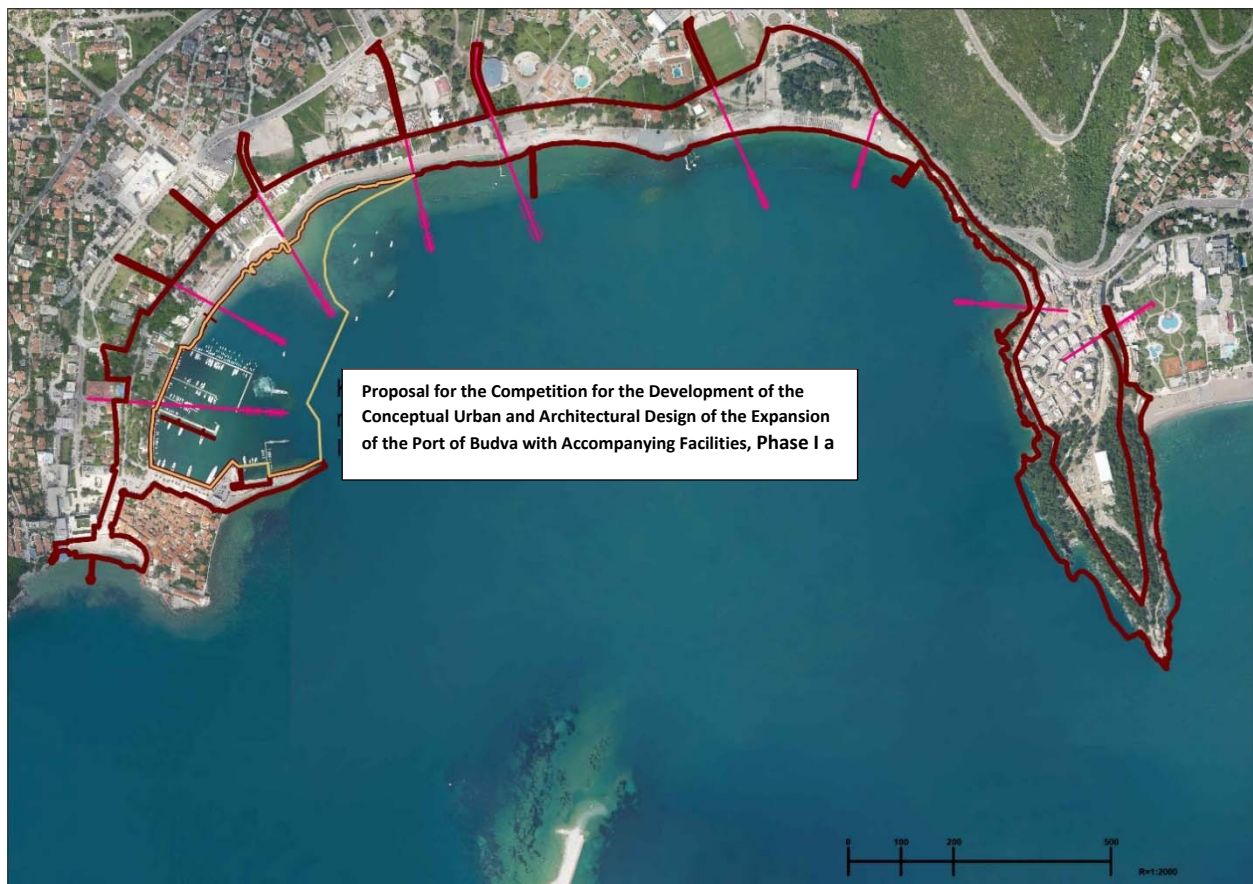


**Proposal for the Competition for the Development of the Conceptual Architectural Design of the Promenade in the "Budva Bay", Part of the Budva-Bečići Promenade, Phase I**



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**COMPETITION ANNOUNCEMENT**



**Architectural conceptual design of the promenade in the "Budva Bay" zone, part of the Budva-Bečići promenade in the scope of the Special Purpose Spatial Plan for the Coastal Area of Montenegro ("Official Gazette of the Republic of Montenegro" No. 64/17), the Amendments to the Detailed Urban Plan "Budva-Center" ("Official Gazette of Montenegro" - Municipal Regulations No. 25/11) and the Urban Plan "Tourist Complex Zavala" ("Official Gazette of Montenegro" - Municipal Regulations No. 24/08) in the Municipality of Budva.**

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**1. NAME OF THE PROPOSAL FOR THE COMPETITION AND NAME OF THE COMPETITION ANNOUNCER:**

**Proposal for the competition for the development of a conceptual urban and architectural design for the promenade in the "Budva Bay" part of the Budva-Bečići promenade, phase I**

**Municipality of Budva**

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Web page: <https://budva.me/>

**2. NAME AND SURNAME OF THE AUTHORIZED PERSON OF THE COMPETITION ANNOUNCER:**

Milo Božović, President of the Municipality of Budva

**3. AIM OF THE PROPOSAL FOR THE COMPETITION:**

The main goal of the Proposal for the Competition is the selection of the best conceptual urban and architectural design for the promenade in the municipality of Budva, which will serve as the basis for elaboration through the main project, which will follow after the selection of the first-prized competition proposal work.

The general and ultimate goal is to create a new ecologically sustainable space that will contribute to the cultural and touristic development of the municipality of Budva with its facilities and appeal, which will respect the cultural heritage of the municipality and radically change the mode of use of the coastal zone by creating a series of new public spaces, by increasing the capacity of the existing promenade and connecting it with the Bečići promenade.

**4. FORM OF THE PROPOSAL FOR THE COMPETITION:**

The proposal for the competition for conceptual urban and architectural designs is international, general, single-level and anonymous.

**5. COMPETITION TASK:**

The competition task covers the part of the Municipality of Budva, which represents the center of cultural, entertainment and informative events. The proposal for the competition deals with four natural and heritage environments: the water area, the beach, the green area and the promenade.

Four ambient units are recognized, and they are divided into a total of nine sectors conditioned by the inherited and planned infrastructure - communication with contact zones towards the hinterland.

The first ambient unit consists of the protected zone of the Old Town of Budva with the surrounding beaches. (Sector 1)

The second ambient unit consists of the hinterland of the marina with the contact zone and the area where the expansion of the marina is planned and the contact zone that will serve for direct access to the marina - Solunska Street. (Sector 2, 3)

The third ambient unit consists of the beach Slovenska plaža and a promenade with access points from the hinterland of Budva and watercourses Savičića potok, Grđevica. (Sector 4, 5, 6, 7)

The fourth ambient unit consists of a transition zone from Slovenska plaža to Zavala Cape and Zavala Cape. (Sector 8, 9)

The promenade, which extends through four ambient units, represents an area that combines the cultural and historical heritage of the Old Town of Budva and the urban territory of the "Budva Bay".

The proposal for the competition is aimed to create a site plan for the development of a new identity for the city of Budva. It is necessary to provide a basis for the creation of collective awareness at two levels. At the primary level, it is the creation of collective awareness among the citizens of Budva as permanent users of the space and their treatment of the environment in which they find themselves. At a secondary level, it is the image that the city sends to the world and to tourists as temporary and occasional users of the space.

Special attention should be paid to the dispersion of facilities covered with the proposal for competition, with an emphasis on the linear flow of user movement and intersection with lateral directions from the hinterland and contact zones. It is necessary to radically change the mode of use of the coastal strip of land with an emphasis on the introduction of public areas for communication, recreation and outdoor events.

The main goal of the Proposal for competition is the selection of the best conceptual urban and architectural design for the promenade in the municipality of Budva, based on the parameters and recommendations specified in this Proposal for competition announcement and the competition task.

The scope of the subject area is indicated in the graphic attachments that are an integral part of the competition material.

The competition proposal paper must be done in accordance with the Proposal for competition Announcement based on the competition task, as well as in accordance with the regulations governing the subject area.

## **6. MANDATORY CONDITIONS FOR PARTICIPATION IN THE TENDER:**

All natural and legal persons have the right to participate in the Proposal for Competition. By obtaining the competition documentation, they accept the competition conditions and thereby acquire the right to compete according to the competition conditions.

To participate in the Proposal for Competition, the participant has to meet the professional and other requirements specified in the Proposal for Competition Announcement.

Persons residing or domiciled in the territory of Montenegro, as well as persons domiciled in the territory of another country, can participate in the competition, where at least one of the authors of the proposal (individual or author team leader) is a responsible person in the architectural profession. The author, or the leader of the author's team, can hire experts from other professions in order to improve the competition design. (It is desirable that a member of the author's team be a graduate engineer in landscape architecture).

Persons who are directly engaged in the preparation and implementation of the Proposal for Competition, persons who are employed by the Proposal for Competition announcer and persons whose employment with the Proposal for Competition announcer has terminated within a period of two years after the termination of employment, as well as persons who are in the closest relation and/or in employment relationship with the jury members may not participate in the Proposal for Competition.

Mandatory conditions for participation in the Proposal for Competition are, as follows:

- The proposal work must contain all graphic and textual elements, as well as other data required by the Proposal for Competition Announcement;
- The proposal work must be submitted within the stipulated time and in the manner determined by the Proposal for Competition Announcement.

Each participant, individual or group, has the right to participate in this Proposal for Competition with only one proposal.

One proposal can contain only one conceptual design, variant conceptual designs are not allowed.

## **7. MEMBERS OF THE JURY AND REPORTERS:**

### **7.1. Jury**

The members of the Proposal for Competition Jury are:

1. Vladan Stevović, M.Arch, Chief State Architect – President of the Jury
2. Branislav Gregović, Bachelor of Engineering – professional member
3. Professor Vladan Đokić, PhD, B.Sc. arch. – professional member, Belgrade, Serbia
4. Prof. Malina Čvoro, PhD, Bachelor of Engineering, Arch. – professional member, Banja Luka, Bosnia and Herzegovina
5. Prof. Luka Skansi, PhD, Bachelor of Engineering, Arch. – professional member, Milan, Italy
6. Milo Božović, president of the municipality of Budva
7. Savo Pavlović, painter

## **7.2. Reporters:**

1. Milena Bismiljak, M.Arch, Municipality of Budva
2. Velenka Herbez, M.Arch, Municipality of Budva

Before the beginning of the work of the jury, the reporters will ascertain the completeness of the submitted proposals and their compliance with the conditions of the Proposal for Competition and inform the jury about this with proof of possible incompleteness of the papers for which this has been ascertained - they are eliminated from the further procedure.

Administrative tasks will be performed by the Proposal for Competition's expert reporters for the purposes of the Proposal for Competition.

## **8. OBLIGATIONS OF THE PROPOSAL FOR THE COMPETITION ANNOUNCER ACCORDING TO THE DECISION OF THE JURY:**

After the decision of the jury and submission of the final report of the jury, the Proposal for Competition announcer will announce the results of the Proposal for Competition in the same way as the Proposal for Competition Announcement was announced. The published Competition results and the report of the jury will be delivered to the participants, in accordance with the Proposal for Competition Announcement.

The submitted competition proposals and the final report of the jury will be published on the website <https://budva.me/> 30 days after the publication of the results.

## **9. CONTENTS OF THE PROPOSAL FOR THE COMPETITION DOCUMENTATION:**

### **9.1. Textual part:**

- Proposal for Competition Announcement;
- Competition task;
- Appendix to competition task 01, Old Town – historical review;
- Appendix to competition task 02, Historical analysis - tourism;
- Appendix to competition task 03, Analysis of the current situation by sectors, permanent and temporary facilities;

- Study of greenery assessment
- UTU Sector 43, (PPNNOPCG, UP "The Tourist Complex Zavala") for the subject area covered by the Proposal for Competition;
- Addition to UTU Sector 43
- Conservation conditions for the subject area covered by the Proposal for Competition;

### **9.2. Numeric part:**

- Table (of achieved capacities that must be fulfilled in accordance with the proposed design)

### **9.3. Graphics part:**

- Geodetic and cadastral land survey, with the position of mandatory 3D views;
- Pointcloud model includes (divided by ambient units);
- Photo and video documentation.

## **10. TERMS, AMOUNT OF FEE, METHOD AND ADDRESS OF OBTAINING PROPOSAL FOR THE COMPETITION DOCUMENTATION:**

All documentation representing the competition material will be published on the websites <https://budva.me/> and <https://www.archdaily.com/>.

## **11. PROPOSAL FOR THE COMPETITION DEADLINES:**

### **11.1 Deadlines:**

The tender is open from 25.11.2022 until 07.03.2023. The competition material can be downloaded from the website; <https://budva.me/> and <https://www.archdaily.com/> .

### **11.2 Deadline for asking questions:**

All the participants can ask questions related to the Proposal for Competition by December 30th, 2022, afterwards all received questions and answers will be published on the website of the Municipality of Budva by January 16th, 2023.

Questions should be sent to the address: [arhitekta@budva.me](mailto:arhitekta@budva.me)

### **11.3 Deadline for proposal papers submission:**

The deadline for proposal papers submission is March 7th, 2023 by 23:59 (UTC+1)

### **11.4 Proposal for Competition results:**

All competition participants will be notified of the jury's decision by April 7th, 2023.

The competition results and the Jury Report will be published on the website <https://budva.me/> .

### **11.5 Exhibition of competition proposals:**

The exhibition of the competition proposals will be organized no later than 30 days after the announcement of the results of the competition. Information about the location, opening date and duration of the exhibition will be published on the website of the Municipality of Budva.

## **12. CONTENT OF THE COMPETITION PROPOSAL PAPER:**

According to the Rulebook on the manner and procedure of public competition, the competition proposal paper should contain graphic, textual, numerical and other attachments, which the author considers adequate for presenting the competition conceptual design. The competition proposal should contain an urban-architectural conceptual design for the water area, the beach, the green strip of land and the promenade with contact zones:

### **12.1 Textual and numerical part:**

Each competition proposal contains a textual part presented in notebooks of A3 format with the following content:

- Conceptual explanation of the design;
- Description and explanation of selected materials
- Description of the application of principles of energy efficiency and environmentally acceptable design (use of renewable energy sources, public lighting, greening, materialization...);
- Table with implemented gross and net areas and urban planning coefficients;
- Framework assessment of the investment;
- Graphical part - reduced graphic attachments / panels.

### **12.2 Graphical part:**

Each competition proposal contains a graphic part presented on A0 format panels, with the following content:

Full coverage of the competition:

- Urban planning design (2x2 A0 panels of horizontal orientation) R 1/1000
- Ground floor design of complete coverage (2x2 A0 panels of horizontal orientation) R 1/1000
- Characteristic details of the parterre (base, appearance, section) R 1/50

Ambient units:

- View of the ambient unit of the protected zone "Stari grad" with its surroundings, Sector 1 (basis, views, 2 characteristic sections) R. 1/500 characteristic segment
- Presentation of the ambient whole of the marina with hinterland and contact zones, Sector 2 and 3 (basis, views, 3 characteristic sections) R. 1/500 characteristic segment
- Presentation of the ambient whole of the Slovenian beach with a promenade and access points, Sector 4,5,6,7 (base, views, 3 characteristic sections) R. 1/500 characteristic segment
- View of the surrounding area - The transition zone from the Slovenian beach to Zavala Cape and Zavala Cape, Sector 8 and 9 (base, views, 3 characteristic sections) R. 1/500 characteristic segment

Characteristic architectural conceptual designs of the ground floor and buildings:

- For each characteristic conceptual designs chosen by the author: base, layouts, 2 characteristic sections R. 1/200

3D views:

- Mandatory 3D views from the top angle (positions marked on the base numbered: 1-.15) and other 3D views chosen by the author
- 3D animation lasting 60 seconds maximum (in appropriate format).



**All afore-mentioned text and graphic attachments are a compulsory part of the competition proposal. The proposals that do not contain the listed compulsory attachments will not be considered.**

### **13. METHOD OF TECHNICAL-DESIGN PROCESSING OF THE PROPOSAL WORK:**

Due to the uncertainty and problems caused by the potential worsening of the COVID-19 pandemic in Montenegro and Europe, the competition proposals are submitted exclusively in digital form.

#### **13.1. Text attachments**

Text attachments are submitted in a single pdf format A3 (horizontal orientation), with the content indicated in chapter No. 12 and reduced graphic attachments on A3.

In the upper right corner of each page, state the full name of the Proposal for Competition.

In the upper left corner of each sheet, indicate the proposal code.

Use Arial font, size 11.

#### **13.2. Graphic attachments**

All graphic attachments of the competition proposal are submitted in a single file in .pdf format A0 (horizontal orientation). Graphic attachments are submitted in accordance with the content indicated in chapter no. 12. The number of pages is not limited.

**For the purposes of organizing the exhibition, submit a maximum of two panels of A0 size, on which the author can display the content he or she chooses from the competition proposal.**

In the upper right corner of each page, state the full name of the Proposal for Competition.

In the upper left corner of each sheet, indicate the work code.

Use Arial font, size 16.

The graphic attachments of the competition proposal are also submitted reduced to A3 format, as an integral part of the file from point 13.1.

#### **13.3. Digital form**

**Important note: When creating the documentation, make sure that the documentation is free of data that could violate the anonymity of the competition proposals.**

### **14. METHOD OF SUBMITTING THE PROPOSAL**

The competition proposal must be submitted via email to the address: [arhitekta@budva.me](mailto:arhitekta@budva.me) no later than 23:59 (UTC + 1) on March 7th, 2023.

To send proposals, it is mandatory to use a special email address created for that purpose, which consists of the following elements:

**1. setaliste\_budvanska\_skoljka**

**2nd dot (.)**

**3. selected author code i**

**4. widely used domain (gmail, yahoo, hotmail, etc.)**

Example: [setaliste\\_budvanska\\_skoljka.xxxxx@gmail.com](mailto:setaliste_budvanska_skoljka.xxxxx@gmail.com)

When sending documentation, use the WeTransfer platform or equivalent.

The participants will receive an e-mail confirming the receipt of the competition proposal. The participants are fully responsible for the safe and timely delivery of documentation and the Municipality of Budva cannot be held responsible for failed applications.

The application is considered correct if it contains four folders with pdf files (and 3D animation in the appropriate format), as follows:

Folder 01 (contains text attachments and reduced graphic attachments in one .pdf file-A3); ;

Folder 02 (contains graphic attachments in one .pdf file - A3);

Folder 03 (contains 3D animation in appropriate format);

Folder 04 (contains information about the author/s).

Upon arrival of the competition papers, the reporters will check the submitted documentation and separate a folder with information about the author/s for safekeeping until the final decision of the Jury.

Folder 04 "AUTHOR INFORMATION" contains:

a/If the award is paid to natural persons:

- Operation code - five-digit number;
- Name of the author, or representative of the author's team;
- Address, e-mail address and mobile phone number of the author's team representative;
- Statement of acceptance of conditions;
- A statement on the distribution of the prize with the bank account numbers of the members of the author's team, to which the prize will be paid, which must be signed by all members of the author's team with instructions for payment.

b/ If the award is paid to the company:

- Operation code - five-digit number;
- Author's name with address and phone number;

- Name of the company, TIN and VAT;
- Address, e-mail address and mobile phone number of the author's team representative;
- Statement of acceptance of the conditions of the competition;
- the author's statement on the payment of the award to the bank account of the company, signed by all members of the author's team, with instructions for payment;
- Extract from the Central Register of Business Entities of Montenegro, i.e. the country where the company is registered.

## **15. RECOMMENDATIONS OF THE PROPOSAL FOR THE COMPETITION ANNOUNCER AND REGULATIONS RELEVANT TO THE COMPETITION TASK AND TECHNICAL REGULATIONS**

During the preparation of the preliminary urban planning and architectural conceptual design, the participants of the competition are obliged to respect the conditions given in the competition task.

The scope and level of processing of the proposal for competition decision should be given so that the urban and architectural design can be applied in accordance with the Law on Spatial Planning and Building Construction, i.e., it should contain all the elements of the urban and architectural conceptual design.

## **16. CRITERIA ON THE BASIS OF WHICH PAPERS WILL BE EVALUATED**

Each competition proposal will be evaluated in the same way and in accordance with the criteria provided in this chapter.

|           |   |                    |
|-----------|---|--------------------|
| <b>1.</b> | Spatial criteria<br>The character of the conceptual design in the narrower and wider urban context, achieved compliance with general needs and ambient values | <b>0-30 points</b> |
| <b>2.</b> | Program criteria<br>Content distribution and functionality, achieved goals in accordance with the competition task  | <b>0-30 points</b> |
| <b>3.</b> | Aesthetic criteria<br>Architectural and urban form and achieved visual effect inside and outside the subject area   | <b>0-20 points</b> |
| <b>4.</b> | Economic criterion<br>Program and market sustainability   | <b>0-10 points</b> |

|           |  |                    |
|-----------|--|--------------------|
| <b>5.</b> | Sustainability criteria<br>Meeting the criteria of sustainable urban development | <b>0-10 points</b> |
|-----------|--|--------------------|

## **17. TYPE AND AMOUNT OF WORK, REDEMPTION, INDEMNIFICATION AND COMPENSATION**

The total fund for the implementation of the competition amounts to **€ 260,000.00 net**.

The jury will award the first, second, third prize and two purchases, in the following net amounts:

**1<sup>st</sup> prize of € 120,000.00**

**2<sup>nd</sup> prize of € 60,000.00**

**3<sup>rd</sup> prize of € 30,000.00**

**Two purchases for € 6,500.00 each**

The total fund for the expenses of the jury and reporters amounts to **€ 37,000.00 net**.

Prizes, purchases, as well as fees to jury members and reporters, are listed in net amounts. The jury reserves the right not to award any of the mentioned awards if the tender papers are not at a satisfactory level, as well as to establish special awards and recognitions.

## **18. TERMS AND CONDITIONS OF COPYRIGHT PROTECTION AND VIOLATION OF PROPOSAL FOR THE COMPETITION RULES**

### **18.1. Copyright**

After the decision of the jury, with the payment of prizes and purchases, the author's property rights are transferred to the Municipality of Budva.

### **18.2. Anonymity**

All competition works are submitted anonymously. Anonymity of the participants is achieved by freely downloading the competition material from the website of the Municipality of Budva and asking questions without the obligation of signature and identification and using any e-mail address for this purpose. Anonymity is in effect during the decision-making process of the Jury and must not be violated under any conditions. After making a decision on the awarded proposals, there will be an official explanation. Only after the afore-mentioned decision is made, the envelopes marked "AUTHOR DATA" are opened, after which anonymity ends, the authors of the proposals become known.

### **18.3. Disqualification**

Competition papers will not be taken into account during judging if:

- The competition proposal was not submitted within the deadline indicated in chapter 11.3. of this Competition Announcement;
- The competition proposal does not contain all attachments defined by chapter 12 of this Competition Announcement;
- The competition proposal was not submitted in accordance with the rules defined in chapter 13 and 14 of this Competition Announcement;
- The competition proposal violates the conditions of anonymity.

## **19. LANGUAGE IN WHICH THE PROPOSAL FOR THE COMPETITION IS ANNOUNCED AND CONDUCTED**

The Competition Announcer announces and conducts the Proposal for Competition in Montenegrin and English.

## **20. FINAL PROVISIONS**

The results and explanation of the decision of the Competition Jury will be published on the website [www.budva.me](http://www.budva.me) .

The author/s of the awarded paper and the Competition Announcer are obliged to act in accordance with the conclusions of the Jury, and in connection with the further implementation of the awarded proposal.

The final report of the Competition Jury will be delivered to all Competition participants. The author/s of the awarded proposal and the Tender Announcer are obliged to act in accordance with the conclusions of the Jury, and in connection with the further implementation of the awarded proposal.

Pursuant to Article 42 of the Rulebook on the Manner and Procedure of Announcing and Conducting a Public Competition for Conceptual Architectural Design ("Official Gazette of Montenegro", No. 19/18), all submitted competition proposals will be publicly exhibited 30 days from the day of awarding.

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

Any 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.