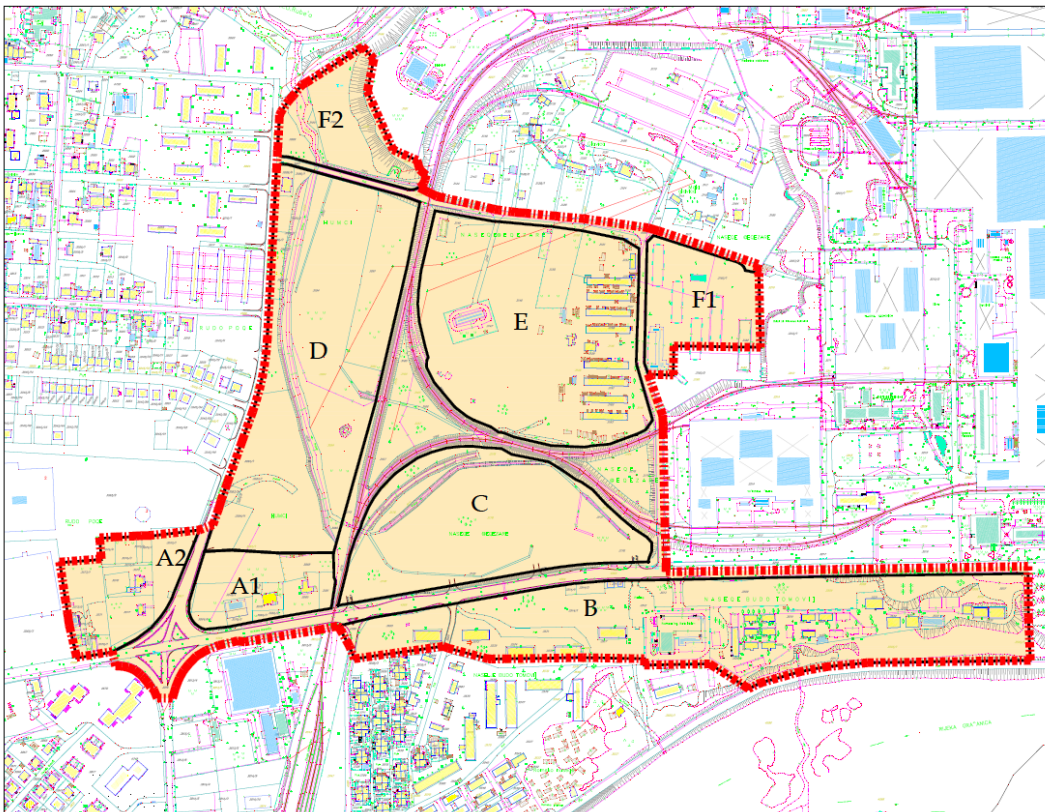


**INVITATION TO COMPETITION**  
for development of the Conceptual Architectural Design of a residential-business complex  
'Sunny town'



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## **1. COMPETITION INVITING AUTHORITY AND ORGANIZER**

### **Nikšić Municipality**

Njegoševa 18,  
81400 Nikšić  
Tel: +382 40 213 066  
<http://niksic.me>

### **Elektroprivreda Crne Gore**

Vuka Karadžića 2  
81400 Nikšić  
Tel: +382 40 204 124  
<https://www.epcg.com/>

## **2. CONTACT PERSON**

Ivan Mrvaljevic, Project manager

## **3. COMPETITION OBJECTIVE**

The main objective of the Competition shall be selecting the best conceptual architectural design of the competition area including urban elements encompassing the plots predominantly owned by EPCG, which shall, following selection of the first-ranked competition entry, be subject to further elaboration through planning and/or technical documents.

The general and final objective is a radical remodelling and reaffirming the area in terms of contents and amenities thereby contributing the development of Nikšić Municipality, changing the appearance and use of the zone and creating a new identity, residential settlements with social and central activities' facilities and landscaped public areas along with establishing connections with the town structures at contact zones.

## **4. COMPETITION FORM**

The Competition for conceptual architectural design including urban elements is international, general, single-stage and anonymous. Competition entries must be prepared in line with the Competition Invitation, based on the Competition Brief as well as legislation governing the subject area.

## **5. COMPETITION BRIEF**

The Competition Brief encompasses a part of Nikšić town that belongs to Željezara's service area and encompasses settlements, social facilities and urban green space developed in line with at that time existing standards.

The Competition encompasses six spatial units – zones, in accordance with the heritage and planned infrastructure and contacts with neighbouring zone:

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1. Zone A – the first spatial unit is an entry plot to a new residential-business zone and stretches from the junction of Ul. Vuka Karadžića street and the road towards Ostrovac (A1 and A2);
2. Zone B – the second spatial unit of cca. 100 m wide stretch on the south of Ul Vuka Karadžića street, i.e. from the industrial track up to the parking of Željezara,;
3. Zone C – the third spatial unit, between Ul. Vuka Karadzica street and the industrial track, has been envisaged for a shopping mall;
4. Zone D – the fourth spatial unit, between the road Niksic-Ostrovac and the industrial track, has been envisaged as a point where the existing and future structures meet, with significant presence of public content;
5. Zone E – the fifth spatial unit, located in-between the industrial track and access roads, where it is necessary to resolve the existing sub-standard residency.
6. F1 and F2 zones – the sixth spatial unit made of two sub-units as the transient – buffer zone towards the industrial zone.

Location of the competition Site encompasses rail and road traffic corridors among which Ul Vuka Karadžića stands out as a significant arterial street and an industrial intersection gauge representing thereby a significant resource for the industrial zone reaffirming. Routes of the existing traffic corridors will be retained, but a competition entry needs to contemplate their reconstruction and construction of new streets reaching thereby functionality of connection between the location subject to the competition and the neighbouring area.

Creating conditions precedent for development of a new identity of this part of the town, which together with Željezara, as an industrial giant, stood for a backbone of the municipal development, is the objective of the Competition. After a multi-annual degradation, to which this area has been exposed to, it is necessary for the area users to obtain a basis for changing the prospect and function of this part of town.

Planning of the location contents must be done with due attention in order to create a new image of the area, with state-of-the-art residential buildings, business centres, social standard buildings (kindergartens, sports yards, swimming pools, landscaping), and offer solutions for overcoming spatial barriers and creating functional connections with the surrounding area.

The main objective of the Competition is selection of the winning conceptual architectural design including urban elements for the new residential-business centre in Nikšić, based on parameters and recommendations stipulated in this Invitation to Competition and the Competition Brief.

Location of the project site is marked in the graphic enclosure that makes a composite part to this competition material and encompasses cadastral plot no.: a part of 3045/1, 3078/1, 3079, 3083/1,

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3083/2, 3083/3, 3084/1, 3084/5, 3084/6, 3084/7, 3084/8, 3085, 3086/1, 3086/3, 3086/4, 3087, 3089, 3090/1, , 3092, 3093, 3094, 3146, 3148, 3149, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180/1, 3182, 3183, 3190, 3193, 3194, a part of the CP 3192, 3195, 3196, a part of 3505/1, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514/4, 3517, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3571, 3572, 3573, 3574, 3575, a part of 3604, 3605, 3606, a part of 3816, a part of 4539, 4568, a part of 4569, a part of 4567, a part of 4580, 4968, for which the development of conceptual architectural design including urban elements has been envisaged, while the subject of competition for the cadastral plots no.: 3070/1, 3070/2, 3070/3, 3071, 3072, 3073/1, 3073/2, 3074/1, 3074/2, 3074/3, 3074/4, 3074/5, 3075, 3076, 3077, 3078/2, 3078/3, 3080, 3081, 3082, 3084/2, 3084/3, 3084/4, 3086/2, 3090/2, 3090/3, 3091, 3147, 3150, 3514/1, 3514/2, 3514/3, CM Nikšić shall be the development of the conceptual urban design.

### **6. MANDATORY REQUIREMENT FOR PARTICIPATION IN THE COMPETITION**

#### **6.1. The right to participate**

The right to participate in this Competition shall have all natural and legal entities that take the competition documents, accept the competition requirements and thereby acquire the right to compete under the competitions requirements.

In order to participate in the Competition entrants must fulfil professional and other requirements set forth in the Invitation to Competition. The Competition may be participated in by entities residing i.e. seated at the territory of Montenegro as well as entities with headquarters and residence at the territory of another state, where at least one of authors of a competition entry (an individual or a team leader) is a responsible architect.

The author i.e. the leader of an author's team may hire other professionals in order to improve their competition entry.

People directly engaged in the preparation and implementation of the Competition, people employed with the Competition Inviting Authority and people whose employment with the latter was terminated less than two years ago, as well as the closest relatives of and/or employed with jury members are not allowed to participate in the Competition.

#### **6.2. Mandatory requirements**

- The Competition entry needs to contain all graphic and textual elements as well as other data required under the Invitation to Competition;

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- A competition entry must be submitted within the envisaged deadline and in the manner determined under the Invitation to Competition. Each and every participant, individual or group shall be entitled to participate in the competition with one entry only. Only one conceptual design is allowed per one competition entry, therefore no optional solutions are allowed.

### **7. COMPOSITION OF JURY AND RAPPORTEURS**

#### **7.1. Jury members**

- Aleksandra Tošić Jokić , an architect-urbanist – the president of the Jury;
- Mladen Vujović, Chief City architect – the Jury member;
- Duško Lučić, PHD, full-time professor at the University of Montenegro - Faculty of Civil engineering – the Jury member;
- Jelena Stojkov, an architect - urbanist – the Jury member;
- Dražen Arbutina, an architect – urbanist – the Jury member.

#### **7.2. Substitute member of the jury**

- Ana Miljanić, an architect - urbanist – the Jury member;

#### **7.3. Rapporteurs**

- Mirjana Nikolić, a spatial planner – representative of the Municipality of Nikšić
- Anđela Knežević , engineer for RES – representative of EPCG

Before the Jury begins deliberation, the rapporteurs shall, firstly, note down completeness of all entries received and compliance thereof with the requirements of the Invitation to competition and inform the Jury of prospective incompliant entries substantiating evidence on incompliance of the noted entries – those non-compliant entries shall be disqualified.

#### **7.4. Administrative affairs**

- Anika Knežević. protocol organizer in EPCG

### **8. THE INVITING AUTHORITY'S OBLIGATIONS TOWARDS THE JURY'S DECISION**

After Decision making and submitting of the Final Jury Report, the Inviting authority shall announce results of the Invitation in the same way the Invitation was announced. The announced Competition results and the Jury's Report shall be submitted to all participants in line with the Invitation to Competition.

The received entries and the Final Jury Report shall be announced on the internet page <https://www.suncanigrad.epcg.com>, 30 days upon announcement of results.

## **9. CONTENTS OF THE COMPETITION DOCUMENTS**

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

- Invitation to Competition;
- Competition Brief containing the program and urban requirements:
- Urban-technical requirements for the Shopping mall (Amendments to SUP of Nikšić).

### **9.2. Numerical part:**

- The table of capacities filled out in line with the suggested design

### **9.3. Graphic part:**

- Geodetic-cadastral survey;
- Photo and video docs.

## **10. CONDITIONS, REDEMPTION, MANNER AND ADDRESS TO OBTAIN THE COMPETITION DOCUMENTS;**

All documents deemed the competition material shall be published on the internet pages.

<https://www.suncanigrad.epcg.com>

## **11. COMPETITION DEADLINES**

### **11.1 Deadlines:**

- **The Competition shall begin on - The Competition announcement Date**

The Competition brief and the Invitation to Competition shall be published on December 20, 2023 on the internet page <https://www.suncanigrad.epcg.com> ;

### **11.2 Deadline for submission of Questions and Answers**

All participants may ask questions concerning the Invitation to Competition **up until March 15, 2024**, and thereafter all received questions and provided answers will be published on the internet page of the Inviting Authority within 15-day deadline following the expiration of the deadline left to participants for asking questions i.e. March 30, 2024.

Questions shall be sent to the e-mail address: [pitanja.suncanigrad@epcg.com](mailto:pitanja.suncanigrad@epcg.com)

### **11.3 Deadline for submission of entries:**

The Competition entries shall be delivered in a digital electronical form, only, up until **April 30, 2024**.

#### **11.4 Announcement of the Competition results:**

All Competition participants shall be informed about the Jury's Decision up until **May 30, 2024.**

The results of the Competition and the Jury Report shall be published on the internet page <https://www.suncanigrad.epcg.com>.

#### **11.5 Exhibition of competition entries:**

An exhibition of competition entries shall be organized **within 30 days** after the Competition results announcement. Information about the exhibition venue, opening and duration shall be published on the EPCG internet page:

### **12. COMPETITION MATERIAL:**

Documents, in textual and graphic form, encompassed by the competition material shall be made available to all participants in e-form and shall encompass the following documents:

- Invitation to the competition;
- Competition brief;
- Excerpt from the Plan on intended use of surfaces of the Spatial-urban Plan of the Municipality of Nikšić;
- Urban-technical requirements for surfaces intended for central activities;
- Cadastral – geodetic survey map
- Photo and video logs.

#### **12.1. CONTENTS OF THE COMPETITION ENTRY**

Pursuant to the Rulebook on the method and procedure for the announcement and implementation of public competition, a competition entry must contain graphic, textual, numeric and other enclosures the author finds adequate for the competition design presentation.

The Competition entry needs to contain architectural design of space including urban elements of entire space and all zones thereof.

#### ***Architectural design of the area including urban elements***

##### **12.1.1. Textual and numerical part:**

Each competition entry contains textual part presented in A3 sized volumes containing the following:

- Rationale of the Conceptual design:
- Distribution of contents:
- Numeric documents (easily legible tables) with urban parameters referring to the overall competition footprint and separate parts thereof, according to the program contents of the space;



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- Described application of energy efficiency and eco-friendly principles (use of renewable energy sources, materialisation);
- Indicative estimate of the investment;
- Graphic part- thumbnail graphic enclosures / panels.

### **12.1.2 Graphic part:**

***Each competition entry contains graphic part presented on A0 sheets, with the following contents:***

#### **1. Urban design of the entire footprint:**

- Competition entry layout in the context of the wider urban environment. R 1/1000
- R 1/1000 Conceptual layout of spatial elements and disposition thereof inside the footprint as well as a relationship with the immediate and wider environment; a layout of general purposes of the space, main traffic infrastructure and similar. R 1/1000

#### **Appearance of both the entire settlement and its individual structures**

- Detailed perspective of the competition entry – purpose of surface areas and structures in details, conceptual layout plan
- R 1/1000 The plan of physical structures and spatial relationships (with drop-shadow), space regulation and elevation, number of floors, traffic network, brief data on planned capacities and other data that need to be presented in graphic enclosures for better scrutiny of the competition entry. R 1/1000.

#### **Spatial units**

- Depiction of specific spatial segments – the selected spatial parts, making separate shape and functional units, presented in the location plan view, cross-sections and appearance (through the unit and its structures).
- Viewpoint of a spatial unit with contact zones (foundation, perspectives, 2 specific cross sections) R 1/500

#### **Specific architectural solutions of individual structures:**

- Animations - 3D view: Mandatory 3D views from the upper and lower angle of view from positions selected by the author:
- 1-minute long 3D animation (in suitable format).

All mentioned textual and graphic enclosures are a mandatory part of the competition entry. Entries in which the mentioned mandatory enclosure are left out shall not be taken into account.

### 13. FORMS OF COMPETITION ENTRIES

Competition entries are submitted only electronically.

#### 13.1. Text enclosures

Text enclosures are submitted in a single PDF form, A3 size (horizontal orientation), including the content from chapter no. 12 and graphic enclosures reduced to A3 size.

Full name of the Competition to be written in the upper right corner of each page.

Entry code to be written in the upper left corner of each page.

Use Arial font, size 11.

#### 13.2. Graphic enclosures

Graphic enclosures of the competition entry are submitted in a single PDF form, A0 size (horizontal orientation). Graphic enclosures are submitted in compliance with the content referred to in chapter no. 12. The number of pages is not limited.

Maximum two posters, A0 size, are to be submitted in order to organize the exhibition, which posters can be used by the author to present the content they have chosen from the competition entry.

Full name of the Competition to be written in the upper right corner of each page.

Entry code to be written in the upper left corner of each page.

Use Arial font, size 16.

Graphic enclosures of the competition entry are also submitted in a form reduced to A3 size, being an integral part of the file referred to in item 13.1.

**Important note:** *While creating the documents, one should pay attention that the documents do not contain data which could threaten anonymity of competition entries.*

### 14. SUBMISSION OF ENTRIES

Competition entry is submitted via e-mail to the address: [konkurs.suncanigrad@epcg.com](mailto:konkurs.suncanigrad@epcg.com) not later than on **April 30, 2024**.

Regarding sending of entries, it is mandatory to use e-mail addresses created exclusively for this purpose, which contains the following elements:

1. sunčani\_grad
2. dot (.)
3. selected code of the author, and
4. widely used domain (gmail, yahoo, hotmail, etc.)

**Example:** sunčani\_grad.xxxxx@gmail.com

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While sending the documents, use WeTransfer or the equivalent thereof.

Participants will receive e-mail confirmation of the receipt of a competition entry. Participants shall be fully responsible for safe and timely submission of the documents and EPCG cannot be held liable for unsuccessful applications.

**The application shall be considered a valid application if it contains** four folders with PDF files (and 3D animation in an adequate format), as follows:

**Folder 01** (contains text enclosures and reduced graphic enclosures in a single PDF file – A3);

**Folder 02** (contains graphic enclosures in a single PDF file -A0);

**Folder 03** (contains 3D animation in an adequate format);

**Folder 04** (contains data about the author/the team)

Upon receipt of the competition entries, rapporteurs shall verify submitted documents and take the folder with data about the author/the team to be kept until the Jury's final decision.

**Folder 04** "DATA ABOUT THE AUTHOR" contains the following:

a/If payment of the reward is made to physical entities:

Entry code - five-digit number;

1. Name(s) of the author, i.e. representative(s) of the author's team;
2. Address, e-mail address and cell phone number of the author's team representative;
3. Statement of acceptance of the terms and conditions;
4. Statement on allocation of the reward including numbers of bank accounts of the author's team, to which
5. the reward amount will be paid, which must be signed by all members of the author's team
6. including payment instructions

b/ If payment of the reward is made to the company:

- Entry code - five-digit number;
- Name(s) of the author with the address and phone number;
- Company name, TIN and VAT;
- Address, e-mail address and cell phone number of the author's team representative;
- Statement of acceptance of the Competition terms and conditions;
- Author's statement on payment of the reward amount to the Company's bank account, signed by all members
- of the author's team, including payment instructions,
- Excerpt from the Central Registry of Companies of Montenegro, i.e. the country in which the Company is incorporated

**15. RECOMMENDATIONS MADE BY THE INVITING AUTHORITY AND REGULATIONS WHICH ARE IMPORTANT FOR THE COMPETITION BRIEF AND TECHNICAL REGULATIONS**

While developing the architectural design including urban elements, Competition participants shall adhere to the conditions set out in the competition brief.

Scope and level of the competition design processing are provided in a way so that architectural design including urban elements can apply in line with the Law on Spatial Planning and Construction of Structures, i.e. it should contain all elements of the architectural design including urban elements.

**16. CRITERIA FOR EVALUATION OF THE COMPETITION ENTRIES**

Each competition entry shall be evaluated in the same manner and in compliance with the criteria set out in this chapter.

<b>1</b>	<b>Spatial criteria</b> Spatial concept of the design, relation between parts and the whole of a space, architectural values, spatial comfort, spatial quality, engineering rationality and technical feasibility;	<b>0-30 points</b>
<b>2</b>	<b>Program criteria</b> Distribution of the content and functionality, accomplished objectives compliant with the competition brief	0-20 points
<b>3</b>	<b>Aesthetic criteria</b> Urban and architectural form and actual visual effect of parts and the whole, originality, innovation, authenticity and creative uniqueness, wholeness and consistency of designs;	0-20 points
<b>4</b>	<b>Economic criteria</b> Economy and economic aspects of the projected design, economic adequacy of the design from the competition brief, rationality and practicality, usage reliability;	0-20 points
<b>5</b>	<b>Environmental criteria</b> Relation towards protection, preservation and improvement of environmental quality, energy efficiency and use of renewable energy sources.	0-10 points

## **17. TYPE AND THE AMOUNT OF REWARD, HONOURABLE MENTION, INDEMNIFICATION AND COMPENSATION**

The total amount of the fund for the implementation of the Competition is €120.000,00.

The Jury shall award the first, the second, the third reward and two honourable mentions, in the following amounts:

I reward	€50.000,00
II reward	€20.000,00
III reward	€10.000,00
Two honourable mentions, amounting to	€5.000,00, each

The total fund amount covering costs of the Jury, rapporteurs and consulting and organization amounts to €20.000,00, while compensation amount for the organization of the Competition stands at €10.000. Rewards, honourable mentions, as well as compensations for members of the Jury and rapporteurs are stated in gross amount. The Jury retains the right not to award some of mentioned rewards if competition entries fail to meet the adequate level, as well as to establish special rewards and recognitions.

## **18. COPYRIGHT PROTECTION AND VIOLATION OF COMPETITION RULES**

### **18.1. Copyrights**

Following adoption of the Jury's decision, payment of rewards and honourable mentions, copyrights of the author are assigned to the Municipality of Nikšić and EPCG.

### **18.2. Anonymity**

Competition entries are submitted anonymously. Anonymity of the participants is achieved by free download of the competition documents from EPCG website and through questions put without any obligation to sign, identify and use any e-mail address for this purpose. Anonymity is in place while adopting the Jury's decision and it must not be violated in any circumstances. Only upon adopting the decision on awarded entries, which include official clarification, envelopes marked „DATA ABOUT THE AUTHOR“ are opened, after which anonymity terminates and authors of competition entries have become known.

### **18.3. Disqualification**

Competition entries shall not be taken into consideration throughout the jury procedure, if:

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- Competition entry is not submitted by the deadline set out in chapter 11.3 of this Invitation to Competition;
- Competition entry does not contain all enclosures defined in chapter 12 of this Invitation to Competition;
- Competition entry is not submitted in compliance with the rules set out in chapters 13 and 14 of this Invitation to Competition;
- Competition entry has violated anonymity terms

### **19. LANGUAGE OF THE COMPETITION INVITATION AND IMPLEMENTATION**

The Inviting Authority shall announce and implement the competition in Montenegrin/Serbian, Croatian, Bosnian and English.

### **20. FINAL PROVISIONS**

The results and clarification of the Jury's decision shall be published on the Internet webpage <https://www.suncanigrad.epcg.com>.

Author(s) of the awarded competition entry and the Inviting Authority shall comply with the conclusions made by the Jury, in connection with further implementation of the reward-winning competition entry.

The final report made by the Jury shall be submitted to all participants in the Competition.

Author(s) of the reward-winning competition entry and the Inviting Authority shall comply with conclusions made by the Jury, in connection with further implementation of the reward-winning competition entry.

Pursuant to Article 42 of the Rulebook on the Method and Procedure for the Announcement and Implementation of the Public Competition for Conceptual Architectural Design (Official Gazette of MNE, no. 19/18), received competition entries shall be publicly exposed 30 days as of the day on which the reward was awarded.

The Jury shall retain the right not to award any of the mentioned awards in case competition entries do not meet satisfactory level, as well as to establish special awards and prizes.

Any possible disputes arising out of this Competition shall be settled amicably. Otherwise they shall possibly be resolved by the Court competent for the Inviting Authority.