



INTERNATIONAL COMPETITION FOR AN
URBAN PLANNING AND ARCHITECTURAL PRELIMINARY DESIGN OF
TOURIST CENTRE ON THE KLEKOVACA MOUNTAIN
IN THE REPUBLIC OF SRPSKA, BOSNIA AND HERZEGOVINA.

KLEKOVACA
COMPETITION
2014

Tourist Centre Klekovaca

INTRODUCTION

The purpose of the Competition is to obtain the preliminary urban and architectural design for the future urban zone of the Klekovaca Tourist Centre on Klekovaca Mountain.

Klekovaca Mountain is located in the western part of Bosnia and Herzegovina and belongs to the central part of the Dinaric Arc - Southeast Europe region. Its highest peak is Velika Klekovaca (1.962m) and it stretches in a north-westerly to south-easterly direction, covering a distance of 43 km.

The competition site is a part of the larger complex of the Klekovaca Tourist Centre. It is located at the foot of the Klekovaca Mountain, on the Kozila Plateau, at 805 to 895 metres above sea level, covering an area of 383ha with a planned accommodation capacity of about 15,000 beds.

The wider complex of the Klekovaca Tourist Centre includes an additional area of 2,250ha where winter and summer tourist facilities are planned (mountain ethno-village, Alpine and Nordic ski slopes, snowboard parks, adrenalin parks etc.), which are not within the scope of this Competition.

GENERAL CONDITIONS OF THE COMPETITION

1. Competition Promoter

The Promoter and Investor owner of this Competition is the company:

GB IMMO d.o.o.
Veselina Masleše 11,
78000 Banja Luka,
Republic of Srpska (Bosna i Hercegovina)
www.gbimmo.biz

2. Type of Competition

This is a one-stage, full and open international competition, with 5 teams of authors invited to participate:

1. ARGE Baumschlager Hutter Partners & Amann Architects, Austria
2. Lacaton & Vassalle, Paris / Bordeaux, France
3. MVRDV, Rotterdam, The Netherlands
4. Sauerbruch Hutton, Berlin, Germany
5. Herreros Arquitectos, Madrid

3. Terms and Conditions of the Competition

The Investor shall use the awarded Competition Entries, in part or in their entirety (in accordance with Item 25 of this Competition Promotion document), in the subsequent phases of the project.

The Investor shall enter into negotiations with the authors of the awarded Competition Entries with a view to further cooperation on the elaboration of the project and project documentation, in collaboration with a team of licensed engineers the Republic of Srpska, selected by and contracted to the Investor. If no agreement is signed with the selected team within three months after the declaring of the winner, a new procedure and negotiations shall be carried out with the authors of the other awarded Competition Entries and adequately qualified third parties.

The contractual conditions for further collaboration, i.e. participation in the design development phase, shall be determined after selecting the Competition winner. The Investor and the Investor's advisors shall conduct further communication and negotiations with the candidates selected in order to continue work on the project and project documentation.

The Investor and Participants are required to follow the conditions of the official Competition Promotion and general Competition Conditions regarding the implementation of the winning design upon completion of the Competition.

4. Competition Language

The official Competition language shall be English.
Use of the metric system is mandatory.

5. Competition Schedule

10 February 2014	Competition Promotion date
10 February – 10 March 2014	Registration of Participants
17 March 2014	Deadline for submission of queries
17 March 2014	Application for site visit
04 April – 5 April 2014	Site visit and Discussion (Banja Luka / Klekovaca)
21 April 2014	Deadline for submission of answers to queries
30 June 2014	Submission of Competition Entries
19 July – 20 July 2014	Jury session
05 September – 06 September 2014	Exhibition of all works in Banja Luka. The exact exhibition venue and opening date will be announced in due course.

6. Right to Participate

Architects and urban planners (i.e. author teams) will be entitled to participate in the Competition provided they meet the following requirements: the teams participating in the Competition shall have at least one architect or urban planner licensed/certified/authorized by the professional association of their country, who will act as the team representative.

At the time of registration, the competitors shall prove their professional competence by submitting a copy of their license/certificate/authorization.

Should the Participant whose entry is awarded fail to meet the professional qualifications (or the information given is proved to be false), he/she shall be disqualified and shall have no right to the prize money.

7. Persons Excluded from the Competition

The following persons shall not be allowed to take part in the Competition: persons directly engaged in the Competition organization, as well as relatives of the Promoter, Jury members or persons directly engaged in the Competition organization or directly collaborating with the aforementioned persons during the Competition.

Each of the Participants, individuals or teams, has the right to participate in this Competition with only one Competition Entry.

8. Competition Organization

Contact person:
Mirjana Vojinovic

Address: Djordja Stanojevica 12, 11070 Novi Beograd, Serbia

Phone: +381 60 0110013
+381 11 353 60 00

Fax: +381 11 318 7 921

E-mail: info@klekovaca.org

Web site: www.klekovaca.org

9. Submission Format

Competition Entries shall be submitted on sheets (panels) in B1 format on a hard, light-weight base

10. Method of Submission

The deadline for submission of Competition Entries is 30 June 2014, 4:00 pm (16:00h) (at the local time of the Promoter), with issuing a receipt for the Competition Entry submission. Competitors that submit their Competition Entries by mail must ensure that the Competition Entry arrives at the specified address by 7 July 2014, with a date of shipment no later than 30 June 2014.

11. Submission Address for Competition Entries

Klekovaca Competition
Djordja Stanojevica 12
11070 Novi Beograd
Serbia

12. Anonymity

Competition Entries shall be submitted anonymously, with a code consisting of two letters and six numbers with a height of eight millimetres in the top right corner of each drawing sheet of the Competition Entry, as well as on the front page of the textual part of the design. Example of the code: AB123456

No part of a Competition Entry may contain a signature, indication or any other mark that could lead to the disclosure of the identity of the author. When burning a CD, care must be taken to protect the author's anonymity.

On receipt of the submissions, the Competition Rapporteurs shall hide the identification code with a serial number that shall be used throughout the Jury selection process and will only be removed once the Jury has declared the awarded Competition Entries, after which the envelopes will be opened.

Unsuccessful Participants who wish to maintain their anonymity should indicate this desire in a separate statement, placed in an envelope marked "Author".

13. Packing

The Competition Entry shall be packed in an opaque packaging.

One sealed envelope with a code and marked "Author", along with an envelope marked "Contact", shall be submitted with the Competition Entry.

The name of the author's team and its representative shall also be specified, along with a list of the author's team members in the envelope with the code and the mark "Author".

Contact Information for the author shall be indicated on the envelope with the code and the mark "Contact".

14. Registration of Participants

Application for registration for the Competition shall be executed according to the procedure determined and posted on the Competition website - www.klekovaca.org

The application must contain:

full name of the author, i.e. team's representative and country,

contact information, including contact telephone number and e-mail address,

a copy of license/certificate/authorization proving the possession of professional qualifications required for participation in the competition.

15. Queries and Answers

Registered Participants may send their queries to the e-mail address published on the Competition site - www.klekovaca.org - no later than 17 March 2014.

The jury will only respond to queries directly related to the programme and Competition Promotion document. Answers shall be published on the Competition website no later than 21 April 2014 and shall be considered an integral part of the Competition documentation.

The Investor shall provide a visit to the location for all registered teams or team representatives. The visit to the location is planned for 04 April – 05 April 2014.

For a detailed explanation, please visit the website www.klekovaca.org

16. Jury Members, Secretary and Rapporteurs

Members of the Jury:

Univ.Prof.dipl.arch.eth **Christoph Luchsinger**

Institut für Städtebau, Landschaftsarchitektur und Entwerfen
Technische Universität/ Wien,
Austria

Univ.Prof. MSc in Architectural Engineering **Vladimir Lalo Nikolic**

rwth Aachen / Berlin,
Germany

Danka Pavlovic Dipl.ing.CE. (Investor's Representative)

Project Manager on the Project for the Klekovaca Tourist Centre / Belgrade,
Serbia

Prof. mag. **Vaso J. Perovic**

Faculty of Architecture, University in Ljubljana
Bevk Perović arhitekti/ Ljubljana,
Slovenia

Univ.Prof.MSc in Architectural Engineering **Borislav Petrovic**

Faculty of Architecture / Belgrade,
Serbia

Ottmar Schmidt (Investor's Representative)

Senior Sales Manager, Mahler projekt GmbH&Co.KG, Bopfingen,
Germany

Dipl.-ing. **Kirsten Schomakers**, Architect

Agence Ter.de GmbH / Karlsruhe,
Germany

The Competition Rapporteurs are:

Dr **Danijela Milovanović Rodić**, dipl.ing.arch.

Assistant at the Faculty of Architecture, University of Belgrade
Serbia

Dr **Milos Gasic**, dipl.ing.arch.

Docent at the Faculty of Architecture, University of Belgrade
Serbia

17. Jury Decision

The ruling of the Jury shall be made by a majority vote. The Jury may invite other experts as required. Visiting experts shall not participate in the voting

18. Evaluation Criteria

The Competition Entries shall be selected and awarded according to the following criteria, which are not listed in any order of priority:

- Overall quality of urban design planning concept - creating a place with a distinctive identity, integration into the natural environment, quality of the landscape, open spaces and architectural design.
- Functionality and feasibility of phase development,
- Sustainability and ecology - minimising negative impacts on the environment and maximising the level of energy efficiency,
- The logic and quality of the distribution of functions and planned facilities,
- The quality of transport solutions,
- The total cost-effectiveness of the concept/solution.

19. Reasons for Elimination

Competition Participants may be eliminated if:

- Their Competition Entry was not submitted on time and in the manner determined by this Competition Promotion document,
- Their Competition Entry does not contain all the elements required in this document and/or their Competition Entry is not prepared in a manner of technically-shaped processing required in the Competition Promotion document,
- Their Competition Entry violates the anonymity requirement.

20. Report of the Competition Jury

The Jury report shall comprise:

- Decisions as to the elimination of a Competition Entry for not complying with the competition regulations,
- List of all accepted Competition Entries,
- Results of all voting on the entries by rounds,
- Evaluation of awarded Competition Entries,
- Attendance list of Jury members and experts.

21. List of Competition Documents

After the completion of registration, the following shall be available for the teams to download:

- Appendix 1. Competition Promotion document (pdf)
- Appendix 2. Competition Programme (pdf)
- Appendix 3. Topographical Plan (dwg)
- Appendix 4. Scheme of ski slopes by phases (dwg)
- Appendix 5. Site plan with the disposition of constraining elements of the programme and traffic corridors (dwg)
- Appendix 6. Photo-documents (jpg) and aerial video recordings
- Appendix 7. Panel layout scheme (pdf)
- Appendix 8. Presentation of the balance of achieved capacities in template tables (xls)

22. Content of a Competition Entry

A Competition Entry comprises a single solution and consists of the following appendices:

22.1 Graphic Appendices

These graphic appendices shall be in B1 format. The maximum number of panels is nine. A schematic view of the panel layout is provided in the Competition Documentation – Appendix No. 7.

Panel 1

Framework plan – spatial and programme concept of the central zone

- Presentation of the basic idea, organization model and functioning of the resort
- Distribution of zones, ensembles and sub-zones of different spatial and programme features
- Mobility concept and traffic system presentation

This panel shall be in B1 format. The panel must include at least one plan in 1:5000 scale and other elements by choice.

Panel 2/3 Panel 4/5

Master plan – urban and landscape design

- Design of the landscape, open spaces and constructed structures and its integration with the surrounding environment – composition plan defined by construction boundaries (vertical and horizontal), landscaping, concept of terrain arrangement and levelling;
- Presentation of approximate values of urban parameters related to the activities (standards, density and capacity) and construction (typology, lot coverage, percentage of occupancy, number of floors) per zones, ensembles and sub-zones
- Traffic plan layout
- Presentation of implementation phases

Panel 2/3: This panel comprises two B1 formats. The panel shall include at least one plan in 1:2500 scale, characteristic cross sections in 1:1000 or 1:500 scale and other elements by choice.

Panel 4/5: This panel comprises two B1 formats. The panel shall include an axonometric view of the given area in 1:2500 scale (parameters of the view are provided in Appendix 7 of the competition documentation).

Panels 6, 7 and 8 Urban and Architectural Preliminary Design

Presentation of the conceptual urban and architectural designs for the three required areas.

These panels shall be in B1 format. The general scale is 1:500 (plans, cross sections, elevations). It is possible to provide other elements by choice that illustrate the concepts and suggested design solutions (3D view, details and the like) for each part of the design.

Panel 6: This panel includes the presentation of the zone of the main resort centre.

Panel 7: This panel includes the presentation of the climatic health resort zone

Panel 8: This panel includes the presentation of a hotel complex by choice

Panel 9 Elements by choice

This panel shall be in B1 format.

22.2. Textual Appendices

The textual appendices shall be provided in a volume in A3 format, landscape, in seven copies.

The textual appendix includes:

- Explanation and description of the design with regard to constraints (maximum 4000 words followed by illustrations).
- Presentation of the balance of achieved capacities in template tables.
- Down-scaled graphic appendices – panels (reduced to A3 format).

22.3. Documentation in Digital Format

The entire competition documentation shall be submitted in a digital format suitable for the publishing of competition results (Drawings shall be provided in dwg format, panels in jpeg or pdf format and tables of achieved capacities in xls).

. A CD shall comprise five appendices in jpeg format which, by the author's choice, best illustrate the design and which are to be used for media promotion. When burning the CD, Participants must take care to protect the author's anonymity.

23. Types and Amounts of Awards

Awards will be assigned as follows:

I prize – €30,000.00

II prize – €20,000.00

III prize – €10,000.00

3 purchases - €5,000.00 per purchase

The Jury may change the manner of prize fund distribution and the number of purchased Competition Entries.

24. Announcement of Competition Results

The results of the Competition are due to be announced on 20 July 2014 via the competition website - www.klekovaca.org

The Promoter reserves the right to publish all awarded Competition Entries.

25. Copyright and Ownership

The authors retain their moral rights to the awarded Competition Entries in accordance with the relevant Copyright and Related Rights Act (Official Gazette of RS, nos. 104/2009, 99/2011 and 119/2012). Participants agree that the awarded Competition Entries shall become the exclusive property of the Investor. At the time of the awarding of Competition Entries, the authors shall enter into an agreement with the Investor transferring all property rights of their Competition Entry to the Investor, with compensation stipulated in Article 23 of the Competition Promotion. The transfer of property rights over the awarded Competition Entries to the Investor shall be exclusive and shall not be restricted in terms of subject matter, space, time, or otherwise. Participants agree that the Investor may modify and further elaborate the purchased Competition Entries for the purpose of further project implementation.

26. Exhibition of Competition Entries

The Investor shall organize a public presentation of all Competition Entries and authors of the awarded works within three month following announcement of the competition results.

It will be possible for the authors of unawarded and disqualified entries to take over their entries in the period from 15 September 2014 to 01 November 2014 at the address:

Djordja Stanojevića 12
11070 Belgrade
Serbia

The Promoter shall not assume the obligation to send the entries to authors by mail.

27. Acceptance of the Competition Conditions

By submitting their Competition Entry the Participants accept the terms and conditions of the competition.

In the case of dispute, the appropriate court in Banja Luka, Republic of Srpska (Bosnia and Herzegovina), shall have jurisdiction.



www.klekovaca.org