

APPROVED:

Chairman of the Board of SIA „Patollo”

Māris Smiltenieks

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AGREED BY:
National Cultural Heritage Board
Nauris Piļāns

Urban Development Department of the Riga City Council
Jānis Bērziņš

The Latvian Association of Architects
Niklāvs Paegle

OPEN ARCHITECTURAL SKETCH COMPETITION

s/c “GALLERIA RIGA” ROOF TERRACE RECONSTRUCTION

(CADASTER NO 0100 021 0024)

RENOVATION

REGULATIONS

RIGA, 2024

1. COMMISSIONING AUTHORITY AND ORGANISER OF THE COMPETITION

Commissioning authority and organiser of the Competition: SIA "Patollo", reg. No 40003413049, registered address: Blaumaņa iela 10-9, Riga, LV-1011, contact phone +371 62302131, e-mail: galleriariga@galleriariga.lv, hereinafter - the "Client". The Client is also the organiser of the Competition.

2. CONSULTANT, RESPONSIBLE SECRETARY OF THE ORGANISER OF THE COMPETITION

Consultant of the Competition organiser: SIA "Baltic Development Consultancy", reg. No 40003823799, office address: Z.A.Meirovica Boulevard 16-25, 5th floor, Riga, LV-1050, contact phone 29282001, e-mail: konkursi@bdc.lv, hereinafter referred to as the "Consultant" or the "Secretary".

3. COMPETITION OBJECT/SUBJECT

The object of the Competition is "Reconstruction of the roof terrace¹ of Galleria Riga shopping centre, Riga (cad. No 0100 021 0024)", hereinafter - the Object.

The subject of the Competition is the urban and architectural design of the Object, sketches and other materials complying with the requirements of the regulatory enactments, the Competition Regulations and the Programme, hereinafter - the Competition Entry.

4. COMPETITION PURPOSE

- 4.1. To obtain an urban and architecturally excellent, high quality design proposal for the roof terraces of Galleria Riga shopping centre through a creative competition - for the solution of all-season pavilions, cadastre No 0100 021 0024, in accordance with the requirements arising from the location of the Object in the UNESCO World Heritage Site – Historical Centre of Riga (protection No 852), which includes the urban construction monument of State significance, the Historical Centre of Riga City (protection No 7442), the Law "On Protection of Cultural Monuments", the Cabinet of Ministers, hereinafter - CoM, Regulations No 500 "General Construction Regulations" of 19.08.2014, CoM Regulations No 529 "Building Construction Regulations" of 02.09.2014, CoM Regulations No 127 "Regulations for the Conservation and Protection of the Historical Centre of Riga" of 08.03.2004, Riga City Council Binding Regulations No 38 "Regulations for the Use and Construction of the Territory of the Historical Centre of Riga and its Protection Zone" (hereinafter - RVC AZ TIAN) of 07.02.2006 and other regulatory enactments of 07.02.2006.
- 4.2. The purpose of the Competition is to obtain the best possible solution, ensuring rational use of resources, free competition between participants and their equal and fair treatment.
- 4.3. To obtain a partner for the further detailed design of the Architectural part of the construction design, as part of a design team composed by the Project Manager, nominated by the Client.
- 4.4. The competition is organized in accordance with the principles of equal and respectful attitude of all competition participants. The competition is organized with the aim of realizing the design in exploitation until 30.04.2025.

5. TYPE AND ORGANISATION OF COMPETITION

- 5.1. Competition is open.
- 5.2. The Competition is organised in one round, concluding with the evaluation of the Competition Entries and the selection of the winners. The Competition shall be deemed to have taken place if at least three participants have submitted their entries for evaluation, in accordance with the scope and quality of the entries as specified in the Competition Regulations.
- 5.3. The Competition shall commence on the date of publication of these Regulations - **11.01.2024** and shall run for a period of 2 months.

6. PARTICIPANTS OF THE COMPETITION

- 6.1. Participants in the Competition, hereinafter referred to as "Participant", may be any legal or natural persons or groups thereof who:
 - 6.1.1. have received the Competition documents, have read the Regulations and have expressed their wish to take part in the Competition by submitting a Competition Entry in the form and manner set out in these Regulations, excluding members of the Jury, their relatives or work partners,

¹field: construction Horizontal (open or covered) extension of a building, including the roof of a part, source.: <https://tezaurs.lv/terase:1>

- 6.1.2. they have submitted, together with the motto, information enabling verification that the Participant holds a certificate of practice as an architect and/or is a legal entity duly registered in the register of building contractors, Participants may also submit a copy of the certificate of practice as an architect and/or a copy of the certificate of registration as a building contractor of a legal entity.
- 6.2. The following professional experience and qualifications are required of a Participant:
- 6.2.1. have at least 5 years' experience of independent professional practice, as evidenced by a valid architects' practice certificate;
- 6.2.2. within the last 5 (five) years have experience in designing at least 2 (two) public facilities of the third group of buildings (construction designs approved by the Construction Board),
- 6.2.3. if the Participant is a legal entity, it is registered in the Commercial Register or an equivalent register abroad, as well as registered in the Register of Construction Companies or an equivalent professional register abroad, in accordance with the procedure established by the regulatory enactments. In addition to the requirements of Clause 6.2.1 of the Regulations, in order to prove compliance with the requirements of this Clause, the Participant shall submit a certified copy of a certificate issued by the Commercial Register or equivalent register abroad, as well as a certified copy of a certificate issued by the Register of Construction Merchants or equivalent professional register abroad.
- 6.3. Participation in the Competition is an expression of the Participant's free will. By submitting his/her entry, the Participant thereby acknowledges the Competition Regulations as the sole basis for the Competition. The Competition Regulations are the same for all participants.
- 6.4. By submitting a Competition Entry to the Client, the Participant accepts the participation of this entry in exhibitions and publications in the media without further agreement.
- 6.5. The Participant shall comply with the requirements and deadlines set by the relevant laws, regulations and the Competition Regulations and shall be responsible for the compliance of the Contest Entries with them.
- 6.6. The Participant shall bear the costs associated with the preparation and submission of the Competition Entry. The Client shall not be liable for, bear or reimburse these expenses, irrespective of the conduct and outcome of the Competition.

7. COMPETITION JURY AND PRIZE FUND

- 7.1. The designs submitted to the Competition will be evaluated by a Jury composed of the following members:

Name, surname	Status	Occupation
Håkan Pehrsson	Chairman of the Jury	Client's representative
Jānis Bērziņš	Deputy Chairman of the Jury	Urban Development Department of the Riga City Council, architect
Zane Šulca	Jury member	Client's representative
Arnis Dimiņš	Jury member	Client's representative, certified architect
Niklāvs Paegle	Jury member	LAA representative, architect
Nauris Piļāns	Jury member	NCHB representative, certified architect
Uģis Albins	Jury Secretary (without voting rights)	Client's representative

- 7.2. If any member of the Jury is prevented from participating in the evaluation of the Competition for objective reasons or due to a conflict of interest, the Client shall be entitled to change the composition of the Jury by notifying it on the publication website of the Competition and to all potential Participants who have taken out the Competition Regulations.
- 7.3. The Prize fund of the Competition is **EUR 10000.00**, value added tax, hereinafter -VAT does not apply:
- 7.3.1. the first place winner (the winner of the Competition) - an offer to conclude a contract for the minimum construction design of the Object and a prize of EUR 4500.00;
- 7.3.2. the second place winner - EUR 3300.00;
- 7.3.3. the third place winner - EUR 2200.00,
appropriate taxes will be withheld from the stated prize amounts at the time of payment if the Participant is not a registered taxpayer.
- 7.4. The Jury has the right to change the distribution of the prizes indicated, while preserving the

total prize fund.

- 7.5. The Jury may not award first prize if it concludes that the relatively best entry submitted for the Competition is not feasible.
- 7.6. The customer intends to enter into an agreement with the winner of the Competition for the design and author supervision services of the architectural part, the amount of which does not exceed 12% of the estimated project construction costs (estimates).
- 7.7. The development of the construction project must be carried out within 3-4 months from the moment of signing the contract until the start of the project expertise and project coordination process.
- 7.8. No contract shall be concluded with the author of the relatively best Competition entry (Competition winner) if the Client and the Participant are unable to reach agreement on the design costs and completion dates within 30 (thirty) days after the announcement of the results of the Competition. In such a case, further design work for the implementation of the winning Competition entry shall be carried out by another designer selected by the Client, with the author(s) of the entry being named as the author of the idea.
- 7.9. Prizes awarded shall be paid by the Client within one month of the publication of the results of the Competition.

8. PROCEDURE FOR OBTAINING THE COMPETITION RULES AND QUESTIONS

- 8.1. The Competition Regulations (without their annexes) can be found on the website of the Latvian Association of Architects (hereinafter - LAA) www.latarh.lv. Participants may receive the Competition documentation until 08.03.2024 in digital format by sending a request to e-mail: konkursi@bdc.lv with the reference ""Galleria Riga" roof terrace, competition".
- 8.2. Any questions regarding the conduct of the Competition, as well as any questions necessary to clarify any uncertainties, shall be submitted in writing to the Tender Consultant by 26.02.2024 to the e-mail: konkursi@bdc.lv with the reference ""Galleria Riga" roof terrace, competition".
- 8.3. Within 5 working days, the Consultant shall email the answers to the questions to the registered Participants.

9. CONTENT AND FORMATTING OF COMPETITION ENTRY

- 9.1. An explanatory statement containing a concise explanation of the design options.
- 9.2. A graphical representation of the development proposal of Competition Entry:
- 9.2.1. the Object location plan - sketch of the 8th floor (roof floor) at a scale of 1:500 with 3D visualisation viewpoints, with a schematic proposal for landscaping, functional areas, including a schematic representation of the adjacent buildings;
 - 9.2.2. a plan of the 8th floor at a scale of 1:200 with explications, detailing, as necessary, solutions in relation to the planned use of the Object;
 - 9.2.3. typical sections at a scale of 1:200, with indications of height marks and dimensions in axes, and a transcription of wall and roof structures, including sections to show the relationship between the new building and the existing building, and existing buildings in the locality;
 - 9.2.4. detailed characteristic facades of the pavilions at a scale of 1:100, indicating the finishes and/or facade systems to be used, the relationship to the existing structures on the 8th floor;
 - 9.2.5. the main facades of the building at a scale of 1:200;
 - 9.2.6. 3D visualisations - photo-montages of the characteristic viewpoints 1, 2, 3, 4 and 5 of the Object solution proposed by the Participant, using the materials contained in the Annex to the Regulations. Other visualisations of the Object as the Participant deems necessary to illustrate the design idea, at a resolution of 300 dpi in A3 format;
 - 9.2.7. a 3D model of the Competition Object in DAE, OBJ or IFC format (LOD 200), showing only the position of the Object facade and interconnecting pavilions on existing roof terraces, with m (metres) as the working unit, accompanied by the textures and materials used in the model;
 - 9.2.8. Participants may include other illustrative material with their entries.
- 9.3. The Competition entry must be formatted and labelled with a single motto (consisting of two Latin letters and three Arabic numerals, e.g. AB 345) on A1 format rigid, light and lightweight tablets suitable for display in a show-exhibition, assuming only vertical arrangement of the tablets only. A volume of A3 format with a completed summary of the competition work must be prepared in two copies, which may include more detailed information, and must bear the same motto. All material must be formatted in Latvian and copied onto a digital medium and marked with the same motto:

- 9.3.1. All tablets shall be combined electronically into a single *.pdf file at 300 dpi,
- 9.3.2. All pages of the A3 brochure must be combined into a single *.pdf file no larger than 30MB, Material to be published at the author's discretion,
- 9.3.3. Publication material must be added at the discretion of the author.
- 9.4. The graphic material of the Competition entry must be enclosed, in a separate sealed envelope, with a completed Participant's Questionnaire (see Annex 2), documents confirming compliance with the professional experience and qualification requirements set for the Participant in Clause 6 of the Regulations, as well as a statement if the Participant intends to deviate from the recommended and maximum parameters given in the source materials, marked " Participant's Questionnaire of the Competition Proposal (motto) ".
- 9.5. If a legal entity submits a Competition Entry, the Participant's Questionnaire must be signed by a duly authorised signatory.

10. DEADLINES AND PROCEDURES FOR SUBMITTING COMPETITION DESIGN PROPOSALS

- 10.1. The Competition entries must be submitted to the Responsible Secretary of the Jury at the Secretary's Office, Z.A.Meierovica Boulevard 16-25, 5th floor, Riga, 11.03.2024. from 09:00 to 15:00 Latvian time in advance by phone (+371) 29282001 and/or (+371) 20435663. Entries submitted after the specified deadline will not be accepted for consideration.
- 10.2. A receipt will be issued for the acceptance of the Competition entries, signed by the Responsible Secretary of the Competition and by the Participant, one copy to be retained by each party. The receipt shall record the date, time, the person accepting and submitting the materials, the motto presented, the registration number and the contact telephone number of the Participant. A note shall be made on the individual envelopes submitted, without opening them, indicating the date, time and registration number of receipt.
- 10.3. The Entries may be sent by post or courier to the Secretary's address at Z.A.Meierovica Boulevard 16-25, 5th floor, Riga, LV-1050. Regardless of the chosen method of transportation, the item must bear the indication ""Galleria Riga" roof terrace reconstruction, Dzirnavu street 67, cadastre No 0100 021 0024, Proposal for Architectural Idea Competition" and a post or courier stamp confirming the date of dispatch no later than the specified deadline -11.03.2024. If the documents are sent by post or courier, the last day on which they will be accepted at the Secretariat in Riga is 15.03.2024. Any material sent out after 11.03.2024 will be considered invalid. Participants are responsible for the security of their selected design transportation, insurance and any fees arising therefrom, and shall bear all costs incurred in connection therewith. In accordance with the laws and regulations, the Competition Entries are not subject to customs duty.

11. CONSIDERATION AND EVALUATION OF COMPETITION ENTRIES

- 11.1. The Competition Entries submitted shall be opened by the Responsible Secretary, in the presence of at least one representative of the Client or of the Jury, with the mottos of the Entries recorded in the minutes, in order to prepare the design development proposals for the evaluation by the Technical Commission and the Jury.
- 11.2. In evaluating the design development proposals, the following shall be taken into account:
 - 11.2.1. Technical commission conclusion about compliance with the Regulations, the regulatory documents and the economic justification, conclusion in nature is analytical and informative;
 - 11.2.2. urban design quality criteria, integration of the building volume, landscaping into the environmental context;
 - 11.2.3. the architectural and functional design, the rationality and quality of the materials proposed;

Evaluation criteria of tender works	
Urban construction quality criteria, building volume, inclusion of improvement in the environmental context	
Architectural functional solution, rationality and quality of offered materials	Site plan, public outdoor space
	Facades (constructive solution, facades)
	Feasibility of the building (idea, construction logic, suitability of selected materials)
Functionality (from point of view of building users, practicality of plans, suitability for function)	
OVERALL RATING (maximum of 50 points):	

- 11.3. The Jury may, at its discretion, invite experts to judge the Competition Entries in an advisory capacity.
- 11.4. The Jury shall carry out its evaluation within two weeks after the deadline for submission of Entries. The members of the Jury shall familiarize with the entries and make their individual evaluation in accordance with the criteria set out in Clause 11.2. The members of the Jury shall then determine the winners by public vote. The Jury shall have the right to modify the deadlines for the discussions and shall inform the Participants thereof.
- 11.5. The Jury may take all decisions by a vote of the Jury members. If a Jury member is unable to attend, he/she shall submit his/her evaluation in writing prior to the meeting. All decisions shall be taken by a simple majority. In the event of a tied vote, the Chairman of the Jury shall have a casting vote.
- 11.6. If a member of the Jury is prevented by unforeseen circumstances from participation in the work of the Jury, either directly or remotely by video call, and their written vote is not received by the start of the meeting, the Client shall arrange an appropriate replacement for that person by giving prior notice to the Competition Participants.
- 11.7. The Jury shall have the right, within the limits of the amount of the prizes, to vary the number and distribution of prizes and to decide to extend, terminate or reject any or all entries if the number of Competition Entries submitted is less than three or if the proposals submitted do not meet the quality criteria.
- 11.8. After the Jury has made its decision, the Secretary of the Jury shall open the envelopes of the Participants' Questionnaires and envelopes with mottos, open the decoding of these mottos and members of the jury commission sign the motto pages of the award-winning works, name the winner and the winners of the award-winning places and check their compliance with the Competition Regulations. If any deficiencies or non-compliance with the Competition Rules are found in any of the Questionnaires to be awarded, the Jury shall decide:
 - 11.8.1. on the possibility of remedying the deficiencies identified;
 - 11.8.2. not to award prizes to the author of a particular Competition Entry and to reconsider the distribution of prizes;
 - 11.8.3. to award prizes to the next highest scoring Competition Entries;The authors of the prize-winning entries shall be entered in the minutes of the meeting and shall be informed within ten working days of the prize awarded and the time and place of payment.
- 11.9. Within two weeks of the Jury's decision, the results of the Competition shall be published by the Responsible Secretary of the Competition at www.latarh.lv and notified to the registered Participants.

12. COPYRIGHT

- 12.1. By submitting a Competition Entry to the Client, the Participant has agreed to the Competition Regulations, is responsible for the accuracy of the data and information provided, assigns to the Client the right to publish his/her Competition Entry without further agreement or permission.
- 12.2. The Participant is responsible for any third party claims, including copyright, to the Competition Entry. The Participant undertakes to settle any disputes with third parties independently and at its own financial expense, without involving the Client in any such disputes. In the event that a third party claims infringement of any right against the Competition Client, the Participant shall pay all costs and demonstrable damages incurred by the Competition Client in resolving the dispute and undertakes to provide all necessary information and take all necessary steps to resolve the dispute.
- 12.3. Upon payment of the prizes to the Participants, the Client shall acquire full ownership of the Competition Entries submitted by them.
- 12.4. The authors of the prize-winning entries shall retain the personal rights of the author, which shall include the right to be acknowledged and referred to as the author, and the rights of authorship in name, which shall include the requirement that the author's name be presented when the entry is published in the media and exhibited.
- 12.5. The authors of the prize-winning Competition Entries (Participants) shall assign to the Client all the author's economic rights in the Competition Entry and any parts thereof, as well as the property rights in the entry submitted to the Competition (the material object in which the Competition Entry is expressed), and undertake not to use the author's personal rights in a manner that may be detrimental to the interests of the Client and contrary to the Regulations, including irrevocably authorise the Client to use the prize-winning Competition Entry or any part thereof and to modify it at the Client's discretion, including for the further development of

the building plan with another developer, designating the winner of the Competition as the author of the development plan idea for the scope of the Competition entry submitted to the Competition, if, in accordance with the cases set out in Clause 7.6 of these Regulations, the Competition Client is unable to agree on the terms of the contract.

- 12.6. Upon receipt of the prize, the Participant of the shall alienate and the Participant shall transfer the author's economic rights to the Competition Client to the fullest extent possible under the laws and regulations in force at the time. If the scope of the rights to be alienated is extended by the provisions of such laws and regulations, the Participant shall be deemed to have transferred the rights to the Competition Client also to that extended extent.

In addition, the Participant undertakes not to use the author's personal rights in such a way as to prejudice the interests of the Ten Competition Client. The prize paid in the Competition shall be a single and comprehensive consideration for the Competition Client's right to make further use of the Competition winner's Entry or any part thereof.

- 12.7. The Client may repurchase any non-awarded Competition Entry, with the written consent of the author of the relevant Competition Entry, for any amount not less than EUR 2200.00 (two thousand two hundred euro, 00 cents), exclusive of VAT. In such case, the provisions of Clauses 12.5 and 12.6 of these Regulations shall apply to the Competition Entry.

13. OPENNESS OF THE COMPETITION

- 13.1. The openness of the Competition is ensured by the announcement on the LAA website www.latarh.lv. The entries submitted may be used for public consultation after the Jury's decision.

14. FINAL PROVISIONS

- 14.1. The non-awarded Competition Entries may be collected by their authors within one month after the publication of the Competition results from the Competition Client by contacting the Responsible Secretary. The Client shall not be liable for the preservation of the entries after the expiry of this deadline.
- 14.2. Disputes arising after and during the Competition between the Participants and the Client or the Jury appointed by the Client shall be settled in accordance with the procedure established by the laws and regulations of the Republic of Latvia.
- 14.3. All Competition documents shall be digitally produced.
- 14.4. Annexes:
1. Client's assignment - programme
 2. Participant's Questionnaire
 3. Table of the technical-economic parameters of the Competition Entry
 4. Perspective viewpoints
 5. Architectural-spatial analysis
 6. Urban construction model (8 electronic files);
 7. Cadastral surveying file of the building
 8. 8th floor (roof terrace) zoning plan (file in *.dwg *.pdf format)
 9. Building sections, facades (file in *.dwg format)
 10. A copy of the 393rd minutes of the 30.03.2022. meeting of the Riga Historical Center Preservation and Development Council
 11. Photography of viewpoints.