

**LUSTICA BAY
PROMENADE HOTEL**

DESIGN COMPETITION

COMPETITION TERMS AND CONDITIONS

The Ministry of Sustainable Development and Tourism is announcing:

AN INTERNATIONAL, INVITATIONAL, CONCEPT (DESIGN), ONE STAGE, NON ANONYMOUS COMPETITION, NO 04-1984/2-2013 FOR AN ARCHITECTURAL-URBAN PLANNING SOLUTION FOR A MINIMUM 4+ STAR HOTEL, PLANNED ON URBAN PARCELS UP23 LOCATED IN DETAILED URBAN PLAN "DONJI RADOVICI-CENTAR", AND URBAN PARCEL UP4, LOCATED IN STATE LOCATION STUDY "SLS SECTOR 36" IN THE MUNICIPALITY OF TIVAT.

1. Name of the Competition Organizer and Investor

Organizer – Ministry of Sustainable Development and Tourism

Address: IV Proleterske 19, 81000 Podgorica, Montenegro

Tel.: (+382) 20 446 304

Fax: (+382) 20 446 215

Contact Persons: Anja Amidžić, Nevena Daković

E-mail: nevena.dakovic@mrt.gov.me

E-mail: anja.amidzic@mrt.gov.me

Investor – Lustica Development A.D.

Address: Novo Naselje bb., 85323 Radovici, Tivat, Montenegro

Tel.: (+382) 77 200 100

Fax: (+382) 77 200 105

Contact person: Jasna Tomasevic

E-mail: jasna.tomasevic@lusicadevelopment.com

2. Subject of the Design Competition

Concept Design for an urban planning-architectural design of a minimum **4+ Star Hotel** which is planned on Urban Parcel UP23, located in Detailed Urban Plan "Donji Radovici-Centar", and on Urban Parcel UP4, located in State Location Study "SLS Sector 36" in the Municipality of Tivat.

The concept design should adhere to the project Terms of Reference and other attachments, listed as the Competition Data. Furthermore the Competition Submission must adhere to all other conditions listed in the Competition Terms and Conditions.

Competition Participants: International
Competition Type: Invitational
Competition Category: Concept Design
Competition Form: One Stage
Competition Submission: Non anonymous

3. Eligibility Criteria

The competition is open only for selected (invited) candidates who are listed in the register of participants.

Persons or entities that are directly involved in organization of this competition as well as persons who are in a close relationship and that most directly cooperate with them are prohibited from entering the competition.

Each competition participant (individual or team), has a right to participate with only one competition submission.

4. Competition Objectives

The aim of the Competition is to choose the most efficient and best architectural and urban planning concept design which will:

- In the most efficient manner valorize the total potential of the space and tourism resort as a whole,
- Achieve a harmonious architectural form with an efficient functional organization for the intended purpose,
- Provide an efficient functional organization for the intended purpose and to provide a hospitality product in line with the project standards and positioning,
- In a qualitative way upgrade the existing architectural and landscape context,
- Provide a sustainable design approach.

5. Competition Material and Deadlines

The Competition will be open from March 31, 2015 to June 2, 2015 until 12.00 hours. Invited participants must confirm their participation not later than April 3, 2015 until 16.00 hours. Competition material will be delivered by e-mail to all invited participants who confirmed their participation in the Competition.

A site visit can be provided by Investor from March 31 2015 until April 30, 2015. The site visit is not obligatory and all expenses related to the site visit will be covered by the Participant. The contact person for scheduling a site visit is:

Jasna Tomasevic: jasna.tomasevic@lusicadevelopment.com

Competition participants may ask questions by e-mail until April 30, 2015 by contacting:

Nevena Dakovic and Anja Amidzic:

nevena.dakovic@mrt.gov.me

anja.amidzic@mrt.gov.me

All answers will be provided in writing and will be distributed to all participants by e-mail within 5 working days of receipt of the query. All responses shall be considered as an integral part of the competition instructions, terms, and conditions.

The competition will be opened from March 31, 2015 to June 2, 2015 by 12.00 hours, until which time all submission material must be delivered in person or sent by post, which will be checked by means of postal stamp on the envelope and proven by certificate of delivery issued by the post office and presented by the author – sender.

The Competition Jury will decide on the proposed submission material from June 2, 2015 to June 7, 2015, when they will pass a decision on results of the Competition.

All the participants will be informed of the results of the Competition by June 9, 2015.

Submission material should be delivered to the archive (mail room) of the Ministry of Sustainable Development and Tourism (address: IV Proleterske 19, 81000 Podgorica, Montenegro).

Submissions which are received after the determined submission deadline will not be taken into consideration.

6. Criteria for Evaluation

1	Urban Planning Concept, valorization of the total potential of the space and landscaping	25 %
2	Architectural Design Solution and relation to the landscaping	25 %
3	Spatial and Functional Organization	25 %
4	Typical Room Layout and Interior Design Concepts	25 %

7. Competition Prizes and Purchased Submissions

The competition prize fund will amount to 60,000 Euros (sixty thousand euros) +VAT and shall be awarded in the following manner:

1st Prize	15,000 Euros
2nd Prize	12,000 Euros
3rd Prize	10,000 Euros
Honorable Mentions and participation fees	8,000 Euros

All prizes shall be disbursed as NET amounts not including applicable VAT in Montenegro or Withholding Taxes, if applicable. All other taxes and levies will be considered to be included in this sum. Furthermore, no expenses incurred by the competition participants in preparing the competition bid shall be reimbursed.

The Jury reserves the right not to award the above mentioned prizes if submissions have been deemed to have not adhered to the competition terms and conditions or to distribute the foreseen prizes otherwise within the total competition prize fund, in accordance with the quality of submissions.

At the closing of the competition and after the disbursement of the prizes, any and all obligations of the Investor towards the awarded competition participants are considered to be ended. The awarded designs are to become the full ownership of the Investor who can use them wholly or partially, while crediting the respective authors and the Investor is at liberty to assign the further detailed design phases to a third party.

By submitting the competition submission the participants agree with all the Competition terms and conditions.

Submissions will become property of the investor and will not be returned to the participants.

The submissions that did not meet requirements of the Competition will be returned to the authors, by making them available for pick up from the archives of the Ministry of Tourism and Sustainable Development during 30 days of the announcement of the Competition results. After the expiry of that period, the Ministry of Sustainable Development and Tourism will have no further obligations to the participants with regard to keeping their submissions.

8. Submission Format

Each competition submission should be compiled in a separate package, with an explicitly marked code in the corner of the package and a clear indication as follows:

MINISTRY OF SUSTAINABLE DEVELOPMENT AND TOURISM

"Lustica Bay UP23 and UP24 Design Competition – DO NOT OPEN"

IV Proleterske 19

81000 Podgorica

Crna Gora

The submission package must include a list of all documents, and all documents must be labelled by the author's code.

All graphic documents must be provided in hard copy, on light base, AO format. All text must be provided in printed and bound A3 format in 7 copies.

Together with the concept design, the authors must submit two non-transparent sealed envelopes with a clear indication "Competition – Do not open", as follows:

- an envelope with the indication "**Author**" containing the name, surname and address of an individual or team and the manner of prize distribution,
- an envelope with the indication "**Address for returning the submission**", containing the address for returning the submission. This envelope should also contain a statement on NOT accepting the name of the author to be disclosed after the completion of the Competition if the submission has not been awarded. In the absence of such statement, the author will be deemed to agree with disclosing his/her name.

The envelopes marked as "**Author**" and "**Address for returning the submission**" will be opened by the Competition Jury.

Together with the concept design, the participants must submit a CD (in 7 copies) with all graphic **both in DWG and PDF format**, and all text explanations in DOC or PDF format.

All submission material must be presented in English.

9. Submission Deliverables

The competition participants are obliged to submit the following documentation within the Competition Submission:

Text:

- Explanation of the Concept Design in all segments of the Competition Submission;
- Area tabulation for Gross Built-Up Area (actual) by uses, Gross Built-Up Area (official), Footprint Area, and Net Areas.

Graphic:

- Site Plan of the complex and nearby surroundings, 1:500
- Characteristic perspectives,
- Architectural concept design of the building presenting:
 - Level floor plan of the building with landscaping, 1:200
 - Building Floor Plans for each floor and roof, 1:200
 - Building Floor Plans for each basement and underground floor, 1:200
 - All building elevations, 1:200
 - Building cross and longitudinal sections, 1:200
 - Typical Room Plans, 1:20
 - Interior / Exterior Design Imagery
 - 3D Massing and Perspective Model
 - Additional material at the option of the author.

10. Competition Data

All documentation representing the Competition Data in the form of text and graphic will be delivered to all invited participants in electronic format.

Text:

- Competition Terms and Conditions
- Terms of Reference

Graphic:

- Digital topographic surveys
- Photograph Catalogue of the treated area and contact zones

Supporting Documents:

- Detailed Urban Plan "Donji Radovici-Centar" – graphic
- State Location Study "Sector 36" – graphic
- Lustica Bay Masterplan Report
- Site Plan (DWG format)
- LEED Documentation
- Elevations of Marina Village Surrounding Buildings.

11. Competition Jury

The Competition Jury will consist of:

1. Predrag Jelusic, Spec. in economics, State Secretary in Ministry of Sustainable Development and Tourism, President of the Jury
2. Sanja Ljeskovic Mitrovic, Msc in landscape architecture, General Director of Spatial Planning Department in Ministry of Sustainable Development and Tourism, member
3. Hani Ayad, M.Arch, Orascom Development Holding AG, member
4. Omar Farid, M.Arch, Lustica Development AD, member
5. Perry Brown, SVP BArch, WATG, member

The Reporters:

1. Nevena Dakovic, M. Arch.
2. Anja Amidzic, Spec. of International Relations

Lustica Development A.D. Tivat will bear the participation costs of the Competition Jury, and is included in the competition fund.

The Competition reporters will note down whether all submissions are complete and in accordance with the competition terms and conditions prior to the review being conducted by the Competition Jury. Submissions which do not meet the competition terms and conditions or were submitted after the submission deadline will not be taken into consideration.

Any Competition Participant can be disqualified by the Competition Jury on the basis of the following reasons:

1. If any competition participant does not follow any of the competition terms and conditions.
 2. If any competition participant tries to influence any member of the Jury in any way.
- Jury will define a final number of competitors.

12. Ownership Rights

All Competition participants agree that their submissions can be publicly exhibited by the Ministry of Sustainable Development and Tourism, after the Competitions result has been disclosed.

Ownership rights over the awarded plans will be transferred to the ownership of Lustica Development A.D. Tivat, after the disbursement of prizes.

With the participation in this Competition, it is considered that each competition participant has agreed and provided consent to such ownership rights.

13. Final Provisions

The competition results and details of the decision will be published at the web page of the Ministry of Sustainable Development and Tourism www.mrt.gov.me and in one daily paper.

A final report of the competition results will be submitted to all competition participants.

A discussion and exhibition of the competition submissions will be held after the Competition Jury has made its decision. All the competition participants will be informed about that by e-mail.

The Jury may determine that parts of any submitted design documentation be formally adopted as part of the official urban planning legislation.

All disputes that may arise from this competition are considered to be under in the jurisdiction of the Court of Montenegro responsible for the Competition Organizer.

Ministry of Sustainable Development and Tourism
Podgorica