

APPROVED BY

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AGREED WITH

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Riga City Construction Board

V. Viksna, on 16.06.2017
State Inspection for Heritage Protection

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Latvian Association of Architects

OPEN ARCHITECTURAL SKETCH DESIGN COMPETITION
“Newly-built student housing complex at Ernesta Birznieka-Upisa Street 19 in Riga”

COMPETITION BRIEF

Riga, 2017

1. Competition Client

1.1. Competition client and organizer – SIA „EBU 19”, registration No. 40103732693; office address – Krisjana Barona street 13/15-60, Riga LV-1011 (hereinafter referred to as – the CLIENT or the ORGANIZER).

1.2. The CLIENT shall cover all expense associated with holding the competition and ensuring its procedure.

2. Competition subject

2.1. Competition subject is architectural solution of “*Newly-built student housing complex at Ernesta Birznieka-Upisa street 19 in Riga*” (cadastral designation of the land parcel 0100 030 0123), hereinafter referred to as – the COMPETITION SUBJECT.

3. Competition purpose

3.1. The purpose of the competition is:

3.2.1. to obtain a high quality architectural sketch design proposal of “Newly-built student housing complex at Ernesta Birznieka-Upisa street 19 in Riga” in compliance with the Riga City Council Binding Regulations No. 38 of 7 February 2006 “Regulations on Usage and Construction of the Riga Historic Centre and Its Protection Zone Territory”, Construction Law, Cabinet of Ministers Regulations No. 127 of 8 March 2004 “Regulations of Riga historic centre preservation and protection”, Cabinet of Ministers Regulations No. 1620 of 22 December 2009 “Classification of types of Construction” (the intended use of the COMPETITION SUBJECT corresponds to the code 12110102 “Hostels; Hostels for learners and workers”), as well as other legislative documents and CLIENT’s Task;

3.2.2. to select a project partner for subsequent development of COMPETITION SUBJECT’s construction design, i.e., development of construction design in its minimum scope (*MBP*) and construction design (*BP*), in accordance with the regulatory enactments of the Republic of Latvia;

3.2.3. to ensure free competition, as well as equitable and fair treatment of all competitors.

4. Type of competition and competitors

4.1. This Competition is OPEN. It shall be run in a single stage and shall be deemed to have taken place if at least three design proposals of the content and quality specified herein will be received for evaluation.

4.2. ENTRANTS may be any legal entities or individuals or their teams who have received competition documents and have read and accepted the provisions set out in the competition brief and its appendices, and who, in addition, meet the criteria laid down in this brief and have expressed their wish to participate in this competition by submitting a competition design of the required content in compliance with the procedure specified herein.

4.3. ENTRANTS must meet the following eligibility criteria:

4.3.1. this COMPETITION is open to all legal entities and individuals or their teams holding a licence of architectural practice in accordance with the law in the jurisdiction in which they practice.

4.4. Where the ENTRANT is a legal entity, it must be duly registered with the Commercial Register or an equivalent professional foreign register. In addition, it must be registered with the Register of Construction Merchants or, if applicable, with an equivalent professional foreign register. To prove the compliance with the criteria set out in this Clause, the ENTRANT shall also submit a certified copy of a registration certificate issued by the Commercial Register or by an equivalent professional foreign register.

4.5. Participation in the Competition is an expression of the ENTRANT's free will. The ENTRANT must comply with the requirements and deadlines set out in the competition brief and other competition documents. Competition brief and task shall be identical to all ENTRANTS.

4.6. Information contained in competition documents and drawings presented to ENTRANTS shall be considered private and confidential, and it may not be disclosed to third parties. Competition documents and parts or copies thereof may not be used in works or for purposes other than for the development of competition proposal.

4.7. The ENTRANT shall bear the expenses related to the development and submission of competition proposal. The CLIENT shall not be held liable and shall not cover or compensate for such expenses, regardless of the course and results of the competition.

5. Jury panel and prize money

5.1. Submitted entries shall be assessed by a Jury panel in the following composition:

Name, Surname	STATUS	Position/occupation
1. Jason Allen	Jury Chair	CLIENT's representative
2. Evija Kulevska	Jury member	CLIENT's representative
3. Juris Poga	Deputy Chairman	Licensed architect; representative of the Latvian Association of Architects
4. Marina Levina	Jury member	Deputy Head of Architecture Department of the State Inspection for Heritage Protection
5. Dace Celmina	Jury member	Riga City Construction Board, Department of Architecture and Spatial Planning, leading architect-spatial planner
6. Uldis Balodis	Jury member	Licensed architect
7. Juris Mitenbergs	Jury member	Licensed architect
8. Velta Holcmane	Jury secretary	Architect, without entitlement to vote

5.2. Total prize money is EUR **12,000.00**:

5.2.1. prize money payable to the 1st place prize winner – EUR 6,000.00 and the right to enter into contract on design elaboration, subject to clauses 5.3. and 5.4. below;

5.2.2. prize money payable to the 2nd place prize winner – EUR 4,000.00;

5.2.3. prize money payable to the 3rd place prize winner – EUR 2,000.00.

5.3. A contract on subsequent design development with the author of the relatively best proposal shall be signed, provided that the CLIENT and the ENTRANT have agreed on the procedure, price and deadlines of design development.

5.4. If within 60 days following the jury decision the CLIENT and the author of the relatively best proposal fail to agree and sign a contract on design development or any other contract, the CLIENT, where there are several proposals of comparable quality, shall have the right to enter into contract negotiations with the author of the next best proposal.

5.5. The CLIENT intends to appoint a consultant architect to advise them on the design process as it evolves.

5.6. The authors of the awarded competition designs shall retain their moral rights that include their rights to be recognized and identified as the author of their work. In addition, they shall retain their copyright that includes the claim to be indicated as the author of their work when the design is published in media and used for exhibition purposes.

5.7. The CLIENT shall have the right to buy the economic rights to the design from an ENTRANT if the parties agree on such option and the price.

5.8. The awarded prizes shall be paid by the CLIENT within one month (thirty days) following the publication of competition results.

6. Procedure to receive competition brief and queries

6.1. To receive electronic copies of the competition brief and competition documents, ENTRANTS must send their registration request marked “EBU 19 competition” to the following e-mail address: velta.holcmane@inbox.lv. Competition brief is available to the ENTRANTS on the website www.latarh.lv/konkursi.

6.2. Any queries and requests for clarification on the competition procedure and task must be sent to the ORGANIZER in writing by 24 November 2017 marked “EBU 19 competition” to the following e-mail address: velta.holcmane@inbox.lv.

6.3. The ORGANIZER shall give a written answer within five business days to all questions submitted in writing, provided that such question is submitted no later than 10 days prior to the competition proposal submission deadline. Written answers to the questions submitted by ENTRANTS shall be sent to all competitors, whilst maintaining their anonymity.

6.4. The ORGANIZER shall have the right to clarify the competition brief and task no later than 2 (two) calendar weeks before the submission deadline.

7. Content and format of competition design proposal

7.1. **Explanatory note**, containing concise explanations of proposed design solutions and technical and economic parameters of the project (*Appendix 5A.*).

7.2. **Graphic materials:**

7.2.1. subject’s site plan at a scale of **1:500** containing perspective views of 3D renderings;

7.2.2. elevations of façades (facing E.Birznieka-Upisa street; west facade, north facade and courtyard facade) at a scale of **1:250**, along with specified finishing materials and/or façade systems to be used. The elevations must demonstrate the recommended or maximum eaves heights specified in the competition documents and established in compliance with the Regulations on Usage and Construction of the Riga Historic Centre and Its Protection Zone Territory (RVC AZ TIAN);

7.2.3. floor plans at a scale of **1:250**, developed based on the cluster arrangement proposed in the Technical Task (*Appendix 4*);

7.2.4. top floor plan at a scale of **1:250**;

7.2.5. typical cross-sections at a scale of **1:250**, containing height specifications;

7.2.6. insolation chart and calculations demonstrating that the insolation conditions for the adjoining properties would not deteriorate below the parameters laid down in respective regulations;

7.2.7. 3D renderings from 3 viewpoints at street level, elevation/rendering of Ernesta Birznieka-Upisa street frontal façades to demonstrate that the SUBJECT's street façade blends into the surrounding environment, several renderings from courtyards (*see Appendix 6*) and an aerial view of the neighbourhood using <http://www.bing.com/mapspreview?v>.

7.3. Competition proposals must be submitted in three different formats: 1) on A1 sized rigid panels (one set, the panels must be either only vertically oriented or only horizontally oriented), 2) as A3 sized file (three sets) and 3) copied to CD ROM (in pdf or jpg format with 300 dpi resolution, in a single file of preferred size up to 50MB). The materials must be marked with a common motto (made up of three latin characters, followed by three numerals, for example, VHA 007). Competition proposal must be prepared in Latvian and English languages.

7.4. The graphic materials of the competition proposal must be enclosed in a package marked "Competition proposal (*motto*)". A completed application form (*see Appendix 5*) and documents to demonstrate the compliance of the ENTRANT with the qualification requirements specified in clause 4 of the competition brief shall be submitted by the ENTRANT in a separate sealed envelope marked "ENTRANT APPLICATION FORM of competition proposal (*motto*)".

7.5. If the competition proposal is submitted by a legal entity, the ENTRANT application form must be signed by its manager.

8. Competition design submission procedure and deadlines

8.1. A competition proposal must be submitted to the Jury secretary in the CLIENT's office at Krisjana Barona street 13/15-60 (6th floor) in Riga **ten weeks** after the publication of competition brief – **on 8 December 2017** from 3:00 PM till 5:00 PM Latvian time, or earlier - by prior arrangement over the phone +371 29423600. Proposals submitted after the set deadline shall not be accepted.

8.2. A written confirmation of receipt shall be issued to ENTRANTS, which will be signed by the Jury secretary and the person submitting the proposal, one copy for each party. The written confirmation shall contain information on the receipt date and time, the names of persons who receive and submit the proposal, the assigned motto, registration number and phone of the person submitting the proposal. A mark shall be made on the submitted separate envelopes, without

opening them, indicating the date and time of receipt and the registration number.

8.3. Competition proposals may also be sent either by post or by courier service to the following address: Dzerbenes street 10A, Riga, LV-1006, Latvia (contact phone: +371 29423600). Regardless of shipping method selected, the documents must be marked “**EBU 19 competition**” and must be constituted by a postmark or a courier service stamp as proof of the date of posting, which must not be later than the submission deadline specified herein (preferably, by 7 December). Any documents sent later than the specified deadline, shall be rejected. Entrants will be solely responsible for the safety of the chosen shipping method, insurance and any related charges and shall cover any such expenses. In accordance with the laws and regulations, competition proposals are exempted from customs duty.

9. Reviewing and assessment of competition design proposals

9.1. Prior to the assessment of the competition entries the jurors must acknowledge that they are not aware of either their spouses, immediate family members or associates participating in the competition.

9.2. Prior to jury session all competition proposals are reviewed at the council of the Riga City Construction Board and the State Inspection of Heritage Protection. The Jury secretary shall submit to these authorities one A3 format file containing all competition proposals, while maintaining the anonymity of competitors.

9.3. When reviewing the proposals, the jury shall consider the following criteria:

9.3.1. quality of urban planning – how well the proposal blends into the context of urban environment from various perspectives, rational use of the territory;

9.3.2. architectural quality – how distinguishable is the proposal in terms of building typology, innovative solution and creativity of façade structural design, efficiency of proposed materials, modernity;

9.3.3. how compatible and appropriate is the design having particular regard to the specific use of the building as student accommodation and in light of the fact that the majority of the building’s occupants will be in the age range 18-26 years old;

9.3.4. estimated cost and time of construction of the building. How complicated would it be to construct the façades? Is there flexibility in construction methods, for example modular construction as well as traditional construction methods?

9.3.5. functionality of the building;

9.3.6. lighting. How will the facade look during the daytime and how will it look at nighttime?

9.3.7. building signage. There should be space for a building name and possibly logo on the facade as well as signage for the retail spaces;

9.3.8. conformity with the requirements of the Regulations on Usage and Construction of the Riga Historic Centre and Its Protection Zone Territory and the Task.

9.4. The Jury panel shall assess the proposals within four weeks following the submission deadline. The jurors shall review the proposals and each juror shall prepare their individual assessment in accordance with the criteria specified in clause 9.3. Then the jurors shall meet at a

time and place notified by Jury Secretary, and select the awarded designs by open vote. The jury decision shall be taken by simple majority voting (in case of the absence of a juror for any valid reason, his written vote submitted before the session shall be taken into account). Each juror shall have one vote. In the event of a tie, the Jury Chair will cast the deciding vote.

9.5. A proposal shall not be evaluated and considered for subsequent design elaboration if its proposed solution might change significantly as a result of elimination of inconsistencies with the existing building regulations.

9.6. The authors of awarded proposals shall be indicated in the minutes of jury deliberations which shall be prepared by the Jury secretary and approved by the CLIENT and the competitors shall be notified by the Jury secretary on the awarded prize within ten working days. Within two weeks following the jury decision, the competition results shall be posted on the same website where the call for submissions has been posted by the Jury secretary.

10. Publicity of the Competition

The publicity of the competition shall be ensured by its announcement on LAS website www.latarh.lv/konkursi. Following the Jury decision the submitted proposals may at the CLIENT'S discretion be displayed for public discussion.

11. Final provisions

11.1. Non-awarded proposals may be received from the CLIENT within one month (thirty days) after the announcement of competition results. After the expiry of that period, nobody will be held responsible for the storage of the competition entries.

11.2. All disputes arising between the ENTRANTS and the CLIENT or its appointed Jury panel after or during the competition shall be resolved at the Latvian Association of Civil Engineers Construction Arbitration Court by involving a representative from the LAS Ethics Committee as an independent expert. By submitting a competition proposal, the ENTRANT confirms that it shall accept and acknowledge the decision of the Arbitration Court as binding.

Appendices:

1. Task for competition proposal development.
2. Topography at a scale of 1:500 (cadastral designations of the land parcels 01000302007 and 01000302018).
3. Boundary plan of the merged land parcel at a scale of 1:1000 (cadastral designation of the land parcel 0100 030 0123).
4. Proposed Technical Task (layouts, cross-sections in dwg format; feasibility study in pdf. format, architecture firm „MJP Architects Ltd.“, UK).
5. ENTRANT application form.
- 5A. Table of technical and economic parameters of the project.

6. Schematic perspective views.
7. 3D model in dwg. format of the terrain and the neighbouring buildings.
8. Documents confirming ownership rights to the land plot.
9. Letter issued by the Riga City Construction Board No. BV-15-16F15-nd of November 15, 2015 containing the decision on merger of adjacent land parcels.
10. Letter issued by the Riga City Construction Board No. BV-17-6851-nd of June 1, 2017 containing decision on address assignement to the newly formed land parcel at Ernesta Birznieka-Upisa street 19 in Riga.
11. Decision of the Register of Companies of the Republic of Latvia No. 6-12/83343 of June 15, 2017 on the change of company name from SIA "EBU 17A" to SIA "EBU 19".
12. Façade elevations and heights of the buildings on the adjoining land plots (Ernesta Birznieka-Upisa street 17 and Ernesta Birznieka-Upisa street 21) from the Riga City Construction Board's archives.
13. Letter issued by SIHP No. 06-01/2910 of June 16, 2017 on the principles of creating building volumes.

Open architectural sketch design competition

“Newly-built student housing complex at Ernesta Birznieka-Upisa street 19 in Riga”.

Appendix 1

TASK for competition proposal development

1. In accordance with the Riga spatial plan for 2006-2018 the COMPETITION SUBJECT is situated in: 1) mixed type building territory JC4 and centre building territory JC with 80% proportion of residential function; 2) perimetral building territory with allowed building density of 60%; 3) territory of urban construction monument of state significance *Riga City Historic Centre* (state protection No. 7442); 4) protection zone of the UNESCO World Cultural and Natural Heritage site (protection No. 852) *Riga Historic Centre*.
2. CLIENT’s aim is to build a modern, functional building that would harmoniously blend into the pre-existing cultural and historic urban landscape in terms of its balanced gradation of height, proportions and scale, while retaining its contemporary nature (see *Appendix 13*). An architecturally outstanding sketch design proposal of a “Newly-built student housing complex at Ernesta Birznieka-Upisa street 19 in Riga“ on a land parcel with an area of 9859 m² (cadastral designation of the land parcel 0100 030 0123) is expected to be developed. The intended type of use of the COMPETITION SUBJECT corresponds to the code 12110102 “Hostels; Hostels for learners and workers”.
3. CLIENT has concluded that since the COMPETITION SUBJECT is situated close to the Central railway station, bus terminal and city’s public transport links, it would be suitable for construction of a student housing complex. The preferred design parameters (*Appendix 4*) have been developed by architectural firm „MJP Architects Ltd.” – a UK based firm that has developed a particular specialism in the area of student housing.
4. ENTRANTS must either respect the location of the proposed building massing composition in the territory or, if necessary, adjust the layout arrangement of the proposed massing, number and height of floors in accordance with the Riga City Council binding regulations No. 38 of 7 February 2006 “Regulations on Usage and Construction of the Riga Historic Centre and Its Protection Zone Territory” (RVC AZ TIAN), whilst respecting the minimum size of the courtyard, part of the courtyard where construction is not permitted and building volume distances up to the boundary of the land plot, in addition the respective parameters laid down in the regulations must be specified while respecting the massing and structure of the adjacent buildings, and also use the proposed student housing spaces of the standart type layout specified in the Technical task (*Section 3.0 of Appendix 4*). CLIENT has approved the proposal developed by architecture firm „MJP Architects Ltd.” and is satisfied with their proposed layout.
5. ENTRANTS must follow the requirements in regards to the building density and intensity laid down in RVC AZ TIAN, whilst ensuring that the existing insolation conditions for the neighbouring buildings and territory would not worsen.

6. There are no valuable / retainable trees in the territory. The structure with cadastral designation 0100 030 2007 018 is a kiosk that is currently on the property, but it will be demolished in the construction process – not to be considered when producing the design. The structure with cadastral designation 0100 030 2007 043 is “Sadales tikls” substation, which will be relocated – not to be considered when producing the design.
7. ENTRANTS must respect public, private and service access zoning.
8. CLIENT does not intend to have an underground level in the new building.
9. The ground floor plan is divided into two zones – back of house/front of house with a distinction between public and private spaces. Building’s main street frontage on the ground floor level facing Ernesta Birznieka-Upisa street will provide for retail outlets open to the public. The main student entrance is planned via common area located in the western part of the building in the territory of the public passage.
10. Building’s façade solutions need to be economical – both in terms of materials used and ease and time of construction and cleaning.
11. There should be space for a building name and possibly logo on the façade, as well as signage for the retail spaces. Possible solutions of façade lighting should be proposed.
12. The main focus should be on the façade solutions both facing Ernesta Birznieka-Upisa street, the territory of public passage in the direction of Ernesta Birznieka-Upisa street-Marijas street (west façade), east façade and courtyard façades. Façade rhythm and concept need to be in line with the interior design of the spaces, with student rooms designed from the first floor up and public spaces, utility rooms and common spaces designed on the ground floor.
13. The top floor design solutions facing Ernesta Birznieka-Upisa street and the inner courtyard must be developed in such way as to comply with the eave heights laid down in the building regulations and based on the proposed layout solutions (*Fig. 26 and 27 of Appendix 4*). Roof terraces are not incorporated within the scheme at present, however these can be included in the proposal, by respecting the prescribed eave height in the courtyard and proving the economic feasibility (*Section 3.6. of Appendix 4*). The location of the ventilation and air-conditioning equipment must be designed in accordance with the regulatory requirements laid down in clause 640 and subclause 640.1. of RVC AZ TIAN (rooftop view requirements in regards to the technical equipment placement).
14. The preferred area of the student housing is specified in a standard scheme in the Technical Task (*Section 3.0. of Appendix 4*). The approximate areas for the different sizes of rooms are as follows: single bedroom (9,2 m²), en-suite bedroom (room area 13,9 m²), studio bedroom (room area 19,3 m²), shared kitchen based on 6 sharing (at 3,5 m² per person).
15. CLIENT’s approximate projected student housing construction cost is in the range between 1’000.00 (one thousand) EUR/ m² and 1’100.00 (one thousand one hundred) EUR/m² (which includes fit-out of student rooms, bathrooms and kitchens).
16. The CLIENT intends to appoint a consultant architect to advise them on the design process as it evolves.