



Ljubljana, February 2019

**COMPETITION CONDITIONS AND
PROCEDURE OF DESIGN
COMPETITION FOR
DIMNIKCOBAU BUSINESS PARK
CONSTRUCTION**

The Employer, DIMNIKCOBAU nepremičnine inženiring d. o. o., Leskoškova cesta 9D, 1000 Ljubljana hereby launches an invited international single-stage urban and architectural design competition for selecting the most technically appropriate solution and selecting the project architect for the:

CONSTRUCTION OF DIMNIKCOBAU BUSINESS PARK ALONG LESKOŠKOVA CESTA IN LJUBLJANA

The Employer:

DIMNIKCOBAU nepremičnine inženiring d. o. o.
Leskoškova cesta 9D
1000 Ljubljana

prepared the Competition Dossier in cooperation with the firm
Šabec Kalan Šabec – arhitekti, Mojca Kalan Šabec, s.p.
Hacquetova ulica 16
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The Competition Dossier comprises the following documents:

- A Competition Conditions
- B Competition Brief
- C Competition templates, and
- D Competition appendices

Ljubljana, February 2019

A. COMPETITION CONDITIONS

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1. INTRODUCTION

The Dimnikcobau d.o.o. company is a part of Finforti Holding comprising several companies engaged predominantly in pharmaceutical and medical activities. The largest companies in the group are Medias International d.o.o., wholesaler of pharmaceutical and medical products and Mesi d.o.o. manufacturer of innovative medical equipment. In 2001, Dimnikcobau d.o.o. built an office building Dimnikcobau I on the land next to Leskoškova cesta. While performing its operations there, the company has recognized considerable potential of this site for commercial and storage activities, and therefore it intends to build two new buildings, primarily for rental purposes.

Dimnikcobau d.o.o. wishes to use the plots of land along Leskoškova cesta in Ljubljana to build a modern business park. The investor wishes to obtain a technical solution for development of this area by means of an invited architectural design and urban planning competition, inviting eight internationally renowned architectural firms to participate.

The Investor wishes to leave an architectural and design emphasis in this place in space giving it the brand of a modern office building.

This site presents a challenge for architectural and urban-planning design since it generates new spatial forms. The competition solution shall have to find an answer to the question how to design, within an area without a distinct identity of its own, a recognizable business park which will use the site's assets to the maximum.

2. DESIGN COMPETITION EMPLOYER

Employer:

Dimnikcobau nepremičnine in inženiring d.o.o.
(hereinafter referred to as Dimnikcobau d.o.o.)
Leskoškova cesta 9d
1000 Ljubljana

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Hacquetova ulica 16
1000 Ljubljana

Contact:

Mojca Kalan Šabec, Univ. Grad. Eng. Arch. and
Ivana Ljubanović, Univ. Grad. Eng. Arch.

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3. SUBJECT-MATTER AND PURPOSE OF DESIGN COMPETITION

Dimnikcobau d.o.o. is launching an invited international single-stage urban-planning and architectural design competition for selection of technically most appropriate solution and selection of the Project Architect for the following purpose: CONSTRUCTION OF DIMNIKCOBAU BUSINESS PARK ALONG LESKOŠKOVA CESTA IN LJUBLJANA.

The Investor wishes to gradually build a business park of internationally recognizable architecture and design and specific identity of its own. Within the scope of this business park there is an existing office and warehouse building Dimnikcobau I; a new office building Dimnikcobau III is planned to be built next to it during the first phase, and a new office and warehouse building Dimnikcobau II in the second phase.

The purpose of this design competition is to obtain a technically most appropriate urban-planning solution for development of the entire business park, and architectural solution for the Dimnikcobau III building which is to be built in the first phase.

4. TYPE OF DESIGN COMPETITION AND FEE

This urban-planning and architectural design competition is launched as an invited international competition. Four Slovenian and four foreign internationally renowned architectural firms will take part in the competition.

The Investor intends to sign a project contract with the winner for producing designs for all phases (Concept Design (IDZ), Schematic Design (IDP), Building Permit Documents (DGD), Construction Documents (PZI), Designer supervision and As-built Drawings (PID)).

Should the Panel be unable to make a decision regarding the competition winner on the basis of submitted competition entries, they reserve the right to announce the second round and invite maximum three architectural firms to participate.

The Investor Dimnikcobau d.o.o. shall be solely responsible for making the final decision regarding further planning.

Subject to submitting the formally and substantially complete competition entry, each invited architectural firm shall be paid a compensation of EUR 10,000.00. In the event that the project design is not implemented, the competition winner shall receive additional compensation of EUR 8,000.00. Both compensations shall include all additional costs, if any, incurred to the invited architectural firms irrespectively of the actually incurred cost. All abovementioned amounts are quoted as gross gross amounts.

Because of the distance involved and the related increased cost of participation in the design competition, foreign firms can be granted additional funds in lump sum amount which shall be agreed upon with each firm separately in the contract.

By submitting a competition entry, each architectural firm shall impliedly agree with the transfer of all copyright to the Employer. The restriction regarding the right of modification in legal content shall apply. The same applies with respect to all project designs to be created by the competition winner during the continuation of the procedure.

Since foreign architects are also invited, the language of this design competition shall be both Slovene and English. On the part of the Employer, all communication will take place in both languages, and each architectural firm may choose to communicate in either one of these two languages.

In the event that none of the submitted competition entries fully meets the Employer's expectations, the Evaluation Panel and/or the Employer reserve the right not to select any of the competition entries as the winning one.

5. DESIGN COMPETITION SCHEDULE

The design competition shall commence with publishing of the entire Competition Dossier on the Competition website <http://www.dimnikcobau.si/>, web tag "Competition Dossier".

Within the framework of this design competition, the Employer's will organize a common site survey when clarifications to additional questions, if any, will be provided.

Competitors will also be able to ask additional questions during the course of design competition by e-mail to: kalan.sabec@siol.net. Competitors may ask questions related to the Competition Dossier until 25 March 2019. After this date but no later than 30 April 2019, only additional questions related to Section A »Competition Conditions« can be asked. All the answers shall be published on the Design Competition website: <http://www.dimnikcobau.si/>, tab "Blog".

After submitting their entries, the firms will be able to present and explain their work to the Evaluation Panel in a short presentation. Invitation to presentation stating exact time (hour) of the presentation shall be sent to the participant in due time with a separate letter.

An exhibition of all competition entries is planned to take place at the end of design competition. The date and time of this exhibition will be communicated at a later time.

Significant milestones:

- Invitation	January 2019
- Competition start	11 February 2019
- Sending of Competition Dossier to competitors	11 February 2019
- Common site visit and questions, if any (at the site, approximately 2 hours)	25 February 2019
- Deadline for asking questions by	15 March 2019
- Deadline for providing answers by	do 25 March 2019
- Submission of competition entries (at the Employer's address or by mail)	06 May 2019
- Submission of model (at the Employer's address or by mail)	15 May 2019
- Conclusion of reviewer's work	31 May 2019
- Presentation of competition entries at the Employer's address (scheduled for the beginning of June, approx. 1 hour per entry)	
- Jurying	June 2019
- Announcement of design competition result	July 2019
- Exhibition foreseen for	September 2019

6. DESIGN COMPETITION PARTICIPANTS

On the basis of preliminary inquiries and applications the Employer has selected 8 internationally renowned firms which will take part in the competition. The names of participating architectural firms are listed in alphabetical order:

1. **BAX STUDIO , Barcelona, Spain**
2. **CZA-Cino Zucchi Architetti, Milano, Italy**
3. **KAAN Architecten, Rotterdam, Netherlands**
4. **LAN - Local Architecture Network, Paris, Franceslovenie**
5. **Multiplan arhitekti, Ljubljana, Slovenia**
6. **OFIS arhitekti, Ljubljana, Slovenia**
7. **SADAR + VUGA , Ljubljana, Slovenia**
8. **SCAPELAB, Ljubljana, Slovenia**

7. EVALUATION PANEL

The Evaluation Panel will consist of five members of the Jury: two representatives of the Employer and three experts from the fields of architecture and urban planning.

Employer's members:

- Diana Dimnik, dr. med., spec. derm.
- Patrik Rozina, mag. pod. manag.

Expert members:

- Andrej Mlakar, univ. dipl. inž. arh.
- Robert Potokar, univ. dipl. inž. arh.
- Andrej Kalamar, univ. dipl. inž. arh.

Also involved in the evaluation procedure, but without any right to vote, will be reviewers and experts:

- Mojca Kalan Šabec, univ. dipl. inž. arh.
Urban design part, compliance with OPN MOL ID, etc.
- Andrej Šabec, univ. dipl. inž. arh.
Architectural part, surface areas, coefficients, cost-effectiveness of design, etc.
- asist. dr. Bojan Čas, univ. dipl. inž. grad.
Building construction design
- mag. Aleš Drnovšek, univ. dipl. inž. el.
Fire protection
- Mirt Martelanc, univ. dipl. inž. str.
energy, sustainability, installations design
- Miha Prašnikar, inž. gradb.
Assessment of investment
- doc. dr. Tomaž Maher, univ. dipl. inž. grad.
Traffic

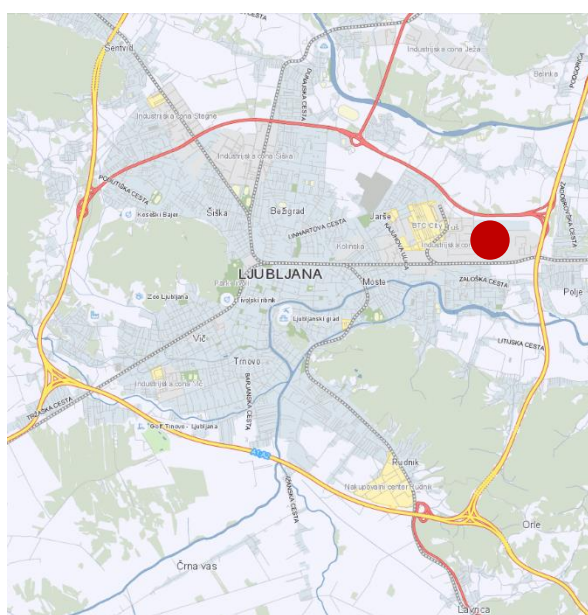
If necessary, other experts will also be involved in the evaluation procedure without any right to vote.

8. BASIC PROJECT DATA

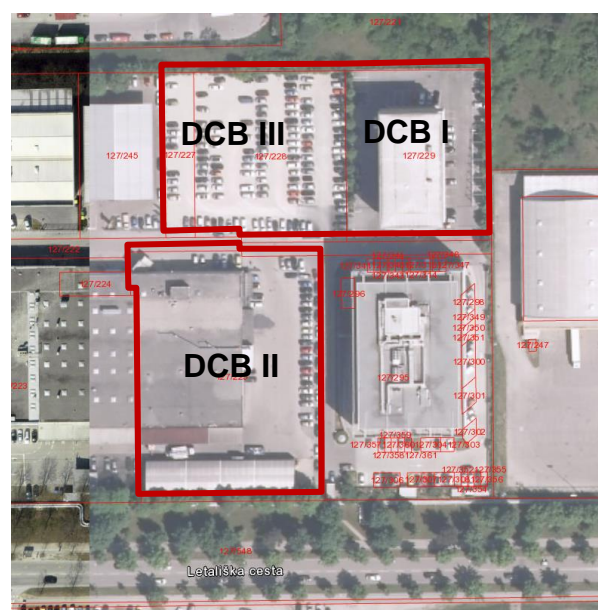
Ljubljana is the capital of the Republic of Slovenia, having 288.000 inhabitants and representing the economic, political, scientific and cultural centre of the country. Rich history of the capital city goes back five thousand years and has been marked as the meeting point of the eastern and western cultures. The heart of Ljubljana has preserved its medieval form with a mixture of renaissance, baroque and Art Nouveau facades, 20th century architecture and contemporary urban interventions. The city follows fresh guidelines of the 'green' environmental policy, mobility policy and equality for everybody.

The site in question is situated in a developing part of the city to the east of the city centre and inside the motorway ring. It lies in immediate vicinity of the area of former merchandise and transport centre (BTC) of Ljubljana which has ever since the beginning of 1990s been constantly revitalising abandoned warehouses into a trade, entertainment, and sports zone of the city interspersed with hotels, restaurants and office buildings. The land plots concerned are located in the economic zone along Letališka cesta road which has already been recognized as a potential by many companies, and new business premises are gradually being built there. Excellent transport accessibility, availability of all facilities and programs for business partners within the area and good links to the city centre are shaping it up into a new rapidly developing zone which adds to its expressiveness day by day.

The Investor wishes to gradually build a business park of internationally recognizable architecture and design and specific identity of its own.



Presentation of the competition area position on the Ljubljana map



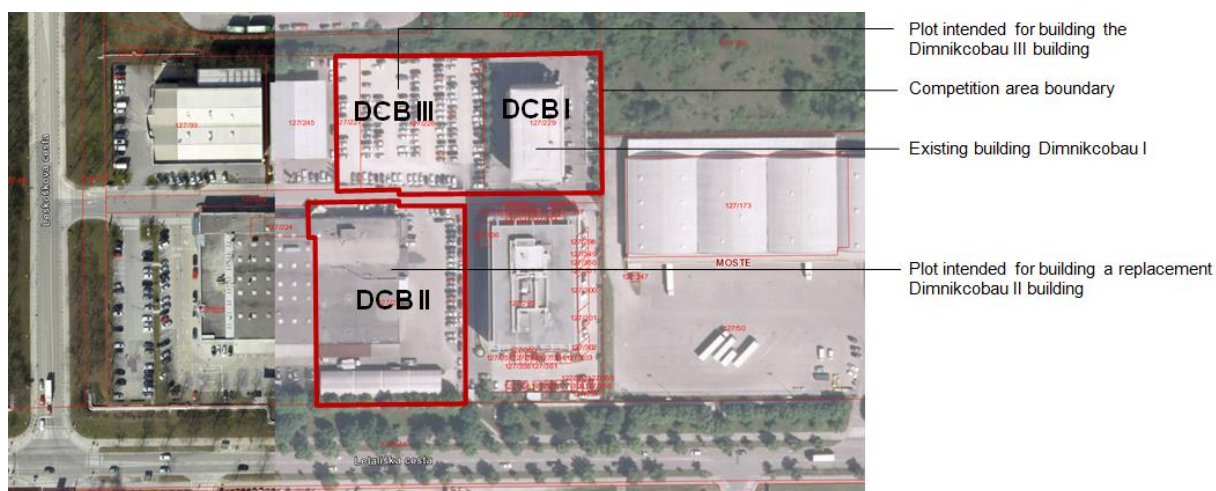
Presentation of the borders of the competition area in aerial photo

Basic data of design competition area

- Location: Leskoškova cesta, Ljubljana, Slovenia
- surface area of the entire competition area: 1.24 ha

The DCB III office building is planned to be built in the north-western part of the competition area. The estimated GFA of the planned building is 11,000 m² above ground level and 5,000 m² below ground level. In the south-western part of the area there is the existing O-DCB II building which will be removed and a new office and warehouse building DCB II with estimated GFA of 10,000 m² above ground level and 6,000 m² below ground level is planned to be built in its place. The existing DCB I building was built in 2001 and it serves its purpose accordingly, but in the medium term the building will need energy efficiency renovation in the scope of which visual improvement of the external appearance of the existing building is foreseen. Parking capacities for the needs of this area will be provided in the subterranean levels of the planned buildings and partly also outside.

The Dimnikcobau III office building should be maximally flexible and functional in its use and rental, rational in the concept of building constructions and energy concept, sustainable and cost-effective as regards maintenance and operation. The concept should be modern, suitable for the 21st century; response to the new innovative forms of work and/or rental such as co-working and meeting room sharing. The investor wishes to leave an architectural and design emphasis in this place in space giving it the brand of a modern office building.



Presentation of competition area in aerial photo of a narrower area (Source: OPN MOL ID)

The subject-matter of design competition solution shall be:

1. Urban-planning part of competition:

- concept and siting of new office building DCB II with pertaining outdoor facilities and landscaping, traffic arrangements and connections to public utilities,
- concept and siting of new office building DCB III with pertaining outdoor facilities and landscaping, traffic arrangements and connections to public utilities,
- proposal for visual improvement of the existing DCB I building exterior with a view to form the competition area as a recognizably designed whole,
- outdoor and traffic regulation of the entire competition area.

2. architectural part of competition:

- architectural design of DCB III building

This design shall take into account the phases of implementation:

- in the first phase, the construction of the new DCB III building with pertaining arrangements and facilities will be carried out,
- in the second phase, the construction of the new DCB II building with pertaining arrangements and facilities will be carried out,
- visual improvement of existing DCB I building will be carried out simultaneously with construction of the new DCB III building or later.

When all the planned developments are completed, the entire competition area should work, both in function and design, as an integrated whole. Functional links between buildings DCB I and DCB III (below or above ground) are desirable, but the concept must allow both buildings to function completely separately as well. Direct links between the DCB II building and buildings on the northern side of the access road are impossible because of the mixed ownership of the land plot where the road is situated. Nevertheless, the DCB II building must be conceived and situated in such a way that it will be integrated with the remaining two buildings into a recognizable commercial complex. The land plot of DCB II will also provide a part of parking capacities for the needs of DCB III building.

More detailed data about the competition area and detailed guidelines for planning are provided in the Competition Dossier, set B – COMPETITION BRIEF.

9. COMPETITION DOSSIER

The Competition Dossier to be sent to the competitors at the commencement of the design competition shall comprise the following:

- A. Competition Conditions
- B. Competition Brief
- C. Competition templates, and
- D. Competition appendices

A. Competition Conditions

Competition conditions are conditions specifying formal requirements in connection with the design competition procedure, contents and form of competition entries and evaluation criteria.

B. Competition Brief

Competition brief comprises the terms of reference for preparation of design competition containing texts and pictures in the form of data, guidelines and requirements conveying wishes and expectations of the Employer.

C. Competition templates

Competition templates are the material which shall serve the competitors to prepare their competition entries. Each competition participant shall receive the following work templates:

- C-01 Survey plan of the site, (dwg, pdf)
- C-02 Site parameters, (dwg, pdf)
- C-03 Geo-referenced-orthophoto with marked competition area, (dwg, tiff)
- C-04 Plans of existing DCB I building
 - C-04-01 plans of DCB I building (pdf)
 - C-04-02 plans of a part of building DCB I (dwg, pdf)
- C-05 Layout plan with marked view for photomontage, (dwg, pdf)
- C-06 Photo for making a photomontage, (jpeg, tiff)
- C-07 Presentation template - posters (pdf)
 - C-07-01 poster 01
 - C-07-02 poster 02
 - C-07-03 poster 03
 - C-07-04 poster 04
 - C-07-05 poster 05
- C-08 Surface areas and volumes calculation form
 - C-08-01 surface areas calculation form for DCB II building, (xls)
 - C-08-02 surface areas and volumes calculation form for DCB III building, (xls)
- C-09 Urban indicators calculation form, (xls)
- C-10 Investment cost calculation form, (xls)
- C-11 Model making instructions (dwg, pdf)
 - C-11-01 Layout plan showing the model cut-out (dwg)
 - C-11-02 Model making instructions (pdf)
- C-12 Basic model board – base for insertion of competition area model, M 1:500 (to be received in physical form by post)

D. Competition appendices

In the scope of the Competition Dossier, the competitors will also receive the following appendices:

- D-01 Geotechnical Report. basic geological properties of ground and geotechnical guidelines for construction of Dimnikcobau office building at Leskoškova cesta in Ljubljana, Gracen d.o.o., January 2018
- D-02 Photo documentation
- D-02-01 geo- referenced photos (View 02, View 03, View 04), (jpeg, tiff)
- D-02-02 Layout plan with base points of views 02, 03 and 04 (dwg, pdf)
- D-02-03 Photo documentation of shots from the site (jpeg)

10. STRUCTURE, FORM AND CONTENTS OF COMPETITION ENTRY

10.1. General Information

For the purpose of representation and in order to ensure comparability of individual project designs at the meeting of Evaluation Panel and at the exhibition, the participants are requested to observe the following instructions regarding the contents and form of Entries:

10.2. Structure, form and contents of competition entry

	No of pcs	FORM	CONTENTS
POSTERS	4 to 5 pcs	<ul style="list-style-type: none"> Pasted up on boards Format PORTRAIT, dimensions: 70/100 cm North on top of the sheet According to attached competition template C-07_template-posters 	<ul style="list-style-type: none"> site plan (roof level) with landscaping, outdoor facilities and traffic arrangements, at a scale of 1:500, DCB II building drawings: floor plans, sections, views at a scale of 1:500 DCB III building drawings: floor plans, sections, views at a scale of 1:250, detailed elevation section at a scale of 1:20 schematics 1 mandatory presentation – axonometry 1 mandatory 3D presentation - photomontage 1 3D presentation of building exterior, by choice 1 3D ambiental presentation by choice optionally, maximum 3 additional 3D presentations <p>NOTE: Detailed instructions for distribution of contents into individual posters are defined under item 10.4 "Instructions for design of posters", and in competition template C-07_template-posters</p>
FOLDER	4x	<ul style="list-style-type: none"> A3 format, bound folder, Complete written clarification should be short, clear and concise. Technical report and drawings should include all elements (materials, significant dimensions) to enable the Employer to make an estimate of the value of 	<ul style="list-style-type: none"> All diminished graphic drawings, Sketches, schemes, photos, photomontage images and other representations for efficient explanation of competition solution, General description of spatial development concept and architectural design, Description of development planning of the entire area (accesses, traffic solutions, green zones, etc.), Description of arrangement of program sets and functional communications Description of other essential components of the concept (functional and formal concept, structural design, description of installations, security,

		competition solution.	fire safety, cost-effectiveness of implementation, sustainability aspect etc.), • Representation of surface areas according to the attached tables • Estimate of competition solution investment cost without VAT, • Indication of the amount of TOTAL CONTRACT PRICE EXCLUSIVE OF VAT referred to in the Appendix TENDER • Diminished posters
DVD or another electronic medium	2x		• Complete A3 folder in PDF format, • posters in PDF format and resolution suitable for examination and publishing on the web (comparable to ADOBE – high quality print) • all visualizations in pdf./jpg/tiff ... formats suitable for publishing on the web • required TABLES OF SURFACE AREAS in .xls format • Digital drawings: site plan, floor plans, sections, elevations in *.dwg in Autocad 2005 version or *.dxf,
MODEL	1x	• White model made according to template C-11_model-instructions.	• At a scale of 1:500 • At the schematic level, the model should also exhibit outdoor facilities and landscaping of the competition area
TENDER	1x	• Envelope with completed form	• completed form Appendix 2: INFORMATIVE OFFER for creating IDZ, IDP, DGD, and PZI designs, designer supervision and PID design • initialled Appendix 1 (essential requirements of the Employer for preparation of Tender)

All posters, folders, envelope with CD and model shall be identified by the names of architectural firms.

10.3. Instructions for graphic representations

10.3.1. Representation of urban development concept of narrow area

a) Site plan at a scale of 1:500 with integrated solution

It shall be derived from the enclosed land surveying plan. The site plan shall display dimensions and positions of the buildings, roof slopes (pitches), number of levels, accesses, exits, parking lots, traffic paths (lanes for cyclists and pedestrians, roads), lawns, squares and exterior facilities. The following shall be evident from the drawing:

- basic urban development concept of narrower area
- structural volumes with representation of roofs
- number of levels
- designation of entrances, accesses and exits
- traffic arrangement (cars, goods vehicles, pedestrians, cyclists)
- parking lots
- green spaces
- paved surface areas
- main formal features of exterior arrangement

b) Sketches for clarification of urban development concept

10.3.2. Representation of visual improvement of DCB I building

There is no need to prepare plans for visual improvement of DCB I building in the competition solution. It shall be displayed in a descriptive manner in the textual part of competition design and in mandatory 3D displays – axonometry, mandatory 3D display – photomontage) and on the model.

10.3.3. Representation of architectural design for DCB II building

a) Floor plan of ground level with outdoor design and narrower area of surrounding facilities at a scale of 1:500

Floor plan shall be derived from site plan at a scale of 1: 500. Floor plan shall schematically display rooms and furniture so as to prove functionality and capacity of warehouse. Layout distribution of pallet places, pallet rack levels and total number of pallet places by individual room should be evident from floor plan. Functional sets (business section, warehouse section, garage) should be marked in different colours.

b) Floor plans of underground levels at a scale of 1:500

Floor plans of all the underground levels shall be displayed at a scale of 1:500. The display of plans of underground levels shall exhibit the required total number of parking spaces for cars (min 170 PS), bicycles and single-track vehicles.

c) Floor plans of levels above ground level at a scale of 1:500

Floor plans of levels above the ground level shall schematically represent the relevant rooms; there is no need, however, to draw equipment. Structural design and organization chart of the building as well as the available capacity of the building shall be evident from the plans.

d) Views and sections at a scale of 1:500

Representation of all views of elevations relevant for explanation of design concept; this representation should display main elements of elevation and relevant cross-sections through the building.

e) Sketches for clarification of architectural design

Drawings, sketches at the author's discretion.

10.3.4. Representation of architectural design for DCB III building

a) Floor plan of ground level with outdoor design and narrower area of surrounding facilities at a scale of 1:250

Floor plan shall be derived from site plan at a scale of 1: 250. It is necessary to draw furniture. Size of surface areas by individual rooms should be specified. Display should likewise include the existing DCB I building (or at least a part of the building).

b) Floor plans of underground and above ground levels at a scale of 1:250

Floor plans of all levels should be shown at a scale of 1:250. The first underground level should be displayed together with underground level (or at least a part of that level) of the existing DCB I building. The available total number of parking spaces for cars, bicycles and single-track vehicles should be evident from plans of underground levels.

c) Characteristic level with placement of equipment at a scale of 1:250

A characteristic level with placement of furniture shall be displayed in three versions so as to prove flexibility of different concepts of use of office premises. It is necessary to draw equipment.

The following organizational concepts of use should be displayed:

- offices/combined offices
- team offices
- open space offices

In calculation of surface area (competition template C-08-02_form-surface-area-DCB-III) it is necessary to consider the version where there is approx. one third of each type of offices in the building.

d) Elevation and sections at a scale of 1:250

Presentation of all views of elevations relevant for explanation of design concept; this presentation should display main elements of elevation and relevant cross-sections through the building.

e) Elevation section and partial view at a scale of 1:20

Elevation section should be displayed with a view and a vertical section at a depth of at least 3m at a scale of 1:20. It is necessary to illustrate architectural design which displays composition of structure (ceiling, floor, elevation including the required sun protection), materials to be used and installation scheme, i.e. the anticipated space quality. The more noticeable segments of elevation such as those in the area of attic (cornice), elevation apertures and contact between the basement level and the ground level should be exhibited.

f) Sketches for clarification of architectural design

Drawings, sketches of your own choice

10.3.5. 3D presentations

a) 3D presentation – axonometry

Aerial view of the park from the south east side (axonometry) should be provided. The view presenting the business park Dimnikcobau as integrally as possible should be selected.

b) 3D presentation – photomontage

The attached photo (competition template C-06_photo-photomontage) should be subjected to photomontage which shows the built complex as a real representation in contours. Base point of view should be unconditionally taken into account, and the view may be expanded (complemented in width and in height) on an optional basis.

c) 3D presentation of exterior of DCB III building

A view that best represents the concept of DCB III building should be prepared.

d) Ambiantal 3D presentation of DCB III building

Optional ambiantal presentation shall be produced. It is desirable that entrance and/or central part of the building is represented.

e) Optional 3D presentations (max. 3)

Competitors may optionally add further 3D presentations of their own choice. If they so wish, they may add any of the geotagged photos from the Competition Appendix D-02-1_geotagged-photos. The base points of view of geotagged photos are marked in the Competition Appendix D-02-2_situation-views. Because of comparability and balance of processing of competition solutions, only three additional 3D presentations altogether shall be permitted.

10.4. Instructions for design of posters

All posters should be sized 70 x 100 cm and of portrait orientation. They should be pasted on hard board (e.g. kapa board). The expected number of posters is 4 to 5, the competitors may optionally produce maximum one more additional poster (altogether 6 posters at most).

In order to ensure comparability of competition solutions, the competitors should, in distribution of contents and design of posters follow the below instructions and schemes shown in the competition template C-07_template-posters as consistently as possible.

Poster P01

Poster P01 is intended for representation of urban development design of the business park Dimnikcobau. The upper section of the poster P01 should contain site plan at a scale of 1:500, while in the lower section there should be a mandatory 3D presentation – axonometry. Schemes and sketches for explanation of urban development design concept should likewise be placed on poster P01. Other contents are optional.

Poster P02

Poster P02 is intended to show the architectural design of DCB II building and conceptual design of the site. Plans for DCB II building shall be placed on the upper part of poster P02, while on the lower part, there should be a mandatory 3D presentation – photomontage. Other contents are optional.

Poster P03

Poster P03 is intended for representation of conceptual design of DCB III building. The upper part of poster P03 should contain the ground floor of DCB III building which likewise represents the relation to the external space and the existing DCB I building. The lower part of poster should contain optional 3D presentation of exterior of DCB III building and optional ambiantal 3D presentation of DCB III building. Other contents are optional.

Posters P04 and P05

Poster P04 and, if necessary, also poster P05 are intended for a more detailed representation of the architectural design of DCB III building. The posters may be designed optionally. They are primarily intended for placement of plans (floor plans, sections, detailed elevated section) and other representations for DCB III building. They may also be complemented by other optional contents.

Poster P06

Poster P06 should only be made in case that the competition solution cannot sufficiently be illustrated on posters P01 through P05. Contents are optional.

On the left side of the lower line of each poster there is the name of architectural firm, while in the lower right angle there is consecutive number of the poster.

Recommendation for design of posters is optimal clarity of the subject represented. Representation should be graphic to the greatest possible extent. Written explanations shall be short, clear and concise.

10.5. Contents of textual part (Folder A3)

10.5.1. Urban development concept of the Dimnikcobau Business Park

Description of the basic idea of urban development concept

- placement of buildings,
- design of volumes in relation to neighbouring buildings,
- recognizability of the area,
- arrangement of parking spaces, distribution of entrances, accesses/exits
- replanting and traffic

10.5.2. DCB I building

Description of adjustment of building and appertaining surface areas to the integral arrangement of the site:

- relations to DCB III building
- outdoor spaces
- visual improvement of DCB I building.

10.5.3. DCB II building

Description of architectural design of DCB II building:

- design concept,
- distributions of volumes,
- functional and technological concept,
- structural design,
- description of selection of materials and finalization.

10.5.4. DCB III building

Description of architectural design of DCB III building:

- design concept, specificity of architectural design,
- distributions of volumes, opening/closing of views,
- functional and technological concept,
- structural design,
- description of selection of materials and processing operations,
- communication and installation concept
- energy/ecological concept as a systemic solution – also with sketches.

10.5.5. Calculations

a) Calculation of gross areas according to Standard SIST ISO 9836 (or Önorm 1800, DIN..) for DCB II building

Verifiable evidence should be made in the form of drawings (plans with calculations) and calculated evidence of available gross areas separately by levels and by programme sets. It is necessary to make the presentation of gross floor areas by programme set (offices, warehouse, garage), presentation of the number of parking spaces and presentation of the number of pallet spaces. Data shall be entered exclusively in the attached form from competition template C-08-01_form-areas-DCB-II.

b) Schemes and plans for verification of measurements and areas for DCB II building

For the purpose of verification of capacities also additional plans with calculation of areas by program sets should be submitted, separately for warehousing section, office section and garage. This set of plans shall be made out so as to enable faultless verification of dimensions of the building and gross areas. Measurements should be provided with lengths, widths and heights of the main parts of the building.

In CAD format (dwg), floor plans of program sets (gross dimensions) should be circled by **polylines** so that they can be verified. Floor plans and sections shall come in colours.

Code list of colours

- | | |
|------------------------------------|-------------|
| - office part of the building | light blue |
| - warehousing part of the building | light green |
| - parking spaces | grey |
| - technical rooms | dark blue |

Schemes of areas should be printed in colours and enclosed in A3 folders. In the digital form of these plans, the colours should be provided with appertaining layers.

c) Calculation of areas according to the SIST ISO 9836 standard (or Önorm 1800, DIN..) for DCB III building

Verifiable evidence in the form of drawings (plans with calculations) and calculated evidence of required program areas separated by levels and types of rooms should be provided. Data shall be entered exclusively in the attached form from competition template C-08-02_form-areas-DCB-III.

d) Calculation of volumes according to the SIST ISO 9836 standard for DCB III building

Verifiable evidence in the form of drawings (plans with calculations) and calculated evidence of gross volumes separately by levels and parts of the buildings should be provided. Data shall be entered exclusively in the attached form from competition template C-08-02_form-areas-DCB-III.

e) Schemes and plans for verification of measurements and surface areas for DCB III building

For the purpose of verification of correctness of solutions and for the needs of presentation, additional plans with calculation of areas by their intended purpose should be submitted. This set of plans shall be made out so as to enable faultless verification of calculations of areas and volumes. Measures should be provided with lengths, widths and heights.

In CAD format (dwg), floor plans should be provided with **polylines** so that they can be verified. Floor plans, sections and views shall be in colour. Floor plans shall be provided with approximate dimensions of the main parts of the building. Schemes of areas: net primary usable floor areas (NPUFA), net secondary usable floor areas (NSUFA), net communication floor areas (NCFA) and net technical floor areas (NTFA) as listed in the Competition Brief, should all be presented in the colours specified below. Areas not taken into account in calculation of efficiency ratios shall remain unmarked, i.e. in white colour: open-air (not covered) areas (e.g., open-air terraces and balconies), external fire-escape staircases, terraces and landings, installation shafts and lift shafts as well as external ramps.

Code list of colours:

Net primary usable floor areas (NPUFA):

- usable office area	light blue
- combined zone/multi-purpose zone within office units: meeting rooms, IT rooms, kitchenettes, convenient stockrooms, archives in individual office units	ochre
- corridors inside office units	yellow
- common office premises within office departments (shared use for several office units): meeting rooms, IT rooms, kitchenettes, convenient stockrooms, archives	ochre
- common (central) conference halls, meeting rooms, coffee shop/restaurant	light red
- other central special areas: archives, storerooms, recreation facilities which serve centrally, i.e., to everybody in the building	orange
- covered areas (loggias, covered terraces)	green
	light green

Net secondary usable floor areas (NSUFA):

- auxiliary rooms: restrooms, service areas...	brown
- parking areas	grey

Net communication areas (NCFA):

- entrance lobby and foyer	light yellow
- general communication areas	light yellow
- flights of stairs, staircase landings	light yellow
- area of delivery and collection	magenta

Net technical areas (NTFA):

- heating station, mechanical rooms, transformer station, technical rooms	dark blue
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Schemes of areas should be printed in colours and enclosed in A3 folders. In the digital form of these plans, the colours should be provided with appertaining layers. Additionally, gross floor areas should be shown as well (GFA).

f) Calculation of urban indicators

Presentation of the fulfilment of requirements from OPN (number of PS, number of bicycles, number of single-track vehicles, FI – footprint index, GSI – green space index). Data shall be entered exclusively in the attached form from competition template C-09_form-urb-indicators.

g) Urban indicators calculation scheme

To verify correctness of solutions, an additional site plan shall be submitted, showing the calculation of green areas on original ground and built-up areas (vertical projection of the external dimensions of the building, including most exposed parts of the building, onto the ground) for buildings DCB II and DCB III. This plan shall be made in such a way that the calculations of surface areas can be faultlessly verified. The areas shall be shown in CAD format (dwg) by means of polylines in such a way that they can be verified.

Code list of colours:

- | | |
|----------------------------------|-------|
| - green areas on original ground | green |
| - built-up area | grey |

Built -up area is vertical projection of the external dimensions of the building, including most exposed parts of the building, onto the ground. Balconies and overhangs shall not be taken into account in floor-plan projection of external dimensions of the most exposed parts of the building. However, floor-plan projections of maximum external dimensions of all auxiliary buildings above the ground as well as areas of driveways to and from the basement shall be taken into account.

Green areas on original ground: original ground means external areas which preserve direct contact with bedrock and hence the ability to retain and sink water and enable planting of high vegetation

h) Estimate of investment cost for DCB III building

Indicative evaluation of investment (construction, craftsmen and installation works - GOI). Evaluation should be made either on the basis of your own already implemented similar facilities or known costs of construction of individual sets (structures + final materials and processing operations). Data shall be entered exclusively in the attached form in the competition template C-10_form-investment-cost-calculation.

10.5.6. Indication of the contractual price

Completed form from Appendix 2: Informative offer shall be filed in folder A3.

10.5.7. Diminished posters

In the end, all posters diminished to A3 format should be filed in folder A3.

10.6. Contents and form of data on DVD or any other electronic medium

The following data should be submitted in digital form on electronic medium:

- Complete A3 folder in PDF format,
- Posters in PDF format, in resolution suitable for examination and publication on web (comparable to ADOBE – high quality print)
- All visualizations in pdf./jpg/tiff ... format suitable for publication on the web
- Required FORMS (competition templates C-08-1, C-08-2, C-09 in C-10) in xls. format
- Digital drawings: site plan, floor plans, sections, elevations in *.dwg in version autocad 2005 or *.dxf,
- Schemes and plans for verification of measurements and areas in *.dwg in version autocad 2005 or *.dxf

DVD, USB or any other electronic medium shall be entered in a tightly glued envelope with designation of architectural firm.

10.7. Model

Model shall be made at a scale of 1:500. Further detailed instruction for construction of model are contained in competition basis Appendix C-11_model-instructions. The competitors shall receive the

basic model of the wider area, into which the model of competition area should be inserted. The model of competition area may be made of optional material in white.

10.8. Informative Offer for DESIGN

The competitors should fill out the enclosed form from Appendix 2 INFORMATIVE OFFER. Price for creating IDZ, IDP, DGD, and PZI designs, designer supervision and PID design shall be set on the basis of competition brief and in accordance with requirements from Appendix 1: ESSENTIAL REQUIREMENTS OF THE EMPLOYER FOR PREPARATION OF OFFER FOR CREATION OF PROJECT DESIGN DOCUMENTATION FOR DCB III BUILDING. Initialled Appendix 1 should be enclosed in an envelope together with the offer.

11. EVALUATION CRITERIA

Competition entries shall be evaluated according to the following criteria:

11.1 Urban planning, e.g.:

- placement in space
- diversification of structural volumes, axes of view, incorporation of environment
- observance of max. permitted dimensions and envisaged areal efficiency rate

11.2 Architectural effect oriented outwards, e.g.:

- appearance and "architectural language" (aesthetic quality of building volumes buildings) and elevations, influence on third persons, design complexity, spatial impression)
- transparency and openness, innovation
- availability and accessibility
- outdoor design concept

11.3 Architectural effect oriented inwards, e.g.:

- flexibility of office and other areas
- interior design and materials
- quality of communications areas

11.4 Functionality, e.g.:

- optimal support to work processes by designing high quality workplaces
- quality of outdoor communications (entry, accesses, parking)
- quality of interior deployment and communications (orientation, division, non-disturbance, findability)
- suitability of design of premises (surface areas, proportions, lighting, ventilation)
- fulfilment of the requirements for functional use of surface areas according to envisaged intended use

11.5 Functionality in use, e.g.:

- variability of deployment of premises inside office module (flexibility)
- variability from one office type into another
- possibility of implementation (feasibility) of future-oriented concepts of offices such as desk-sharing, room-sharing, etc.
- possibility of division into self-contained office areas
- connectivity of units of office areas (principle of integration of surface areas)
- divisibility of a building into independent units
- feasibility of equipment of a building according to a high-level standard

11.6 High quality features of a workplace, e.g.:

- equal high-quality features of a workplace,
- natural lighting, orientation of workplaces by windows
- contact of workplaces with exterior environment
- thermal comfort of naturally air-conditioned rooms
- acoustic conditions, noise protection, absence of disturbances
- privacy, restriction of one's own area of work
- individual adjustability of air-conditioning, lighting and ventilation
- ergonomics at workplace
- user's sense of well-being (inviting entrance, good orientation in the building, sense of openness)
- quality of outdoor design and atriums

11.7 Quality of communication areas, e.g.:

- structure between public, common and private areas (areas for formal and informal communication, restricted access, etc.)
- optimal support of work processes with respect to the entire organization and logistics of the building

11.8 Cost-effectiveness and costs

- cost-effectiveness of structure (quantities, ranges), overall static design of the building
- application of standard in concluding works (materials, elements)
- small gross floor area (GFA) per square meter per employee – requirement: max. 25 square meters
- favourable ratio of gross floor area and net primary usable floor area, approx. 65 - 70%
- cost-effectiveness of maintenance, low maintenance and operation costs (low energy office)
- possibility of energy savings by means of building design
- economic-technical feasibility with observance of construction regulations

11.9 Energy design/ecology of the building, e.g.:

- energy concepts from the viewpoint of cost-efficiency
- energy concepts and energy source management
- energy consumption (compactness, shape and properties of the building envelope / low energy building)
- use of ecologically acceptable construction materials
- ratio of gross volume and building envelope surface area

11.9 Energy management and building management system

- central concept of building management and control system
- taking into account of the latest state of the art
- optimal operation with the lowest operating costs
- economic viability of design

12. COMPETITION CONDITIONS APPENDICES
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Appendix 1

**ESSENTIAL REQUIREMENTS OF THE EMPLOYER FOR PREPARATION OF OFFER FOR
CREATION OF PROJECT DESIGN DOCUMENTATION FOR DCB III**

Appendix 2

**INFORMATIVE OFFER FOR CREATION OF PROJECT DESIGN DOCUMENTATION FOR DCB II
BUILDING**