

APPROVED BY:

SIA K8/10
16.01.2017

COORDINATED WITH:

State Inspection for Heritage Protection
06.03.2017

Riga City Construction Board
22.02.2017

Latvian Association of Architects
10.03.2017

Regulations and Programme of the Open
Competition of Architectural Ideas

Construction of the Multi-storey Residential Apartment Building with Commercial Premises
on the Ground Floor in Riga,
at Krāsotāju iela 8/10

REGULATIONS

1. Facility of the Competition

The Competition facility is the multi-storey residential apartment building with commercial premises on the ground floor at Krāsotāju iela 8/10, Riga (Cadastral No. 01000340152). Within the framework of the Competition, a proposal shall be developed - urban construction and architectural solution, sketches of the project ideas complying with the requirements of the Competition programme and regulations (hereinafter in the text - the Work).

2. Purpose of the Competition

By using a creative competition and ensuring comprehensive comparison of Bids, to obtain the best possible proposals that could form the basis of the construction project development of the multi-storey residential apartment building.

3. Competition Organiser and Customer

The organiser and customer of the Competition is SIA K8/10. Address: Hospitāļu iela 40-2, Riga, LV-1013.

4. Competition Form

Competition for the best project solution of the multi-storey residential apartment building with commercial premises on the ground floor at the initiative of the customer is implemented in the form of an open Competition without invited participants. The Competition is considered to have occurred, if at least three competitors submit their works of the required volume and quality as set in the Competition Regulations.

5. Competition Participants

- 5.1. The Competition participants can become design companies, certified architects and architectural students, having received the Competition Regulations and Programme and submitting their Competition Works pursuant to these documents. Previous experience with similar types of design facilities is optional but desirable. The architect's certificate of practice is not a mandatory requirement.
- 5.2. The Competition Regulations and Programme are the same for all participants.
- 5.3. The Competition Works must comply with the Riga City Council binding Regulations No. 38 "Regulations on Usage and Construction of the Riga Historical Centre and its Protection Zone Territory" dated 07.02.2006, the Construction Law, Regulations of the Cabinet of Ministers No. 127 "On Preservation and Protection of the Historical Centre of Riga" dated 08.03.2004, as well as other regulatory documents, incl. the Latvian Construction Standards.
- 5.4. The Competition participants are informed that the approximate estimated cost of the object construction is anticipated as EUR 700.00 (including VAT) per square metre.

6. Procedure of Receiving the Competition Regulations and Programme

Each participant of the Competition can receive the Competition Regulations, Programme and source materials in electronic form, having first applied by phone +371 26406119 or by e-mail martins.ulans@inbox.lv.

7. Competition Jury

To summarise results of the Competition and take a decision on the best Work, the following jury is established:

- Representative of the Customer SIA K8/10 - Uldis Mesters (Chairman of the Jury);
- Representative of the Customer SIA K8/10 - Pēteris Strancis;
- Certified architect (who is not the Competition participant) invited by the Customer SIA K8/10 - Oskars Redbergs;
- Representative of the Latvian Association of Architects - Renārs Putniņš;
- Representative of the Riga City Construction Board - Aiga Rozentāle-Baiža;

- Representative of the State Inspection for Heritage Protection - Jānis Zilgalvis;
- Responsible Secretary of the Jury Commission - Mārtiņš Ulāns (without the evaluation rights).

8. Composition of the Work and Materials to be Submitted for the Competition

- 8.1 Explanatory Note, which contains information about the essence of the construction proposal and its compliance with the existing territory planning and development regulations, as well as analysis of the current environmental context to substantiate the adopted solution and details.
- 8.2. The master plan sketch on a scale of 1:250, with the idea of the building positioning and the utilities solution. The master plan sketch shall be supplemented with the technical indicators report table, in accordance with Annex 2.
- 8.3. Typical floor plan sketches on a scale of 1:200.
- 8.4. Basement floor plan sketch on a scale of 1:200.
- 8.5. Sketches of typical sectional views on a scale of 1:200.
- 8.6. Facade sketch on a scale of 1:200, describing the finishing ideas.
- 8.7. Roof plan sketch on a scale of 1:200.
- 8.8. 4 visualisations from the view points. See photos of the view points in the annex hereto.
- 8.9. Overview table of the technical indicators and the main solutions (Annex 2).
- 8.10. Each participant of the Competition shall anonymously submit:
 - 8.10.1. Sketches of the ideas of the multi-storey residential apartment building with commercial premises on the ground floor in the volume stipulated by the Regulations and the Programme (see Articles 8.1-8.9).
 - 8.10.2. Questionnaire of the Competition participant (Annex 1).
- 8.11. Materials of the Work shall be submitted in three different ways by one copy, of which one is in the A3 format album, marked with a designation of your choice (a combination of numbers and letters), another one is on the A1 clipboards, with either only vertical or only horizontal arrangement, marked with your designation, and the third one in electronic format (pdf), where all materials of the A3 album are summarised in one file, the amount of which should not exceed 50 MB. A closed envelope marked with your designation, which contains data on the Work authors and the design company, confirmed by the Competition participant's signature - first and last name of the architect, company name, address, telephone and fax numbers, e-mail address and bank details.

9. Evaluation of the Competition Works

- 9.1. The Competition is organised in one round.
- 9.2. The Work that conforms to the set composition and requirements for the Works shall be evaluated by the jury according to the following criteria, jointly assessing and determining their significance:
 - 9.2.1. Urban solutions - conformity of the facility to the structure of the building block, the facility fitting into the city landscape from different view points, functionality of the master plan solution (access, approach, delivery);
 - 9.2.2. Architectural solutions - quality and typological visibility of the architectural image of the facility, functionality of the premises design, modernity, rationality, including environmental accessibility, compliance of the premises design to the Programme.
 - 9.2.3. Engineering solutions - energy efficiency, constructive solutions, selection of materials, rationality and sustainability of the planned engineering solutions;
 - 9.2.4. Technical indicators of the facility - compliance of the facility with the regulations, technical quality of the materials submitted for the Competition.
- 9.3. The Competition Jury is entitled to supplement, detail and clarify the evaluation criteria.
- 9.4. To evaluate some issues of the Competition Works, when required, the Customer is entitled to invite independent experts.
- 9.5. Each member of the jury shall provide their individual assessment of the Work in writing by completing the Work evaluation statement according to the evaluation criteria laid down in Article 9.2.

9.6. The Responsible Secretary of the jury shall summarise the Competition results, and the jury shall take a decision on the best Works, putting the Works getting the highest assessment for the award according to the evaluation of the jury commission.

9.7. If during the voting, there is equal division of votes, the Chairman of the Jury shall have the casting vote.

9.8. A decision on the Competition results shall be taken by the jury within four weeks after expiry of the term for the Work submission.

9.9. Before the meeting of the Competition Jury, all Works shall be examined by the Council of Riga City Construction Board. At the meeting of the Council of Riga City Construction Board, identity of the Competition participants shall not be disclosed, and their confidentiality shall be strictly observed, as the Construction Board shall be presented only A3 albums of the Works, and not the envelope with information about the author's identity as specified by Article 8.11. Examination of the Works by the Council of Riga City Construction Board is required to form a unified opinion of the Riga City Construction Board on the Competition Works.

10. Terms and Procedure for Submission of the Competition Materials

The Works shall be submitted until 12 May 2017. On this day from 16:00 to 17:00 the Competition materials shall be submitted to the Responsible Secretary of the Competition Jury. Address of the premise for submitting the Works shall be specified. The Works can be submitted also by mail, supplementing the consignment with a mail receipt, which confirms that the Work is sent before expiry of the Work submission term. The Works sent by mail shall be expected and accepted until 15.05.2017. After the specified term, no materials shall be accepted, and the submitted Works may not be modified, supplemented or amended. The Works may be submitted also before the specified term, having agreed about this with the Responsible Secretary of the Competition Jury. The Organiser shall confirm receipt of the Works in writing.

11. Winners and Awards of the Competition

11.1. By participating in the Competition, the authors - winners of the Competition shall irrevocably agree to and transfer the property right for the Work materials submitted for the Competition, and the Customer shall accept the right and shall pay the appropriate awards.

11.2. Authors of the winning Competition Works shall receive the following awards:

11.2.1. the first-place winning Work (the winner) shall receive EUR 6000.00 (excluding VAT);

11.2.2. the second-place winning Work shall receive EUR 4000.00 (excluding VAT);

11.2.3. the third-place winning Work shall receive EUR 2000.00 (excluding VAT).

11.3. Authors of the Competition Works, which do not comply with the Competition Regulations, will be able to get them back.

11.4. The awarded participant, after receiving the award, shall allow the Customer to freely use their concepts (Work ideas).

11.5. The Jury Commission has the right, within the framework of the anticipated awards amount, to change the number, size and distribution of the awards, as well as to reject any or all Bids if the number of the submitted Works is less than three or the submitted Works do not comply with the assessment criteria set in Article 9.2.

11.6. The Competition awards shall be paid within thirty (30) working days after the final decision of the Competition Jury.

12. Other Provisions

12.1. The Competition organiser shall provide a written reply to questions submitted in writing within five business days, provided the question is submitted no later than ten days before expiry of the term for submitting the Competition Work. Written answers to questions from the Competition participants shall be sent to all participants of the Competition, while maintaining anonymity of the participants.

12.2. The Competition Organiser is entitled to specify the Competition Regulations and the Programme not later than 2 (two) calendar week before the submission of the Works.

13. Final Provisions

13.1. The Competition organiser shall notify the Competition results to the participants in

writing within ten (10) business days after the final decision of the Competition jury is taken, presenting it in the form of a protocol signed by the jury members.

13.2. The Customer shall retain the Works (submitted materials) of the Competition winners in its possession.

13.3. The authors of the non-awarded Works (submitted materials) may receive them within two weeks after the announcement of the Competition results. After expiry of the aforementioned term, the Competition organiser is not responsible for retention of the Works.

13.4. All Competition Works and the Competition Jury Minutes will be published on the website of the Latvian Association of Architects www.latarh.lv.

PROGRAMME

Facility: Construction of a multi-storey residential apartment building

Address: Krāsotāju iela 8/10, Riga

Project Description and Purpose

Open Competition of architectural ideas organised at the initiative of the customer. The customer plans to implement at its land plot a project of multi-storey residential apartment building with commercial premises on the ground floor by making maximum use of the useful land plot area and by observing the construction standards, creating a good quality living environment for the building users.

The Competition participants should focus on:

- 1) the criteria of the facility construction project development (Article 5.3);
- 2) the facility evaluation criteria (Article 9.2);
- 3) the project objectives and the programme, creating a good quality living environment in the historical centre of Riga, in the protection zone.

Existing Housing and Trees:

The existing housing on the land plot is set to be demolished, except for the original facade of the heritage value building lit. 003, which shall be retained. Careful disassembly of the existing fragments of the wall of the building, which are in critical condition, is allowed, by using tools and methods that do not lead to deterioration of the original substances, assessing the possibility of retaining the materials to be reused for restoration of the original facade of the Building.

The trees available on the plot are planned to be sown out.

Territory Improvement:

Provide a minimum number of parking spaces.

Design the territory improvement.

Provide bike parking for 70% of the apartments (bike parking location can be both inside the building and in its territory).

Construction Volume for the Design:

Create a construction volume, which is logical and fits into the surrounding architectural urban environment. Within the framework of the Competition, design a six-storey building construction volume, which may be reduced by the Customer at the construction design stage, if it is economically justified by calculations.

Layout of the Building Premises:

Refrain from construction of a basement, replace it with a semi-basement + a dress circle.

Provide commercial premises with a separate entrance on the ground floor of the building, on the corner of Lienes iela and Krāsotāju iela.

Sizes of flats (apartments) and the percentage breakdown:

- 40% - 20-25 m²
- 30% - 25-35 m²
- 30% - 35-55 m²

Provide French balconies at least for 70% of the flats/apartments.

Do not provide balconies or terraces.

Provide a lift.

Building Finishing:

Do not use plaster (coloured and bumpy) in the exterior wall finishing.

Raw Materials:

- Land boundary plan (Annex 3).
- Topographic plan (Annex 4).
- Copies from the Riga historical centre and its protection zone territory planning (Annex 5).
- Photos for creating visualisation and a scheme of view points (Annex 6).
- Drawings of facades of the buildings available on the adjacent land plots and height marks (archive materials of the City of Riga Construction Board on buildings available on the land plots at Krāsotāju iela 6A, Lienes iela 2 and Lienes iela 4) (Annex 7).

Attachments

Annex No 1

COMPETITION PARTICIPANT'S QUESTIONNAIRE

This is to certify that the Bid submitted for the Competition of architectural ideas is developed with the designation

(designation)

in the Office _____ and the project author(s) is/are:

1. _____
(the author's (authors') first name, surname, personal identity number, passport data, account number for the award transfer, phone and fax numbers, the award distribution (%) among the authors)

2. _____

3. _____

Contact person: _____
(first name, surname)

Contact address for the notification of results: _____

Designation of the Work: _____

Overview table of the technical indicators and the main solutions:

No.	Project technical indicators	New building
1.	Building area (m ²)	
2.	Building intensity (%)	
3.	Free area (%)	
4.	Floor area (m ²)	
5.	Number of floors	
6.	Number of parking spaces	
7.	The building's total area (m ²)	
8.	Total useful floor area of the building (m ²)	
9.	Total area of auxiliary premises of the building (m ²)	
10.	Commercial premises area (m ²)	
11.	Housing area (m ²)	
12.	Number of apartments	
13.	Indicative costs of the construction project development (EUR + VAT)*	

* Includes the architectural part, the building construction part, internal engineering networks, DOP, fire safety measures and the economic part; does not include external engineering networks, as well as the design [data collection \(incl. the geotechnical survey and the cost of the project expertise\)](#).