



TOURIST FACILITY AT GLAVATI LOCATION
KOTOR
PROJECT COMPETITION

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Municipality of Kotor announces:

**INTERNATIONAL, GENERAL, PROJECT, SINGLE STAGE ANONYMOUS
COMPETITION No. _____ FOR CONCEPTUAL ARCHITECTURAL-
URBANISTIC DESIGN OF A 5-STAR TOURIST FACILITY, ON THE URBANISTIC
PARCEL UP6, BLOCK 2, WITHIN THE SCOPE OF LOCAL LOCATION STUDY
"GLAVATI-PRČANJ" IN THE MUNICIPALITY OF KOTOR**

1. Name of the Announcer and Investors

**Competition Announcer - The Municipality of Kotor
Secretariat for Urbanism, Civil Engineering and Spatial Planning**

Address: Stari grad 317, 85330 Kotor

Phone No: (+382) 32 / 325-860, ext. ____

Contact person: _____

E-mail: _____

Full Competition documentation can be downloaded from the following link:

**Investor - PREMIA DOO KOTOR
HEXAGON INVESTMENTS DOO PODGORICA**

Address: Dobrota bb, Kotor,

Phone No: 032332119,

Fax: 032 332 119,

Contact person: Danilo Mrvaljević

E-mail: premiadoo@gmail.com

2. The subject of the Competition

Development of architectural and urbanistic solution for the area occupying the urbanistic parcel UP6, block 2, whose surface is 41,191.00m², within the scope of the Local Location Study "Glavati-Prčanj" in the Municipality of Kotor, intended for tourism (5-star tourist settlement - T2).

Competition submission must be produced in accordance with the Project task and other annexes that make up an integral part of the Competition documentation.

Competition submission must meet all other conditions stipulated in this Competition announcement.

According to the participants, this competition is international.

According to its nature, this competition is general.

According to the task, this competition is a project competition.

According to its form, this competition is a single stage competition.

According to the manner of submission, this competition is anonymous.

3. Competition participants



Participants in the competition agree to have their submissions exhibited by the Municipality of Kotor after the results of the competition have been published.

Ownership rights of the submissions, after the payment of prizes, shall be transferred to the Investor PREMIA DOO, Kotor and HEXAGON INVESTMENTS DOO, Podgorica.

Authors of the Competition submissions agree to the above ownership rights by their very participation in the Competition.

13. Final Provisions

Results and justification of the decision of the Competition Jury will be published on the website of the Municipality of Kotor: www.kotor.me

The final report of the Competition Jury will be available to the participants of the competition.

Selected Conceptual solution constitutes an integral part of the planning document.

The exhibition and discussion of submitted works will take place after the decision of the Jury. All participants of the competition will be notified of the same by e-mail.

Any disputes that may arise from this competition are the responsibility of the Court, which is competent for the Competition announcer.

MUNICIPALITY OF KOTOR
SECRETARIAT FOR URBANISM, CIVIL ENGINEERING AND SPATIAL PLANNING



The competition is open to all interested professional, natural and legal persons who meet the requirements prescribed by the Competition announcement.

Persons who are directly involved in organizing the competition, as well as persons who are their close relatives and collaborators during the competition period cannot take part in the Competition.

Each of the participants, both as individual or group has the right to participate in the competition with only one submission.

4. The aim of the Competition

The aim of the Competition is to choose the best and most appropriate conceptual architectural and urbanistic solution whose applied solutions shall:

- in the most efficient manner, valorize the total potential space intended for tourism (T2);
- display harmonious architectural form with a well-defined function;
- ensure efficient functional organization in accordance with the purpose and provide representative solution in accordance with the standards and position;
- in a quality manner recognize and upgrade the traditional architectural and landscape contexts, while preserving their exceptional values;
- provide a sustainable approach in design.

5. Competition documentation and deadlines

The Competition lasts 60 days, from 15.02.2017 to 15.04.2017 (12.00 PM)

Interested participants must confirm their participation no later than 30 days from the beginning of the Competition period, i.e. until 15 March 2017 until 4 PM.

Competition documentation will be delivered by e-mail to all participants who apply for participation.

Investor will organize site visits in the period from the beginning of the Competition and the deadline for confirmation of participation, i.e. from 15 February 2017 until 15 March 2017, upon prior notification and consultation with the contact person _____, e-mail _____. Site visit is optional and travel expenses shall be borne by the participants of the Competition.

Participants can send questions until the deadline for confirmation of participation, i.e. until 15 March 2017, by e-mail to the Rapporteur whose e-mail address is: _____.

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All materials representing the competition documentation, in terms of both textual and graphic enclosures, will be delivered to the Competition participants in electronic form.

Textual part:

- Competition announcement
- Projected task

Graphic part:

- Digital topographic-cadastral plans
- The catalog of photos of the treated area and contact zones

Additional materials:

- Urbanistic and technical conditions
- The conditions of public enterprises
- Graphic enclosures of the LSL "Glavati-Prčanj"
- Conservation requirements
- Heritage Impact Statement (HIA)
- Regulations on classification, the minimum conditions and categorization of catering facilities ("Official Gazette of Montenegro" No. 63/11 and 47/12).

11. The Competition Jury

Competition jury is composed of:

1. Goran Radović, Jury President
2. Milica Abramović, Member
3. Jadranka Živković, Member - foreign participant
4. Ljubinka Milić, Member
5. Ana Todorović, Member
6. Anastazija Miranović, Member
7. Predrag Jelušić, Member

Competition Rapporteur:

Jelena Samardžić Perović, Senior Adviser at the Secretariat for Urbanism, Civil Engineering and Spatial Planning of the Municipality of Kotor.

Costs of work shall be covered by the Investor PREMIA DOO, Kotor and HEXAGON INVESTMENTS DOO, Podgorica.

Before the Jury starts working, the rapporteur will determine the completeness of submissions and their compliance with the terms of the competition. Submissions that do not meet the requirements of the competition or those received after the competition deadline will not be taken into consideration.

12. Ownership rights



Written responses will be provided to participants within 5 days of asking questions via e-mail and will make up an integral part of the conditions and instructions for submission.

Deadline for submission of entries is 15 April 2017 until 12.00 PM.

Entries can be submitted directly (at the Archives of the Municipality of Kotor), or by mail by 15 April 2017 which is confirmed by the postal stamp on the envelope and the author's/sender' postal receipt.

The address is: Municipality of Kotor, Secretariat for Urbanism, Civil Engineering and Spatial Planning, Stari grad 317, 85330 Kotor.

Competition submissions received after the established deadline for submission will not be taken into consideration.

The judging will last 7 days from 20 April 2017 to 26 April 2017, when the Jury is to make a decision on the results of the competition.

All participants will be informed of the results of the competition within 3 days of the end of the judging, by 29 April 2017.

6. The criteria for the evaluation of submissions are:

1. Urbanistic concept, the valorization of spatial potential and landscaping 0 - 20 points
2. The architectural and design solution of the facility and relation to the location of 0-15 points
3. The achieved spatial and functional qualities of the facility 0 - 15 points
4. Economic feasibility of the proposed solution in general 0 - 10 points
5. The achieved level of environmental standards the in context of the proposed solutions and the degree the use of alternative energy sources 0 - 10 points
6. The achieved level of quality tourist standard 0 - 20 points
7. Ambiantal and landscape adjustment 0 - 10 points

7. Prizes

The jury will award the first, second and third prizes in the following amounts:

1st prize -	20,000.00 €
2nd prize -	10,000.00 €
3rd prize -	3,000.00 €



of the Author's name, after the end of competition, if their work is not awarded. If such a statement is not attached, it shall be deemed that the author consents to the disclosure of the names.

The envelopes labeled AUTHOR and THE RETURN ADDRESS shall be opened by the Jury after the completion of their work and prize awarding.

Along with the submission, participants are required to submit a CD (7 copies) with all graphic attachments **both in DWG and PDF formats**, as well as textual explanation in DOC or PDF formats.

All submissions must be in Montenegrin or English language.

9. Competition submission content requirements

Participants are required to submit the following documents:

Textual part:

- Explanation of conceptual solutions in all segments of the submission;
- Table with the realized GBA, overall and purpose-specific, net usable surface area which occupies the parcel, in accordance with the paragraph 3 of the urbanistic and technical requirements of the Ministry of Sustainable Development and Tourism Number 1055-556/10 from 25 March 2016.

Graphic part:

1. The conceptual urbanistic solution with the following content:

- Situation presentation of tourist facility with its immediate surroundings, 1: 500 scale;
- Views from the sea - appearance of the buildings with their surroundings;
- Characteristic perspectives;

2. Conceptual architectural design of buildings with a presentation showing:

- Base area of the ground floor of all buildings with ground floor landscaping, 1:200 scale;
- Base area of all floors and roofs, 1:200 scale;
- Base area of the basement and underground floors, 1:200 scale;
- Appearance of all facilities, 1:200 scale;
- Transverse and longitudinal cross-sections of structures, 1:200 scale;
- The types of accommodation units, R 1:20 scale;
- Interior and exterior design;
- 3D spatial representations,
- Additional attachments chosen by of the author.

10. Competition documentation



Prizes will be paid in the net amount excluding VAT.

The jury may decide not to award these prizes if it considers that the submissions do not meet the criteria or to make change in the distribution of the prize money all depending on the quality of submissions.

Upon completion of the Competition and the process of prize-awarding, all obligations of the Investor towards the awarded author end. The awarded works will become the property investor who can use them in whole or in detail, respecting the copyrights of the Competition participants, or pass the submission to other party for a detailed elaboration.

By submitting their solution, contest participants accept all conditions of this Competition.

Submission which meet the requirements of the competition and are awarded, become the property of the investor and will not be returned to participants.

Submission which fail to meet the requirements of the competition and are not awarded, shall be returned to the authors – they may be collected from the archives of the Municipality of Kotor, within 30 days from the announcement of the results of the Competition. Upon expiry of this period, the Municipality of Kotor has no obligations to the participant regarding the keeping of the documentation.

8. Preparing the Competition submission

Each competition submission (all boards, sheets and attachments) must be wrapped in a separate envelope with the code in the corner and clearly marked:

Municipality of Kotor
"COMPETITION GLAVATI UP6 - DO NOT OPEN"
Stari grad 317
85330 Kotor
Montenegro

The submission must contain a list of all attachments and all enclosures must be marked with the author's code.

All graphic attachments must be submitted on a solid, light A0 board with the textual part submitted as a bound A3 or A4 book in 7 copies.

Along with the submission, participants are required to submit two sealed envelopes clearly labeled with "Competition - do not open", as follows:

- envelope labeled with **"Author"**, which contains the name and address of the individual or group of authors and the manner of prize money distribution;
- envelope labeled with **"The return address"**, which contains the return address. This envelope should contain a statement prohibiting the disclosure

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STALNI SUDSKI TUMAC

Danilo Leković

ime i prezime

za engleski jezik,

postavljen rješenjem ministra pravde Crne Gore
broj: 03-9404/14 od 29.07.2015, potvrđujem da
je ovaj prevod vjeran originalu.

Troškovi prevoda iznose 140 €.

U Podgorici, dana 7/2/2017.



Leković

Potpis

