



Montenegro
Ministry of Spatial Planning,
Urbanism and State Property

QUESTIONS & ANSWERS

COMPETITION FOR THE CONCEPTUAL ARCHITECTURAL DESIGN OF THE ATHLETIC STADIUM IN PODGORICA



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ripa

1. Question

1.1. Is there a height regulation for the new stadium, such as the height of the cornice and the permitted number of floors within the structure (the number of floor levels within the stands, etc.)? Is it tied to the covered level of the stands or rather the height of the overhang?

1.2. Is there a maximum Gross Floor Area (GFA) that must be fulfilled?

1.3. It is given that 50% of the site is designated for landscaping. Is there a minimum percentage requirement for greenery within that?

Answer

1.1. The Competition Brief does not specify the permitted number of floors or the height of the object. Participants have the freedom to shape the future structure in accordance with the site's inputs and principles of architectural quality, rationality, cost-effectiveness, and functionality.

1.2. The Competition Brief does not specify a maximum gross building area (GBA); instead, applicants are expected to determine the necessary gross floor area of the building through careful analysis of the functional requirements and the needs of each zone.

1.3. According to the current Regulation on the Detailed Content and Form of Planning Documents, Criteria for Land Use, Elements of Urban Regulation, and Unified Graphic Symbols, areas for landscape development in sports and recreational zones fall under the category of Green and Limited-Use Open Spaces. Within these areas, the ratio of green spaces to open spaces should favor green areas. Open spaces, as part of landscape development, include pedestrian paths and plazas for gathering and relaxation for future users.

Parking areas are not included in the calculation of landscape development areas; however, it is desirable to integrate parking within the landscape design to avoid large, paved concrete surfaces. This approach ensures spatial quality, comfort, functionality, and climatic comfort for future users.

2. Question

2.1. May I ask how can I obtain the Author's code, thank you!

Answer

2.1. The entry code is chosen by the author and it consists of 5 characters (suggestion: a five-digit number).

3. Question

3.1. Can we include graphic diagrams or images in the A/Textual part of the A3 booklet?

3.2. The renderings should have as base the drone images from the brief?

3.3. On the boards, shall we indicate the full title of the Competition or our entry's title?

3.4. Shall we indicate the code of our submission on boards/booklet?

3.5. The order of the drawings presented in the brief has to be followed by the participant or can we reshuffle them?

3.6. Are there any rules regarding the author code for the submission?

3.7. Can we remove or modify the vehicular road crossing the site?

3.8. How many seats have to be located in the western stand and how many in the eastern one?

3.9. Please, can you provide sqm for the other facilities or the number of users will inhabit the spaces? (es. offices, shops, changing rooms, etc.). These are fundamental information in order to provide a proper design to the competition.

3.10. What "Prostorije zaposlenog osoblja uprave stadiona (portir-na služba, održavanje stadiona)" means (we need translation)? It is indicated in the ground floor area chart?

3.11. In the area chart field "competition organization zone - ground floor", many spaces are followed by the "out of competition" comment. What does it mean?

3.12. Where the warm-up area has to be located? Outside the stadium, in the eastern part?

3.13. M.1 of the program chart - is this road intended to be inside the stadium or it's the fire lane running outside the stadium?

3.14. Can we dig into the plot to let the athletic lane sit on a lower level of the current terrain?

3.15. Do the stadium and the parking area need to be closed with a fence all around, with punctual gates?

3.16. The southern and northern side of the stadium could potentially be defined by natural slopes, as described in the brief (p. 12) to let visitors live a different atmosphere. These areas are accessible directly from the plaza outside the stadium or are they restricted and people need to access other gates to get in?

3.17. Are there any rules regarding the height of the interior spaces (especially the tunnel)?

Answer

3.1. Yes.

3.2. For the purposes of creating a 3D visualization, within the graphic documentation available on the website architecturalcompetitions.me in the announcement for this competition, there is a folder titled "Photo and Video Documentation," which contains essential location photographs that you may use. The object should be presented within the real environment using provided drone photographs. While it is desirable, it is not mandatory that each 3D rendering be a montage within the real environment.

3.3. On all sheets of the competition project book, the full name of the competition must be stated in the upper right corner, and the entry code should be indicated in the upper left corner of each sheet. All other details regarding the technical and design formatting of the competition project can be found in the Competition Announcement in Chapter 7 - Table 2.

3.4. Yes. See answer no. 3.3.

3.5. The competition project book should contain all attachments listed in Chapter 7 - Table (Contents of the Competition entry). It is desirable for the textual attachments to follow the given order, while the graphic attachments may be arranged at the author's discretion.

3.6. Registration is not mandatory. For the creation of entry code, see answer no. 2.1.

3.7. Yes. The urban planning solution for the competition site, as well as the broader contact zone, should propose an adequate traffic solution that will ensure the full functionality of the athletic stadium and the future sports facilities in the remainder of UP 174.

3.8. It is necessary to design a stadium with a capacity of 4,500 to 4,700 spectators. While the capacity of each individual stand is not specified, it is recommended that the western stand have a larger capacity than the others.

3.9. The areas (sqm) of each zone are not specified because they could represent a limitation or misdirection for the participants. It is recommended to plan at optimal areas through a comprehensive analysis of the building's intended use. Business facilities, including hospitality and office spaces, are planned as accompanying facilities to the primary purpose, aimed at enhancing the profitability of the investment and ensuring the full functionality of the object, as well as providing a future address for the Athletic Federation of Montenegro.

3.10. English translation to "Prostorije zaposlenog osoblja uprave stadiona (portirna služba, održavanje stadiona)" is - Spaces for the stadium management staff (reception service, stadium maintenance).

3.11. Certain spaces in the table have dual purposes. The primary purpose refers to the space's function during athletic competitions, while the secondary purpose, which pertains to the period when competitions are not being held, is indicated in parentheses below the primary purpose.

3.12. A warm-up area should be planned on the eastern side of the plot, outside the main arena.

3.13. The circular internal road is designed as a fire lane around the stadium.

3.14. The proposed scenario is allowed.

3.15. The stadium object needs to be enclosed and spatial arrangements must be made to implement all necessary entry control procedures. Regarding the accompanying spaces, particularly the parking areas, they do not need to be physically fenced, but it is essential to allow for entry control into the parking areas.

3.16. The Competition Brief does not provide or recommend final design solutions. Authors are given the freedom to define the optimal relationship between spatial and functional elements.

3.17. The clear height of the athletic tunnel should be a minimum of 3.70 – 3.80 m, while for other heights, we recommend a detailed review of the Rulebooks listed in Chapter 8 of the competition brief.

4. Question

4.1. According to point 7, "content and method of the technical and design preparation and submission of competition entries" of the competition announcement, we need to respect the urban parameters and submit DWGs. Could you please specify what values these parameters refer to? These files were requested to measure the urban parameters that are missing.

4.2. Considering the official size of the athletics track required by world athletics, along with the internal roadways, there is limited free space on the competition site. What are the minimum distances that constructions must maintain from the city's avenues and the boundary line of the competition site?

4.3. The stadium is oriented north-south, which does not align with any of the city's adjacent avenues. Can it be oriented northeast-southwest in order to be parallel to those avenues and the boundaries of the competition site?

4.4. Regarding the citations, "design an internal circulation roadway within the athletic stadium site, connecting to public roadways on the southwest and northeast (Avdo Međedović Street) sides of the stadium. Ensure a fire lane around the main grandstand, alongside other stands": do both

refer to the same roadway that needs to encircle the space between the stands and the main athletics track?

4.5. About the statement, "a minimum of 50% of the zone must be covered with landscaping": does this percentage refer to the contact zone (urban plot up 174) and not the competition site (cadastral plot no. 2090/1362)?

4.6. What is the minimum ceiling height required to accommodate the training activities that will take place in the athletics tunnel beneath the main grandstand?

4.7. Can the parking lot be entirely underground, considering the large number of required spaces? Can the connection to Avdo Međedović street be made solely using the area of the contact zone and not the competition site?

4.8. Should the "warm-up area and training track for competitors" be located under the east grandstand, or is it to be situated externally between the main athletics track and the east grandstand? If the latter is correct, can the space beneath the east grandstand be dedicated solely to programs oriented towards the city?

Answer

4.1. DWG files must be submitted to verify compliance with the parameters and conditions regarding the dimensions of athletic facilities (athletic track, stands, warm-up area, and other athletic competition areas), as well as free and green spaces, parking, etc.

4.2. The competition brief does not specify minimum distances.

4.3. Yes.

4.4. No traffic is expected between the athletic track, i.e., the competition area, and the stands.

4.5. If needed to fulfill the parking parameters and the requirements for free and green spaces, it is possible (considering the aspect of rational space utilization) to use the contact zone encompassed by the competition.

4.6. See answer 3.17.

4.7. Parking can be organized within the underground level; however, it is essential to thoroughly analyze the economic aspects of this scenario. It is recommended to consider the capacities of the contact zone to meet the needs for stationary traffic, especially since large simultaneous parking demands are not expected.

If necessary to satisfy the parameters for parking and free and green spaces, it is possible (considering the aspect of rational space utilization) to use the contact zone encompassed by the competition. It is recommended to integrate parking spaces into the landscape design in a way that ensures spatial quality, comfort, functionality, and climatic comfort for future users.

4.8. The warm-up area should be located externally to the east of the eastern stand, towards the eastern boundary of the plot, so that a traffic route and parking can be situated between it and the eastern stand. The program below the eastern stand can be dedicated either to parking or to programs oriented towards the city.

5. Question

5.1. May I ask how can I obtain the Author's code?

Answer

5.1. See the answer 2.1.

6. Question

6.1. Under Article 3.2, on page 8 of the Brief, "European cups" is mentioned. Are these athletics cups or do they have to include football?

6.2. What is the "ATHLETIC TUNNEL"? I couldn't find about this kind of space in design literature. In article 3.5 of the Brief it states "...the athletic track and installed athletic equipment in the athletic tunnel beneath the main grandstand." Does this mean that there should be an athletic track under the spectators' seats or under the shade of the grandstand? In article 4.3 it states that the "athletics tunnel", holds "6 running lanes for the 60+20 m sprint with starting and stopping areas, a sand landing pit, a mobile shot put area in the gym, a mobile high jump landing area, and a platform for the gym." Please clarify about the place / position of the "ATHLETIC TUNNEL".

6.3. In article 4.5 the training track is supposed to have a curve. What should be the degree of this curve?

Answer

6.1. The priority and criterion for design are athletic competitions, and if functionality for other sports can be ensured without significant budgetary burdens, this will also be considered a quality aspect.

6.2. The athletic tunnel is the space beneath the main stand at the level of the athletic track, designated for athletic programming, including winter training for six running lanes for the 60m dash, shot put, high jump, gym, long jump, and triple jump, located on the western side of the ground floor of the main stand. It also serves as an additional space for warming up athletes for training or competitions in the summer, with a clear height of a minimum of 3.70-3.80 m.

6.3. The warm-up athletic track should have a curve at the northeastern part, with a curve of approximately 30-40 m, continuing from the direction of the warm-up track that runs from south to north towards the curve. The high jump and pole vault can be placed on the southern side, while the northern side concludes at the landing pit, with a leftward curve at the end. Additionally, according to the available space, a shot put area for training or warm-up should also be accommodated.

7. Question

7.1. As a German architecture company, can we participate in the competition?

7.2. Since this phase of the competition is a conceptual design competition, is there a plan to hold a new round of competition for the actual construction of the project in the future? If such a competition is held, will the participants of this round be eligible to compete in the future rounds as well?

7.3. Some of our architects' licenses and company registration documents are in German. For this phase of the competition, are we required to translate these documents into English before submission? Furthermore, do these translations need to be notarized?

7.4. In the Announcement, 3.3. Deadline for submission of entries: "The deadline for submission of entries is Wednesday, December 15, 2024..." - Could there be a small error here, as December 15 is a Sunday, not a Wednesday?

7.5. In the Announcement, 7. CONTENT AND METHOD OF THE TECHNICAL AND DESIGN PREPARATION AND SUBMISSION OF COMPETITION ENTRIES:

- Is there a page limit for the A3 documents in Folder 1?

- Does Folder 2 refer to submitting all renderings separately from the A0 files?

7.6. The project budget is stated as 13 million euros. Could you please provide a breakdown of this budget? For example, the cost of the main building, landscaping, and design fees?

7.7. We couldn't find more specific building parameters, such as GFA or building height limits. Should we estimate these values ourselves?

7.8. Regarding parking design: can we place all public parking spaces underground within this plot? Are there any legal regulations we should refer to?

7.9. In the Announcement: "A minimum of 50% of the zone must be covered with landscaping." This would mean that 17,879m² must be landscaped. If we design a usable green roof, can the area of the green roof be counted as part of this landscaping requirement?

Answer

7.1. Yes, as this is an international competition. For more detailed information about eligibility to participate, please refer to Chapter 2 of the Competition Announcement.

7.2. After the competition for the conceptual architectural design is conducted, a tender procedure will be carried out to select the architectural designer for the development of the main project. This is an open procedure, and all interested architectural designers who meet the conditions specified in the upcoming tender may apply.

7.3. It is necessary to provide a translation of the license into English. Notarization is preferred but not mandatory.

7.4. The deadline for submission of competition entries is until 14:00h (local time in Montenegro) on Sunday, December 15, 2024.

7.5. There is no limitation on the number of A3 sheets in the book (note: it is necessary to submit a single A3 book pdf file). In Folder 2, it is necessary to submit an A0 book as well as separate 3D visualizations in JPEG format, as specified in Table 2 of the competition announcement.

7.6. The specified budget (investment estimate) refers to the construction of the object with all equipment and field arrangements and does not include the designer's fee.

7.7. See answer 1.1. and 1.2.

7.8. See answer 4.7.

7.9. If the green roof is an integral part of the field arrangement, meaning it is integrated into the landscape, it can be considered an extension of the site's landscaping and can be included in the calculation of green spaces. Green areas on the roof of a building that is not publicly accessible or on canopies do not count towards the calculation of landscaping areas. See also answer 1.3.

8. Question

8.1. In the L zone, designated as the Auxiliary Athletic Warm-Up Area for Athletes, an auxiliary athletic track with 6 lanes is planned. What is the required length of the track and the curves, considering that it is not possible to install a full-length 400 m athletic track?

8.2. Is it possible to deviate from the specified orientation of the terrain, north-south?

Answer

8.1. The total length of the warm-up athletic track, including both the straight and curved sections, is 130-150 m.

8.2. Minor deviations are possible.

9. Question

9.1. It is very difficult to fit all the required facilities on the plot, which include stands, an athletic field, parking, and auxiliary athletic fields with a circular traffic route. Is it possible to completely relocate some of the facilities to the contact zone for greater comfort for visitors, thereby creating the opportunity for larger green areas on the plot to enhance the quality of the solution?

Answer

9.1. It is possible to accommodate part of the needs for stationary traffic and landscape design within the contact zone area.

10. Question

10.1. Could you please clarify the exact details regarding the additional athletics track? What is the intended shape and length of this track, and are additional facilities such as locker rooms, restrooms, or other supporting amenities required for athletes using the track? Is the circular shape of this additional track mandatory?

10.2. Is it possible to position the additional athletics track outside the boundaries of the competition zone, but within the limits of the UP174 urban plot, to ensure better integration into the overall site plan?

10.3. Could part of the parking area be designed as an underground parking lot, given the space constraints? Additionally, considering the size of the stadium and its associated stands, is it necessary for the majority of the parking to be located within the competition zone, or can alternative solutions within other sections of the urban plan be considered?

Answer

10.1. Additional locker rooms for users of this track are not required. The length of the track is 130-150 m, consisting of approximately 120 m of straight section and about 30 m of curve, with the shape following that of the eastern stand.

10.2. It is not possible.

10.3. See answer 4.7.

11. Question

11.1. In the competition announcement, it states: "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 fulfillment of designated urban parameters." Is this requirement only for the DWG format drawings, or does it also apply to the drawings presented on the panels? Additionally, how should this be reflected in the drawings?

11.2. In the "FUNCTIONAL FACILITIES REVIEW," there is no information regarding the minimum or optimal requirements for some of the spaces and the number of the people that are going to use the spaces. For example: Office and business space, Sports associations, Workshops for technical staff, locker rooms, restrooms, administration, press office director, media center, offices (separated by mobile panels) within the covered access platform. Are participants expected to propose the areas for these spaces?

Answer

11.1. DWG files must be submitted to verify compliance with the parameters and conditions regarding the dimensions of athletic facilities (athletic track, stands, warm-up areas, and other athletic competition areas), as well as free and green spaces, parking, etc. Furthermore, it is necessary to include a legend showing the achieved areas (sqm) on the boards with graphic attachments (A3/A0 book).

11.2. Participants in the competition are expected to propose areas for these purposes. Also, see answer 3.9.

12. Question

12.1. Would it be possible to have the borders of "competition site" and "contact zone" in vector format inserted in the bitmap map for a more correct scaling of the project.

Answer

12.1. The requested documentation is not available in the required format.

13. Question

13.1. Is there a specific requirement for the coverage of the areas of the building program? What would be the desired total area of closed spaces in square meters?

13.2. What is meant by saying that certain spaces are "out of competition"? How is this requested to be captured in design?

Answer

13.1. No maximum gross floor area is specified. See answers no. 1.1 and 1.2.

13.2. See answer no. 3.11.

14. Question

- 14.1. Is there a maximum height restriction or a volumetric building limit for the project site?
- 14.2. Does the indicated plot already account for the required setbacks from the boundaries, or should these setbacks be considered in the design process? If the latter, what are the minimum setback distances to be respected from the site boundaries and nearby streets?
- 14.3. Does the 13-million-euro budget apply exclusively to the portion of the 35,758 m² plot 2090/1362, or does it encompass the entire "UP174 (Zone D)" area?
- 14.4. Should the "Warm-up and training track for competitors" be located outside the stadium structure, or should it be integrated within the arena? If it is located outside, will it require separate facilities (e.g., locker rooms and toilets), or can it share those of the main arena?
- 14.5. Can the parking facilities be distributed throughout the entire masterplan area, or must they be confined to the construction plot? Additionally, is it permissible to construct underground parking?
- 14.6. Regarding the requirement to maintain 50% of the area as green space, does this apply specifically to the 35,758 m² plot 2090/1362, or to the entire "UP174 (Zone D)" area?
- 14.7. In Chapter 7 of the "Competition Announcement," under point A3.4 "Urban Parameters," it is required to produce a board with urban indices and parameters, but these are not clearly defined. Could you kindly provide a summary table of the required areas and urban limits to verify the project's compliance with the competition requirements?
- 14.8. Related to the previous question, no maximum GFA (Gross Floor Area), footprint, or GBA (Gross Building Area) has been provided. Could you please clarify these limits for the project?
- 14.9. For the specified spaces, are there any limitations regarding those that must be conditioned (heated) versus those that can remain unconditioned (cold)? For example, should the athletic tunnel and gymnasium, even if integrated within the structure, be heated spaces, or can they remain open to the outdoor track?
- 14.10. We have submitted our questions using a new email address created in accordance with the guidelines provided in the competition announcement for submitting the final project. Can we use the same email address for the final submission, or should we create a new one to ensure anonymity?

Answer

- 14.1. There is no restriction.
- 14.2. Construction lines are not specified. It is necessary to propose the distance from the regulatory line to the construction line in the competition solution.
- 14.3. The budget refers to the scope of the competition (part of the cadastral plot 2090/1362 on which the proposed object is to be designed), including the landscaping.
- 14.4. The warm-up track should be located outside the main arena, and additional locker rooms for its users are not required.
- 14.5. See answer no. 4.7. and 9.1.
- 14.6. See answer no. 4.5. If necessary to satisfy the parameters for parking and free and green spaces, it is possible (considering the aspect of rational space utilization) to use the contact zone encompassed by the competition.

14.7. The verification of parameter compliance pertains to verify free and green spaces, as well as parking areas. On the boards with graphic attachments (A3/A0 book), it is necessary to include a legend showing the achieved areas (sqm) in order to verify the dimensions of athletic facilities (athletic track, stands, warm-up areas, and other athletic competition areas).

14.8. See answer 1.2.

14.9. Design the climatic comfort in accordance with the standards for each functional unit.

14.10. The email address for submitting the competition entry must not compromise anonymity in any way and should be created in accordance with the guidelines outlined in the Competition Announcement, Chapter 7.1 – Submission Method for Competition Entries.

15. Question

15.1. Will the winning entry be also awarded a contract to bring forward and build the stadium project? Or will the winning design be transferred to a third party?

15.2. Could you confirm that there is not a limited number for both the A3 and A0 panels?

15.3. In which form should the information about the author be provided? A4 pdf?

Answer

15.1. No. After conducting the competition for the conceptual architectural design, a tender procedure will be carried out to select the designer for the development of the main project. This is an open procedure, and all interested architectural designers who meet the conditions specified in the upcoming tender may apply.

15.2. Yes. There is no limitation.

15.3. Yes, in A4 .pdf format.

16. Question

16.1. How can we find the dwg file for the rest of the field, forest and park?

16.2. Should the stadium structure be open or closed?

16.3. Will the area where the competitors will warm up and train be the same size as the stadium, open or closed?

Answer

16.1. Within the competition documentation, there is a folder titled "Graphic Documentation," where you can find the .dwg file for landscape architecture.

16.2. The structure of the stadium needs to be open, while the stands must be covered.

16.3. The warm-up area, in this case, has a maximum total length of up to 150 m and includes 6 running lanes, a sand landing pit, high jump and pole vaulting areas, and in some sections, a shot put area.

17. Question

17.1. What do you mean by similar characteristics? Can you elaborate on this? For example, is it the grass in the centre or the 100m running track merging with the section with lanes? Etc. (photo 1)

4.5. Warm-up and training track for competitors

Design it on the eastern side of the athletic stadium with a Class 1 synthetic surface, having the same characteristics as the main athletic track, with 6 lanes for running in the straight and curve, featuring a high jump area, a long jump and triple jump area, a pole vault area, and a shot put area.

ph. 1

17.2. What is meant by 2+2 for the long jump mentioned here? Are two units with ups and downs on both sides intended? (photo 2)

4.1. Athletics track

Athletic track with maximum athletic facilities:

- 8 running lanes;
- standard athletic track of 400m;
- 2+2 landing pits for long jump and triple jump;
- 2+2 pole vault boxes;
- steep decline water jump;
- javelin run-ups in both segments;
- circles for discus and hammer throws;
- circles for shot put;
- double high jump pit;
- the start and finish lines for the 100m and 110m hurdles are on the west side opposite the main stand;
- synthetic surface of Class 1 for run-ups for jumps and javelin throw "Pur system" and other synthetic surfaces "Sandwich system."

ph. 2

17.3. In the pdf of the competition announcement, the submission files, in the first explanation in table 2, it is mentioned what the 1st, 2nd and 3rd files should be. But at the bottom, it is said that a .dwg file is requested instead of an identity envelope in the 3rd file. Can you elaborate again which file will be in which file?

17.4. Should the textual part of the A3 booklet and the reduced A3 panels be sent as a single PDF in horizontal format?

Answer

17.1. The tartan surface of the warm-up track and the main competitive athletic track should be of the same system, in accordance with the WA (World Athletics) rules.

17.2. The main athletic track must have the capacity for two groups to compete simultaneously in pole vaulting and long jump events, as well as space for two groups in high jump under identical conditions. This means having two sand landing pits on one side and two sand landing pits on the other side, along with two take-off boxes for the landing areas on either side, totaling 2+2.

17.3. The competition entry consists of 4 folders with the following content: Folder 01 (contains textual attachments, A3 book); Folder 02 (contains graphic attachments, A0 book, 3D visualizations in JPEG format); Folder 03 (contains .dwg files); Folder 04 (contains information about the author(s)).

17.4. Yes.