



Montenegro
Ministry of Spatial Planning,
Urbanism and State Property

Broj: 092-332/23-6553/11

Podgorica, 25.10.2024.

FINAL JURY REPORT

TITLE OF THE COMPETITION:

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

COMPETITION ANNOUNCER:

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

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

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.

LANGUAGE IN WHICH THE COMPETITION IS ANNOUNCED AND CONDUCTED:

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

COMPETITION SUBJECT:

The Competition subject was 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.

COMPETITION OBJECTIVE:

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.

COMPETITION DEADLINE:

The deadline for submission of entries was Thursday, August 15 2024., until 13:00h (Montenegrin local time). The deadline for submission of revised entries was Friday, October 11th 2024., until 13:00h (Montenegrin local time).



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COMPETITION JURY AND REPORTERS:

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.

WORK OF THE JURY

In its Preliminary Report, No. 092-332/23-6553/9 dated September 20, 2024, the Jury concluded that, while the proposals demonstrated a satisfactory level of quality in key architectural aspects such as spatial organization, aesthetic harmony, and functionality, none of the solutions fully addressed the complex challenges posed by this location. Considering the comprehensive nature and complexity of the task, the Jury unanimously decided that selecting a first-place entry in the initial phase was not justified. Therefore, it was decided that the competition would proceed as an extended competition in accordance with Article 5 of the *Rulebook on the procedure of announcing and conducting public competitions for conceptual architectural solutions* (Official Gazette of Montenegro No. 19/18, 2/24, and 8/24).

The Jury formulated the clear tasks and obligations for the participants in the extended competition, which were provided to the participants on the day of publication of the Preliminary Report.

The deadline for submitting competition entries revised according to the Jury's comments was October 11, 2024. By the stipulated deadline, all five entries were submitted under the following codes: RCL2024, 12321, HAJLA, 213742, and 87106. Upon receipt of the entries, the reviewers presented them to the Jury for consideration. The rapporteurs downloaded folders labeled "author's data" for safekeeping, which the Jury does not have access to until the determination of the final results and signing the Jury decision.

A/ First session of the Jury

The first jury session was held on October 18th, 2024. The Jury conducted an evaluation of the five competition entries submitted in the extended competition within the stipulated deadline, specifically those under the codes RCL2024, 12321, HAJLA, 213742 and 87106. The entry under the code HAJLA was eliminated from further consideration, as the authors did not respond to a number of important guidelines previously communicated by the Jury. The Jury noted that the following entries progressed to the second round of the extended competition:

RCL2024

12321

213742

87106

Among the remaining four entries, two were assessed as being of lower quality. The Jury noted that the entry under the code **12321** was functionally improved to some extent; however, it did not meet the urban planning parameters outlined in the Competition Brief and Task. Meanwhile, the entry under the code **213742** exhibited issues due to a technically underdeveloped design proposal, despite its functional improvements and design qualities.

B/ Second session of the Jury

At its second jury session, that was held on October 22, 2024, the Jury conducted a detailed analysis of the two competition entries under the codes RCL2024 and 87106. It was noted that the majority of the deficiencies identified in the first round of the competition had been successfully addressed, and the spatial and design qualities of the proposals were maintained or improved. However, issues and deficiencies arose in terms of compliance with urban parameters (adherence to the building line, GBA, maximum footprint), which a majority of the Jury members deemed unsurmountable obstacles to awarding any of the prizes.

C/ Third session of the Jury

At the third session held on October 23rd, 2024, the Jury noted that despite the recognized potential of certain entries and the trust placed in the authors to enhance the initially submitted proposals through the extended competition, none of the entries fully met the criteria outlined in the Competition Brief, the Competition Task, the specific conditions provided in the Questions and Answers, and especially the general recommendations sent to the authors during the extended phase. Taking this into consideration, individual voting was conducted as follows:

No.	Entry code	Svetlana Perović	Grozdana Šišović	Kata Marunica	Ivan Jovičević	Mladen Obrenović	Arbin Kalač	Majda Adžović
10.	RCL2024	Commendation	Honourable mention	Honourable mention	Commendation	Commendation	Commendation	Commendation
19.	12321	Commendation	Honourable mention	Honourable mention	Commendation	Commendation	Commendation	Commendation
29.	213742	Commendation	Honourable mention	Honourable mention	Commendation	Commendation	Commendation	Commendation
34.	87106	Commendation	Honourable mention	Honourable mention	Commendation	Commendation	Commendation	Commendation

In accordance with the attached table, the Jury, by a majority vote, decided that monetary prizes and purchases could not be awarded to the entries, as the entries did not meet the competition requirements.

In this regard, the Jury has decided, by majority vote, to grant special equal non-monetary recognitions – commendations – to the submissions under the codes: RCL2024, 87106, 12321, and 213742, which demonstrated some notable qualities in certain aspects.

JURY REPORT ON THE REVISED ENTRIES

ENTRY RCL2024:

The urbanistic layout and logical composition of functional units have resulted in an ambient composition of “light” volumes that integrate seamlessly with the specific characteristics of the terrain. The underground infrastructural base is consolidated by the slope of the land, upon which two subtle volumes – a restaurant and a ski lodge – are situated, forming a spacious plaza that represents the main strength of the project. The plaza orients, directs, and distributes users in multiple directions.

The solution is characterised by a thorough analysis of communication lines, user specifications, and a logical spatial relationship between functional zones in accordance with the natural context. The structural system supports rationality, ecological sustainability, and technical feasibility. Unfortunately, the connecting bridge to the base station is inadequately developed.

In the second round of the competition, the flexibility of the solution, recognised as a particular strength, demonstrated the potential for easy reconfiguration according to the investor's needs without compromising the fundamental concept. The primary effective distribution of programme content within the low-volume framework led to an economically viable and easily implementable realisation. However, the Jury regrets to note that the authors have made violations of urban planning parameters in the second round of the competition, particularly regarding adherence to the building line and the overall gross building area.

ENTRY 87106:

The authors draw inspiration from traditional architecture as well as modernist heritage. By combining these two elements, they create a building with a strong visual identity. Their ambitious approach to the structure results in an expressive design that would undoubtedly contribute to the recognition of the destination.

Despite the qualities that such a design brings to the specific environment, the authors have not succeeded in providing a solution that would allow for the adequate functioning of this complex. This is particularly relevant to the external spaces, which are not dimensioned to accommodate a larger number of expected visitors or host significant outdoor events.

The Jury commends the innovative approach to the design brief in terms of the building's form and the presentation of the work itself.

ENTRY 12321:

The quality of this concept lies in the gesture of constructing the building as a response to the existing environment, effectively integrating with the topography and seemingly disappearing into the terrain despite its significant volume. However, the way this theme has been realised does deviate from the conditions set out in the Competition Brief.

What deserves commendation in this solution is the distinctive approach to form and its integration into the micro-environment of the locality, where the building does not impose itself as the main motif but rather discreetly follows the morphology of the land. The connection with the rest of the complex is dimensioned appropriately, allowing skiers to communicate between the base station and the rest of the complex even during peak hours. Unfortunately, despite the detailed guidance provided by the expert jury, the authors did not sufficiently incorporate these recommendations, and regrettably, the design has not been developed enough to merit an award.

The Jury commends the innovative approach to the building's design and the recognition of ambient values.

ENTRY 213742:

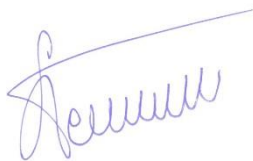
The overall architectural form and its effective placement on the site have been evaluated as one of the most successful formal responses among all submitted entries. However, inconsistencies in further development and technical deficiencies have diminished the quality of this work.

The authors have recognised the ambient values of the landscape and created a building that integrates exceptionally well into its surroundings. The two overlapping roofs create a clear focal point towards the base station and are well integrated into the surrounding topography. The fundamental functional arrangements of the building are generally well conceived; however, their development through the second round was unfortunately not convincing, and the work was not enhanced sufficiently to compete for an award.

Despite this, the Jury commends the authors for their sensitivity to the environment and the appropriateness of the building's design.

COMPETITION JURY:

- **dr Svetlana Perović**, architect – dean of the Faculty of Architecture University of Montenegro – president of the Jury;



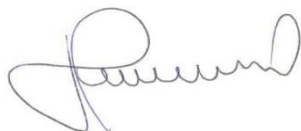
- **dr Grozdana Šišović**, architect – associate professor at the Faculty of Architecture, University of Belgrade, "re:a.c.t" studio, Belgrade – expert member;



- **Kata Marunica**, architect – studio „NFO“ Zagreb – expert member;




- **Ivan Jovičević**, architect – studio „BIRO 81000“ Podgorica – representative of the Chamber of Architects at the Chamber of Engineers of Montenegro – expert member;



- **Arbin Kalač**, Chief City Architect of the Municipality of Rožaje – expert member;



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