



Montenegro
Ministry of Spatial Planning,
Urbanism and State Property

COMPETITION ANNOUNCEMENT

**COMPETITION FOR CONCEPTUAL ARCHITECTURAL DESIGN
OF THE BASE STATION FOR THE "HAJLA AND ŠTEDIM" SKI CENTER**



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CONTENTS

- 1. GENERAL PROVISIONS**
- 2. ELIGIBILITY FOR PARTICIPATION**
- 3. COMPETITION DEADLINES**
- 4. JURY AND RAPPORTEURS**
- 5. PRIZES, HONOURABLE MENTION AND
COMPENSATIONS**
- 6. EVALUATION CRITERIA**
- 7. CONTENT AND THE METHOD OF
TECHNICAL AND DESIGN PREPARATION
AND SUBMISSION OF COMPETITION
ENTRIES**
- 8. COPYRIGHT PROTECTION AND ANONYMITY**
- 9. DISQUALIFICATION**
- 10. FINAL PROVISIONS**

1. GENERAL PROVISIONS

1.1. Title of the Competition

Competition for conceptual architectural design of the base station for the "Hajla and Štedim" ski center.

1.2. Competition Announcer

Ministry of Spatial Planning, Urbanism and State Property
IV Crnogorske brigade no. 19
81000 Podgorica
www.gov.me/mepg

1.3. The authorised person of the Competition Announcer

Siniša Minić, Acting Director General of the Directorate for implementation of state guidelines in field of Architecture
Ministry of Spatial Planning, Urbanism and State Property
e-mail: sinisa.minic@mepg.gov.me

1.4. Type and form of the Competition

The Competition for conceptual architectural design of the base station for the "Hajla and Štedim" ski center is international, general, single-staged and anonymous.

1.5. Language in which the Competition is announced and conducted

The Competition Announcer announces and conducts the Competition in the Montenegrin and English languages.

1.6. Legal basis

Legal basis for announcing the Competition for the conceptual architectural design of the base station for the "Hajla and Štedim" ski center, is contained within Article 54 of the Law on Spatial Planning and Construction of Structures (OG MNE 64/17, 44/18, 63/18, 82/20, 86/22 and 04/23).

Article 54 of this Law provides that an open competition has to be called for buildings for the needs of state bodies, local self-government bodies, health care, educational, scientific, cultural, sports and social welfare structures that are state-owned.

Regarding that, the Ministry of Spatial Planning, Urbanism and State Property in collaboration with the Ministry of Tourism, Ecology, Sustainable Development and Northern Development, has prepared the competition documentation for the development of conceptual architectural designs for the base station of the „Hajla and Štedim“ ski center.

1.7. Competition Brief

The Competition Brief is an integral part of the Announcement.

The Competition subject is the development of a conceptual architectural design for the base station of the „Hajla and Štedim“ ski center, located within the scope of the Local Site Study of Hajla and Štedim ("Official Gazette of Montenegro - municipal regulations", No. 22/18), Municipality of Rožaje.

The total area of the competition site for the base station (Zone A) is 9530m², while the area of the urban plot UPŠT3, where the departure station for the ski lift is located, which is intended exclusively for establishing a direct connection between the base station and the existing departure station for the ski lift - (Zone B), is 20,663.0m².

1.8. Objective of the Competition

The Competition objective is to obtain a functional and recognizable conceptual architectural design that will, above all, meet the prescribed requirements and achieve maximum alignment of all aspects specified in the Competition Brief, with crucial importance placed on establishing a direct and most efficient connection between the base station and the departure station for the ski lift.

The conceptual solution will serve as the basis for the development of technical documentation for the construction of the base station.

1.9. Competition documentation

The Competition documentation consist of a textual and a graphic part:

Textual part

- Competition Announcement;
- Competition Brief.

Graphic part

- Geodetic base map indicating the scope and building lines;
- Graphic attachments from the planning document - Local Site Study of Hajla and Štedim: traffic plan;
- Main projects (Graphic part of Ski slopes and Cable car);
- Photo and video documentation;
- Point cloud terrain model.

1.10. Method of downloading Competition documents

The Competition documentation is available for download on the website www.architecturalcompetitions.me.

All subsequent notices concerning the Competition will be published on www.architecturalcompetitions.me.

2. ELIGIBILITY FOR PARTICIPATION

2.1. ELIGIBILITY FOR PARTICIPATION

Any individual or legal entity who meets the requirements defined by the Competition Announcement and the Competition Brief has the right to participate in the Competition.

Individuals residing or legal entities with registered office in the territory of Montenegro or any other country can participate in the Competition. At least one of the authors of the competition entry (an individual or the leader of the author's team) must be a licensed architect, serving as the responsible party. The author, or team leader, may collaborate with experts from other professions to enhance the design of the competition entry.

Individuals who are directly involved in the preparation and implementation of the Competition, individuals who are their closest relatives, individuals who are employed with the Announcer, and those whose employment with the Announcer has been terminated (for a period of two years after the termination of employment), as well as ones who are closely related and/or have a working relationship with the members of the Jury may not participate in the Competition.

Each participant, individual or group, has the right to participate in this Competition with only one entry. One competition entry can contain only one design, while variant designs are not allowed.

3. COMPETITION DEADLINES

3.1. Competition announcement

The Competition is open from Friday, May 17, 2024.

3.2. Deadline for submitting questions

All participants can submit questions about the Competition until Friday, June 7 2024, and thereafter all received questions and answers will be published on the website www.architecturalcompetitions.me by Friday, June 21 2024.

Questions are to be submitted to the following email address: konkurshajlastedim24@gmail.com

3.3. Deadline for submission of entries

The deadline for submission of entries is Thursday, August 15 2024., until 13:00h (Montenegrin local time).

3.4. Competition results

The Competition results will be published by Friday, September 20, 2024. Following the decision of the Jury and submission of the Final report of the Jury, the Competition Announcer shall publish the results of the Competition on the official website of the Competition: www.architecturalcompetitions.me

4. JURY AND RAPPORTEURS

Members of the Competition Jury are:

1. **dr Svetlana Perović**, architect – dean of the Faculty of Architecture University of Montenegro – president of the Jury;
2. **dr Grozdana Šišović**, architect – associate professor at the Faculty of Architecture, University of Belgrade, "re:a.c.t" studio, Belgrade – expert member;
3. **Kata Marunica**, architect – studio „NFO“ Zagreb – expert member;;
4. **Ivan Jovičević**, architect – studio „BIRO 81000“ Podgorica – representative of the Chamber of Architects at the Chamber of Engineers of Montenegro – expert member;
5. **Arbin Kalač**, Chief City Architect of the Municipality of Rožaje – expert member;
6. **Mladen Obrenović**, architect – "Ski Resorts of Montenegro" Ltd. Mojkovac – expert member;
7. **Majda Adžović** – representative of the Competition Announcer.

Rapporteurs are:

Mina Novosel, M.Arch.
Maja Radonjić, M.Arch.

Before the Jury starts analysing and evaluating the Competition Entries, the rapporteurs, together with at least one Jury member, will determine whether the submitted works are complete and comply with the Competition conditions and prepare a Report about which they will inform the Jury.

5. AWARDS, HONOURABLE MENTIONS AND COMPENSATIONS

5.1. Competition fund

The Competition fund amounts to net €35.000 according to the estimated investment value,

5.2. Prize fund

Total prize fund for award of prizes amounts to net €22.500,00.

The Jury will award the first, the second, the third prize and one honourable mention, in the following amounts:

I prize – 13.500,00 €
II prize – 5.500,00 €
III prize – 2.500,00 €
One honourable mention – 1.000,00 €

The compensation for adjustment of the best-ranked entry, in line with the recommendations of the Jury, amounts to €1,000.00 and it is included in the amount of the prize. The amounts of prizes and honourable mention are shown in net values.

5.3. Compensations for the work of the Jury and costs of organisation

The total fund for compensations for the Jury and rapporteurs is net €12.300,00.

The payment of compensation for the work of jury members and rapporteurs, who are employed in the public sector, will be carried out in accordance with the provisions of the Law on Salaries of Employees in the Public Sector.

6. EVALUATION CRITERIA

Each competition entry will be evaluated in the same manner and according to the criteria outlined in this chapter.

Spatial criteria – Comprehensive analytical approach, spatial relationship between existing and proposed architectural designs in the narrower and wider urban context, consistency with overall needs and environmental values, relationship between parts and the whole space, architectural value, spatial comfort, quality of space.	0-30 points
Programme criteria – Functionality, rational use of space, fulfilment of the urban planning parameters and other conditions of the Competition Brief.	0-30 points
Aesthetic criteria – Architectural and urban form and visual effect achieved, originality, innovation, authenticity and creative distinctiveness and integrity of the design.	0-25 points
Economic criterion – Economic aspects of the design, reliability in use and operation, engineering rationality and technical feasibility.	0-5 points
Environmental criterion – The criteria of sustainable urban development, energy efficiency and use of renewable energy sources are met.	0-10 points

7. CONTENT AND METHOD OF THE TECHNICAL AND DESIGN PREPARATION AND SUBMISSION OF COMPETITION ENTRIES

Table 1		NO.	CONTENT OF THE COMPETITION ENTRY
A3 BOOK	A/textual part	1.	Concept and explanation of the design (with a description of the spatial content and an explanation of the functional justification of the design)
		2.	Materialisation (description and justification of the selected materials, including a technical description with relevant technological elements)
		3.	Environmental aspect of the design (describe the ecological approach and energy efficiency solutions – use of renewable energy sources, materialisation...)
		4.	Urban parameters (a table with achieved gross and net areas and urban parameters (footprint, gross building area – GBA, percentage of green areas, number of parking lots, etc.), which must be compliant with the set parameters from the Competition Brief)
		5.	Investment estimate (a preliminary estimate of the total costs of the construction of the building as envisaged in the Competition Entry – construction and finishing works with landscaping of the surroundings, without interior fittings, should be provided)
	B/graphic part	6.	Downsized panels (A0 panels downsized to A3 format must be integral parts of A3 book)
A0 PANELS		1.	Site plan of the in the context of the wider urban environment – conceptual representation of the spatial elements and relations within the Competition site; relations to the immediate and wider surroundings; a representation of the overall proposed land use, etc. R 1:1000
		2.	Compositional sections and elevations (façade views) – distinctive compositional views and cross-sections throughout the entire scope of the competition R 1:1000
		3.	Detailed site plan of the competition site and contact zone – compositional plan – plan of physical structures and spatial relations (with cast shadows), regulation and levelling of space, volumes, brief information on planned capacities, and other data necessary to be presented for easier comprehension of the proposed solutions. Scale 1:500
		4.	Landscaping – arrangement of spaces around the building and landscaping – ground paving, arrangement of pedestrian paths, sidewalks, plazas, and green areas with specified achieved percentage of greenery and percentage of paving on the plot. Scale 1:200
		5.	Detailed drawings of the buildings – all floor plans of the buildings with a table of achieved net and gross areas, composition sections and façades of the buildings (elevations). Floor plans in direct contact with the terrain must be presented with landscaping. R 1:200
		6.	3D renderings of the building incorporated into the wider real surrounding from the upper angle, from several positions, with the accompanying landscaping of the terrain, so that none of the façades of the building is not presented, in order to perceive how the building fits in the found natural and built surrounding. To gain a comprehensive view of the complex from contact areas, careful consideration should be given to selecting the angle and position of observation through renderings.
		7.	Additional contents as chosen by the author.

METHOD OF TECHNICAL AND DESIGN PREPARATION / Table 2			
General conditions		<ul style="list-style-type: none"> • Each Competition Entry contains a textual part presented in volumes of A3 format and a graphic part presented on panels of A0 format. • The Competition documentation contains 3 folders: folder 1 (textual part), folder 2 (graphic part) and folder 3 (information about the author) and must not exceed 400MB. • Competition Entries are submitted exclusively in digital format. • When putting together the documentation, care should be taken to make sure that the documentation does not include data that could violate the anonymity of the Competition Entries. 	
A3 VOLUME (folder 1)	A/textual part	<ul style="list-style-type: none"> • Textual annexes are submitted in a single file in .pdf format A3 (horizontal orientation), with the content indicated in Table 1 (Chapter 7). • Full title of the Competition is to be indicated in the upper right corner of every sheet. • Entry code is to be indicated in the upper left corner of each sheet. • Use font size 11 (Arial or similar). 	
	B/graphic part	<ul style="list-style-type: none"> • Graphic annexes prepared on A0 panels need to be downsized to A3 format and attached as part of A3 volume. 	
A0 PANELS Graphic part (folder 2)		<ul style="list-style-type: none"> • All graphic annexes to the Competition Entry are to be submitted in a single file in .pdf format A0 (horizontal orientation). Graphic annexes are submitted in line with the content indicated in Chapter 7. The number of pages is not limited. • Full title of the Competition is to be indicated in the upper right corner of every sheet. • Entry code is to be indicated in the upper left corner of every sheet. • Use font size 16 (Arial or similar). • All 3D representations in JPEG format are to be submitted for publication in digital media. 	
DWG files - evidence of fulfilment of designated parameters Graphic part (folder 3)		<ul style="list-style-type: none"> • It is necessary to submit all drawings of the competition design in DWG format, in closed polylines, drawn on the provided geodetic map with marked building lines - which will serve for the purpose of verifying the dimensions and fulfilment of designated urban parameters. • DWG files will be used exclusively for verification purposes and will only be accessible to the jury. They will not be publicly disclosed to protect the rights of the authors. 	
Information about the author (folder 4)		STATEMENT FORM / If the competition participant is an individual or a group of individuals License	STATEMENT FORM / If the competition participant is a legal entity License Excerpt from the Central Register of Companies of Montenegro or the country in which the company is registered

7.1. Method of entry submission

The competition entry should be submitted only digitally via email to the address: konkurshajlastedim24@gmail.com.

Participants shall receive an e-mail confirming the receipt of the competition entry. Participants shall be fully responsible for safe and timely submission of documentation and the Ministry cannot be held responsible for failed applications.

When sending the entries, it is necessary to use a special email address created for that purpose, which consists of the following elements:

1. **ski**
2. **dot (.)**
3. **code selected by the author and**
4. **widely used domain (gmail, yahoo, hotmail and the like).**

Example: ski.xxxxx@gmail.com

8. COPYRIGHT PROTECTION AND ANONYMITY

11.1. Copyright

After Jury's decision, payment of the prize and redemption, the author's ownership rights are ceded to the Ministry of Ecology, Spatial Planning and Urbanism.

11.2. Anonymity

All Competition Entries are submitted anonymously. The anonymity is in force during the Jury's decision-making process and must not be violated under any condition. After the decision is made, the Jury is obliged to submit the decisions on rewarded entries with formal justification to the Competition Announcer. Folder 4 - "INFORMATION ABOUT THE AUTHOR" is opened only after the Decision is signed by the Jury, from which point the anonymity stops, and authors of competition entries become known.

9. DISQUALIFICATION

Competition Entries will not be considered in the judging process if:

- **the Competition Entry was not submitted within the deadline set out in Chapter 3 of this Competition Announcement;**
- **the competition entry was not prepared in the format specified in Table 1 of Chapter 7 of this Competition announcement;**
- **the Competition Entry violates the anonymity conditions.**

10. FINAL PROVISIONS

The results, the final report of the Competition Jury and the reasoning of the decision of the Competition Jury will be published on the website www.architecturalcompetitions.me.

The Jury reserves the right not to award any of the mentioned awards if the competition entries are not at a satisfactory level, as well as to establish special awards and acknowledgements.

The author(s) of the awarded competition entry are obliged to act in accordance with the Jury's conclusions, stated in the Jury's Report, make adjustments to the conceptual design, and submit the innovated design in .dwg format, to the Organiser within 30 days from the announcement of the Competition results, after which follows the payment of the prize.

The competition will be cancelled if the number of submitted entries is less than 3 (three).

Any potential disputes arising from this competition will be resolved by mutual agreement, and if this is not possible, they will be resolved by the Court competent for the Competition Announcer.

STATEMENT FORM / If the competition participant is an individual or a group of individuals

1. Author's code:

2. Name/s and surname/s of the author and associates:

3. Address, e-mail address and mobile phone number of the author:

4. a/ For Montenegrin citizens: JMBG of the author / giro account number of the author (one of the members of the author's team) / Name of the bank

b/ For foreign nationals: Instructions from the bank for foreign payments (which should include IBAN and SWIFT author, i.e. one of the members of the author's team), to which the prize will be paid.

With this statement, as the author/members of the author's team, we confirm our consent to all the conditions of the Competition specified in the Announcement, and the further use of the competition entry by the Announcer. Moreover, with this statement, I/we confirm that according to the propositions of the Competition, I/we satisfy the right to participate, and that I/he/she _____ (a member of the author's team) shall be the person for communication with the Announcer, regarding the modification to the conceptual design, in relation to the recommendations provided by the Jury.

Pursuant to the abovementioned, I/we declare that the information indicated above is correct and that I/we agree that the prize will be paid to the bank account number indicated above _____ (name of author's team member), and that we are responsible for further distribution of the prize.

Signature of the author/members of the author's team and associates

STATEMENT FORM / If the competition participant is a legal entity

1. Author's code:

2. Name of the legal entity

3. Name/s and surname/s of members of the author's team who function within the legal entity:

4. Person authorized for representation:

5. Address, e-mail address and telephone number of the legal entity:

6. a/ for legal entities in Montenegro: Number of giro-accounts of the legal entity / bank name / TIN and VAT, to which the payment of the award will be made

b/ for foreign legal entities: Instructions from the bank for foreign payments (which should include IBAN and SWIFT of the legal entity account) / name of the bank / TIN and VAT, to which the payment of the prize will be made.

With this statement, I confirm my consent to all the conditions of the Competition specified in the Announcement, and the further use of the competition entry by the Announcer. Moreover, with this statement, I confirm that according to the propositions of the Competition, I satisfy the right to participate, and that I/he/she _____ (the person authorized for representation) shall be the person for communication with the Announcer, regarding the modification to the conceptual design, in relation to the recommendations provided by the Jury.

Pursuant to the abovementioned, I declare that the information indicated above is correct and that I agree that the prize will be paid to the bank account number indicated above _____ (of the legal entity).

Signature and seal of the legal entity
