also to include development back-up capacities that are specified by the urban development concept, and may represent an option for improvement of the Hotel Resort in future, for each urban parcel separately;
4. Proposed schedule and phases of execution;
5. Guidelines for further design detailing of the offered solution if author finds this necessary.
6. Indicative priced bill of quantities by phases or functional units
7. Graphic attachments reduced to A3 paper sheets

6.2. Graphic part

1. Layout illustration – surroundings connectivity 1:5000
2. Layout illustration – concept illustration 1:1000
3. Layout illustration - zones, phases and plot sub-dividing 1:1000
4. Layout illustration – back-up development zones 1:1000
5. Layout illustration – physical structures plan with shades 1:1000
6. Layout illustration – traffic concept and connections to infrastructure 1:1000
7. Layout illustration – leveling, regulation, roofs 1:1000

8. Layout illustration – landscaping plan 1:1000
9. Layout illustration – ground floor for each zone or proposed plot 1:500
10. Characteristic longitudinal or cross sections illustrating the concept 1:500
11. Layouts or typical layouts in case of typical level units (cellar, basement, ground floor, mezzanine, floors) for each facility or mass of facilities making a functional unit 1:250
12. Characteristic cross-sections for each facility or mass of facilities making a functional unit 1:250
13. Characteristic facades for each facility or mass of facilities making a functional unit 1:250
14. Overview of typology of accommodation units 1:250
15. 3D visualization of urban-architectural design with layouts that illustrate the offered concept in a qualitative way

6.3. The winning submission

The authors of the winning submissions, in cooperation with the Investors and the office licensed for urban planning in Montenegro, are obliged to submit additional project documentation within 14 days from the awards announcement.

Textual part:

- introduction,
- analytical (natural potential and limitations of the land and the sea area, technical and infrastructural systems and utility equipment, construction status, natural and cultural heritage and environmental conditions),
- planning and design solution (planned model of land use, technical systems and utility infrastructure facilities of public functions, conceptual designs of facilities, Urban and technical requirements (UTU) for each urban parcel, demographic and economic market projections and phases and schedule of implementation, measures to build and equip the area, measures for environmental improvement, etc.),

Graphic part:

- official topographic map, i.e. the official topographic and cadastral plan or other updated and certified surveys with the plan boundary,
- plan of land use,
- plan of measures, conditions, and regime of environmental/nature protection,
- status and plan of green and free spaces,
- condition and plan of transport infrastructure,
- condition and plan of hydro-technical infrastructure,
- status and plan of the electric power infrastructure,
- status and plan of the telecommunications infrastructure.
- allotment, leveling and regulation plan,
- plan with guidelines for the implementation of the planning document (implementation phases, forms of intervention, and further plan development).

7. FORMAT OF THE COMPETITION SUBMISSION AND MANNER OF DELIVERY

Competition submissions are delivered in digital and analogue formats.

7.1. Analogue format – graphic attachments

All graphic documents (drawings) must be provided in one hard copy, on light base, A0 (landscape) format. The contents of submitted graphic attachments is specified in chapter 6. Full title of the Competition is to be written in the top left corner. The submission code is to be indicated in the top right corner of every panel. FONT: Arial, font size: 16.

7.2. Analogue format - textual attachments

Text attachments are to be delivered in A3 format, with the textual content specified in chapter 6 herein. These attachments are to be provided in 7 copies.

The full title of the Competition is to be put in the top left corner of every A3 sheet. The submission code is to be indicated in the top right corner of every panel. FONT: Arial, font size: 10.

7.3. Digital format

All submissions are to be delivered on CD that will contain two folders. Every A0 panel prepared for printing is to be saved in one folder. The other folder will contain a pdf file with all sheets enclosed in A3 sheets in analogue format. Seven copies are to be enclosed.

7.4. Manner of Submission and Address

Every Competition submission should be compiled in a separate package, with an explicitly marked code in the corner of the package and a clear indication as follows:

Ministry of Sustainable Development and Tourism,
„COMPETITION FOR THE CAPITAL ESTATE HOTEL RESORT – DO NOT OPEN“
Address: IV Proleterske brigade 19
81000 Podgorica
Crna Gora

Together with the Competition submission, the authors must submit two non-transparent sealed envelopes with a clear indication “Competition – Do not open”, as follows:

- An envelope with the indication of the **"Company's or Participant's name"** containing:

- a) If the payment goes to individuals:
 - Code of entry
 - Author's name(s) and surname(s)
 - Author's address, e-mail and mobile phone number
 - Author's PIN
 - Current account number and name of bank
 - Statement on the division of reward in percentage
 - Statement if the author is obliged to pay VAT.

b) If the payment goes to a company:

- Code of entry
- Author's name(s) including address and phone number;
- Address, email address and telephone number of author's representatives
- Company name and current account number, registration number and VAT ID number;
- Author's statement on the payment of fees to the current account of the company.

- An envelope with the indication "**Address for returning the submission**", containing the address for returning the submission. This envelope should also contain a statement if the author does NOT accept the submission to be displayed in a public exhibition in case it is not awarded. In the absence of such statement, the author will be deemed to have agreed to the public exhibition.

The envelopes with "COMPANIES/PARTICIPANTS NAME" and "**ADDRESS FOR RETURNING THE SUBMISSION**" will be opened by the Competition Jury.

8. JURY AND REPORTERS

8.1. Competition Jury

Members of the Competition Jury are:

1. Dragana Čenić, architect – Head of the Jury, Ministry of Sustainable Development and Tourism
2. Predrag Jelušić, economist – member, Ministry of Sustainable Development and Tourism
3. Anđelka Badnjar Gojnić, M.arch - member
4. Dragan Lučić, b.b.a. – member, Capital Estate d.o.o.
5. Omer Isvan, BSc (Hons) - member, Capital Estate d.o.o
6. Msc. Miran Gajšek, architect - member
7. Hakan Ozkasikci, M.arch - member

If one of the Jury members is unable to participate in judging, the announcer will appoint the deputy member.

The Jury may disqualify a participant on the basis of the criteria set out in chapter 3.1. herein.

8.2. Reporters

Reporters of the Competition are:

1. Ana Dobrašinović, spec.sci.arch., Ministry of Sustainable Development and Tourism
2. Marko Batričević, art historian, Ministry of Sustainable Development and Tourism
3. Predrag Miranović, Capital Estate d.o.o.

Prior to the review to be conducted by the Competition Jury, the Competition reporters will note down whether all submissions are complete and in accordance with the Competition terms and conditions.

10. DISQUALIFICATION

Competition submissions will not be taken into consideration if:

- The submission was not submitted within the deadline prescribed under chapter 2.4. herein.
- The submission does not contain attachments as defined under chapter 6 herein,
- The submission was not submitted in line with the rules defined in chapter 7 herein.

11. OWNERSHIP RIGHTS

The Competition participants agree that the Ministry of Sustainable Development and Tourism can publicly exhibit their submissions after the Competition results have been announced.

Ownership rights over the awarded and purchased plans will be transferred to the ownership of "Capital Estate" d.o.o., Budva after the disbursement of prizes.

"Capital Estate" d.o.o., Budva may use these submissions only for the purpose of construction of facilities that are the subject of this Competition.

With the participation in this Competition, it is considered that each Competition participant has agreed to the aforesaid ownership rights.

Ownership rights over the awarded and purchased entries can be agreed differently between the Author who is a participant of Competition and the Investor. Before the end of the first phase of the Competition, Author must submit an official certificate issued by the Investor, in order to prove that He agreed with the Investor question of ownership rights.

Note:

The awarded conceptual design becomes a part of the Changes and amendments to the Spatial Plan of the Municipality of Budva, General urban plan of the Coastal zone of the Municipality of Budva, area Budva-Bečići and the Spatial Plan for Special Purpose Coastal Zone pursuant to Article 60a of the Law on Spatial Development and Construction of Structures ("Official Gazette of Montenegro" no. 51/08, 34/11, 35/13, and 33/14).

The administrative authority shall issue a decision adopting the urban, that is, the urban-architectural design after the public Competition, and it represents an integral part of the planning document and the basis for the issuing of urban and technical requirements for the development of technical documentation.

12. FINAL PROVISIONS

The Competition results and rationale of the decision will be published on the website of the Ministry of Sustainable Development and Tourism.

A final report of the Competition Jury will be submitted to all Competition participants.

All disputes that may arise from this Competition are in the jurisdiction of the Court of Montenegro responsible for the Competition announcers.