



Montenegro
Municipality of Kotor
Chief City Architect

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Kotor, March,23, 2023

Final report of the jury

Competition for the conceptual architectural solution of the FC "Bokelj" stadium, Kotor

Name of the competition	Competition for the conceptual architectural design of the "Bokelj" FC Stadium in Kotor
Contest announcer	Municipality of Kotor
Name and surname of the authorized person of the announcer	Senka Lazarevic, Bachelor of Engineering, Arch.
Subject of the competition	Drafting of the conceptual architectural design of the "Bokelj" FC Stadium in Kotor

Subject and aim of the competition

The main goal of the competition is the selection of the best conceptual architectural solution for the FC "Bokelj" stadium in the Škaljari settlement in Kotor, based on the parameters and recommendations specified in this competition task.

The conceptual design is expected to propose a functional and recognizable solution that will be the basis for the preparation of technical documentation for the realization of this project.

Jury members:

Prof. Veljko Radulović, Ph.D., B.Sc.Arch. - president of the jury

Prof. Miljana Zeković, Ph.D., B.Sc.Arch. - member of the jury

Prof. Dr. Krunoslav Ivanišin, B.Sc.Arch. - member of the jury

Senka Lazarević, B.Sc.Arch. - member of the jury
Momir Đurđevac, Secretary General of the Football Association of Montenegro

Reporters:

Danica Perišić, Spec.App.Cons.
Milica Krivokapić, Bachelor of Laws.

Work flow of the jury:

In accordance with the provisions of the Rulebook on the manner and procedure of announcing and conducting a public tender for conceptual architectural design, all defined stages of the jurying were completed.

According to the record of received works, the jury stated that 63 works that meet the conditions of the competition were received.

It should be noted that one paper submitted through the civic bureau was initially disqualified for the reason that it contained visible information about the authors and did not meet the requirements of the call for tenders.

On February, 17, 2023, the reporters opened, reviewed and classified the submitted works, and on that occasion took over the folders with information about the author for further storage, and separated the folders with textual and graphic representations of the conceptual design into folders under codes and handed them over to the members of the jury for further processing. The jury considered the works under the following codes:

B1055NVC

ŠAMBEK

10086

33013

18098

10151

14477

BASTION171

12110

15024
ODMA0MA
10221106
10330
0303433
1222
02888
87909
1305
22887
BLUE1926
97519013
6363
22023
231301
46700
50005
57314
PRT23
#8877
199828
81223
xyjy2
23002
64586
749
88.86

80817
250588
10624
25080
02455
16290
17721
73195
29102711
10568
17345
83719
1711075
16000
11899
54798
975318
LOVOR 2500
090566
55236
21202
84652
BK STADIUM
25194
84777
33272
91023

The jury worked in full composition, respecting all the guidelines defined by the Rulebook on the manner and procedure of announcing and conducting a public tender for the Conceptual Architectural Design, as well as the Decision on the Tender announcement and the announcement of the Tender in question.

After considering the works and reviewing the scope of work, and after making the Decision on extending the deadline for publishing the results of the competition, which was published on the website of the Municipality of Kotor on March 1, 2023, all members of the jury individually reviewed the works and made a selection proposal, which was discussed at a meeting organized via Zoom application on March 11, 2023. The goal of this meeting was to determine the list of selected works that will be further analyzed through individual insight and evaluation. The selection was made after the presentation and explanation of the proposals of all the members of the jury, who agreed to select the works that adequately met the requirements of the location and satisfied the relevant criteria. The first selection included the following works:

- work under the code: 12110;
- work under the code: ODMAD0MA;
- work under the code: 231301;
- work under the code: 25080;
- work under the code: 21202;
- work under the code: 22887;
- work under the code: 6363.

The main characteristics of the selected works are: a clear and simple concept, compatibility with the cultural landscape and understanding of the limitations in the protected area, an interesting solution for contact with the surrounding public space, as well as an appropriate choice of materials. Solutions that, in the opinion of the jury, do not fit into the context, are pretentious or do not provide an adequate answer to the project task, were not considered further.

After this meeting, all members of the jury continued their individual work, and scheduled the next meeting in Kotor, with a tour of the site.

At the meeting held on March 18, 2023. four members of the jury were present in Kotor, while the fifth member participated in the discussion and judging via the internet platform. On that occasion, the second round of selection of competitive works was carried out.

Based on the overall impressions, the jury came to the general conclusion that it is a very demanding location and an extensive task in conditions that are limited by insufficiently developed traffic infrastructure, the lack of an access plateau that such a

facility implies, inadequate access to the eastern stand, the proximity of the auxiliary field, limited space for setting up tribune, as well as near the residential area. The jury's conclusion is that the works, in accordance with the demanding program, are mostly pretentious in terms of form in relation to the facts of the immediate context.

After analyzing the previously selected works, the jury chose the following in the shortlist:

- work under the code: 25080;
- work under the code: ODMAD0MA;
- work under the code: 21202;
- work under the code: 231301;
- work under the code: 6363.

According to the criteria defined in the call for tenders, the jury evaluated the selected works as follows:

CRITERIA		25080	odmadoma	21202	231301	6363
Spatial criteria 0 – 30 points	spatial concept of the solution, the relationship between parts and the whole of space, arch. Values of space, Comfort, quality of space engineering rationality and technical feasibility	25	25	15	15	10
Program criteria 0 – 30 points	functionality and functional justification of the solution, rational use of space, respecting and fulfilling the competition task and spatial program	25	20	10	10	10
Economic criteria 0 – 15 points	economic solution, the practicality of the solution, maintenance reliability	10	10	5	5	3

Aesthetic criteria 0 – 20 points	originality, innovation, originality and creative uniqueness, completeness and consistency of solutions	18	15	15	15	15
EKOLOSKI KRITERIJUM 0 – 5 bodova	odnos prema zaštiti, očuvanju i unaprjeđenju kvaliteta životne sredine, održivo korišćenje prirodnih resursa, energetska efikasnost i korišćenje obnovljivih izvora energije	4	2	1	1	1
ECOLOGICAL CRITERION	TOTAL:	82	72	46	46	39

REASONING OF THE JURY

- Work under the code: **25080**

The work is characterized by a clearly contextualized, highly tectonic and urban solution with a good distribution of masses. An excellent connection of the public access environment with the main western tribune was provided through the development of an urban promenade. The solution is characterized by two elegant "levitating" volumes, properly removed from the regulation, as well as appropriate perforation of the volumes of the access floors on both stands. The organization of the interior space is clear and logical. The lines of movement of different categories of users are sorted, so their paths do not mix. The concept of the eastern tribune is simple, and it is possible to envisage a phased construction, in the sense of the subsequent construction of a longitudinal "levitating" volume, which is an additional quality that is recognized and especially valued. This is due to the fact that the jury suggests an additional programmatic analysis of the need for the existence of significant areas of business premises provided for in the project program. Natural ventilation and the introduction of light through the depth of the assembly are provided, which are additional advantages of this solution. The jury highly rated the proposed materialization, which supports the basic design concept, and the ambient facts of the location. The work is characterized by thorough technical elaboration in all relevant aspects. Possible additional elaboration is recommended in the segment of the program solution of the club premises, as well as the floor with the changing rooms, and then also in the segment related to the consideration of a challenging structural system that enables visual levitation of the volume.

- Work under the code: **ODMAD0MA**

The solution is tectonic, urban and disciplined. It has been thoroughly worked out in all relevant aspects. The difference between the western and eastern tribunes is visible in the distribution of the masses. Good communication with the public environment of the access street was achieved. Business premises are integrated into the roof structure of the western grandstand. Adequate materialization has been applied, especially in the segment in which its characteristics enable specific urban framing and simultaneous viewing of multiple perspective plans in which the stadium is an inseparable part of the city and landscape. The proposed constructive solution of the canopy was evaluated as adequate and realistic. The breakthrough in the form of a complex process of extracting sea scenes, and simplifying the observed color scheme and transferring it to tiles representing a two-dimensional image of waves, was assessed as too expressive and inconsistent with the other segments of the proposed materialization. The character of the space under the eastern tribune remained insufficiently defined. The jury also points to the lack of precision in the solution of internal communications of different user groups, and to the lack of necessary spatial logic at the entrance for players.

- Work under the code: **21202**

The solution is characterized by a clear, rhythmic and inviting spatial attitude. It is especially evident in the lines of the entrance parties, equally from the western and eastern sides, where the so-called "conventional colonnade" system is formed. "buffer" zones - intermediate spaces that connect the public city space and the space inside the building. The materialization and color of the solutions contribute to the sense of monumentality of these zones, and thus give importance to the architectural type of the stadium, which stands out from the context with its form. The ratio of the two stands is correct in terms of volumes. However, after a more detailed insight into the context, after visiting the location, the jury determined that there are no points in the urban matrix of the location from which it is possible to see the overall linear front of the placed volumes, which left questionable the insistence on the symmetry of the facade fronts, and consequently the monumentalization through symmetry. The jury also noticed the lack of clarity of communication routes for different user groups, and the necessity to consider the application of different scenarios of space use, so that the facility remains functionally uncompromised.

- Work under the code: **231301**

The proposed solution corresponds in everything to the adopted credo, according to which the authors tried to give maximum performance in the simplest way with their concept. Two opposite structures with their canopies define the free stand space in an elegant way.

Canopies enable the visual lightness of the object, and the construction is simple and dominant. The jury concluded that, despite the recognized qualities, the structural assembly itself in its full, visually powerful form, remains insufficiently comprehensible in the final expression. The jury especially pointed out the shortcomings of the work in terms of the functional elaboration of the object - the unfinished space under the eastern tribune, the insufficiently elaborated program segments of the dressing rooms, the introduction and insufficient elaboration of unisex toilets, etc.

- Work under the code: **6363**

The proposed solution rests on the foundations of minimal intervention on the location and minimal aesthetic footprint on the surrounding natural landscape of exceptional value, which is conceptually set as an expansion of the landscape and elements of the context through parts of the newly proposed object. The simplification of the structural system, as in other similar solutions, brought to this one an elegant and clean spatial attitude, light roof assemblies in the form of canopies, possibly too light and undersized projected construction. An additional quality recognized by adopting a spatial attitude of minimal volumes is a clear uninterrupted view of the bay, which contributes to the sense of place. A visually harmonious solution also does not offer an equally elegant treatment of the functional zones of a demanding programming task. The answer to functional needs and communication links remains vague, although described in segments. The technical drawings, especially the sections and views of the object, remained at the level of conceptual thinking.

CONCLUSION OF THE JURY

After a detailed consideration and assessment of selected works, the jury unanimously decided to award the first and second prizes, but not to award the third prize. It was decided, also unanimously, to buy three works.

I prize - work with the code **25080**

Prize amount: €15,000.00

II prize - work with a code **ODMAD0MA**

Prize amount: €7,000.00

Acquisition - work with code 21202

Acquisition amount: €1,500.00

Acquisition - work with code 231301

Acquisition amount: €1,500.00

Acquisition - work with code 6363

Acquisition amount: €1,500.00

Guidelines for further development of the conceptual solution under the code 25080 and the creation of the main project:

- Provide additional positions for cameras (at the level of the main platform for cameras) that cover the zone of penalty area;
- Elaborate the construction, rationalize the concept of carrying a levitating volume
- Consider the position of the room for housing machinery for field maintenance;
- Additionally elaborate the barrier between the urban promenade and the inner piazza on the western stand;
- The program and the final conceptual solution will be subsequently verified with the representatives of the club and the competition announcer

Members of the competition jury:

1. Prof. Veljko Radulović, Ph.D. in Architecture, president of the jury



2. Prof. Dr. Miljana Zeković, B.Sc.Arch., member of the jury



3. Prof. Dr. Krunoslav Ivanišin, B.Sc,Arch., member of the jury



4. Senka Lazarević, Bachelor of Architecture, member of the jury



5. Momir Đurđevac, Secretary General of the Football Association of Montenegro



In Kotor, March, 23, 2023

