

TWO-ROUND INTERNATIONAL ARCHITECTURE COMPETITION

CAMPUS PRAGUE  
NEW HQ FOR ČESKÁ SPOŘITELNA

***OPEN CALL FOR PARTICIPATION  
COMPETITION REGULATIONS***

**CAMPUS PRAGUE**  
**NEW HEADQUARTERS FOR ČESKÁ SPOŘITELNA**

**ČESKÁ S**  
**SPOŘITELNA**

**ERSTE S**  
Group Immorent

**SEKYRAGROUP**

**CCEA MOBA**

## **Contents**

Invitation	4
About Česká spořitelna	5
Location	6
Subject of the Competition	7
Project Time Schedule	7
Competition Process	8
Competition Jury	9
Competition Regulations	13

## **Invitation**

**Česká spořitelna sincerely invites architects to join the competition for design of its new headquarters in Prague.**

Česká spořitelna is pleased to offer an open call opportunity to EU architects to participate in an architecture competition for the best design for its new Headquarters in Prague.

The new Headquarters should create a new, open and innovative collaborative workspace for our employees that would at the same time interconnect customers, employees and the public in general. It should also provide a strong visible sign of our purpose and should help to develop the district and also bring prosperity to the community. The new Headquarters should be part of the commercial part of the Smíchov City project developed by Sekyra Group.

More than 140 years ago, in 1874, Spořitelna Česká, the predecessor of Česká spořitelna, organised an architectural competition for the Rudolfinum gallery and concert hall in Prague. Rudolfinum was completed at the cost of Spořitelna Česká in 1885 and since that time this building has been an indispensable part of Prague's cultural life and has also become one of the city's landmarks.

The new Česká spořitelna headquarters should bring to the Smíchov City and to the City of Prague high quality architecture that will serve for decades, not only to Česká spořitelna, but also to the community as a whole and, similarly to Rudolfinum, significantly contribute to the creation of a new modern part of the city.

Česká spořitelna warmly invites architects to participate in this competition. We will consider all applications and will be looking for the most suitable partner who will be able to cooperate with Česká spořitelna and the Sekyra Group on this ambitious project.

Tomáš Salomon  
CEO of Česká spořitelna

## **About Česká spořitelna**

Česká spořitelna's history dates back to 12 February 1825 when it launched operations as a savings bank under the name Spořitelna Česká.

Savings banks were, at that time, founded on a philanthropic basis with the aim to serve as a kind of social institution that partly operated to substitute public social programmes.

The purpose of savings banks was to support the poorer people with their money management and to educate them in financial literacy. The first savings banks were primarily established in German-speaking countries – Germany and Switzerland – in the second half of the eighteenth century and later the idea of savings banks began to spread to Great Britain and to the Habsburg Empire.

Erste Oesterreichische Spar-Casse, the predecessor of Erste Bank, was founded on 4 October 1819 as the first monetary institution of its kind in the Austrian Empire.

Until 1992, when Česká spořitelna became a joint-stock company, the bank underwent various changes, reflecting political developments in Europe and throughout the world, including consolidation and expansion of the savings banks of the Austro-Hungarian Monarchy, legal regulations after the World War I related to the foundation of the independent Czechoslovak Republic, centralization and nationalization after the World War II and Czechoslovakia's communist era and post-communist era transformation, when all existing financial institutions were transformed into universal commercial banks.

Česká spořitelna's new era started in 2000 when Austrian Erste Bank became the 52% shareholder of Česká spořitelna, gradually increasing its share over the following two years to 98%. Česká spořitelna thus became an integrated part of the Erste Bank Group.

Česká spořitelna is the oldest and the largest bank on the Czech market with some 5 million clients. Through the Česká spořitelna Foundation, it supports charitable projects in the fields of culture, education, science, public and social affairs, health care, community activities, sports and ecology. Česká spořitelna employs over 10,000 people in all regions across the Czech Republic.



**CAMPUS PRAGUE**  
**NEW HEADQUARTERS FOR ČESKÁ SPOŘITELNA**





## Location

The new Česká spořitelna Headquarters should be part of the Smíchov City developed by the Sekyra Group Real Estate, a 20-ha property in Prague 5 which contains office, commercial, and residential development for approximately 3,300 residents, and public buildings, such as school or large P&R. This development will transform the old railway station into a multi-functional district with parks and quality public spaces.

The plots are divided into two zones: Smíchov South and Smíchov North. Smíchov North will be utilized predominantly for residential development, Smíchov South will be utilized for commercial development, mainly the Česká spořitelna Headquarters.

## About the Developer – Sekyra Group Real Estate

*Sekyra Group Real Estate (SGRE) is a leading development company in the Czech Republic. The main scope of SGRE's activities involves real estate investment and development of both, commercial and residential estate. The group's professional services are mainly used by international corporations, domestic and international investors, and buyers or tenants of residential units. In these days Sekyra Group is in charge of the development of the large development areas: Rohan City, Smíchov City and Žižkov City. The SGRE has been active in the Czech and Slovak real estate market for 18 years and has built headquarters for companies such as Nestlé, T-Mobile, Skanska, Deutsche Bank, and Heineken, and has also built or reconstructed over 7,000 flats.*

## Project Time Schedule

Selection of the architect	05 / 2018
Planning permit	05 / 2020
Building permit	05 / 2021
Start of construction	06 / 2021
Building completion	09 / 2023

## Subject of the Competition

Full competition brief will be issued for the First (anonymous design) round of this competition.

## 1. Project Study – Česká spořitelna Headquarters

The new Headquarters should provide new collaborative space for more than 3,500 employees. The Headquarters should preferably consist of several buildings. A 'Campus' concept is welcome where single buildings are connected by one common space.

Total GFS: 75,000 sqm above ground; approximately 80–85 % of GFS should be considered as office space.

Other major usages will be concentrated preferably to the entrance common space, like canteen, restaurants and shops. Some of the following supplementary functionalities are envisaged: e.g. kindergarten, fitness centre, gym, post office and health centre. In the programme will also be one large auditorium and conference rooms, storage spaces, archives, as well as bike storage for the employees and garages.

## 2. Urban Concept of the Smíchov South

Detailed urban concept of the Zone Smíchov South will be also a subject of this competition.

Under the applicable Prague City Master Plan, the Zone Smíchov South is located in area of 49,630 sqm dedicated for commercial development allowing for placement of buildings with the total gross floor space (GFS) of 129,000 sqm.

From this capacity, 75,000 sqm is dedicated for Česká spořitelna Headquarters ("CS Campus") and 54,000 sqm for further Developer's commercial development ("Other Land") which should contain offices, hotel and retail.

The CS Campus can be placed in any part of Smíchov South, however, the Other Land office development has to remain as one compact cluster, hotel position is to be determined; the urban concept will therefore solve placing CS Campus and Other Land in the Smíchov South and also main pedestrian and car accesses into and within the Smíchov South. The traffic solution should be based on the outline traffic study set by the European Transportation Company s.r.o. (the traffic engineers should be nominated consultants to the Architect).

## Competition Process

### Open Call

Submission deadline 16. 10. 2017 (midnight CET)

There are basic general and qualification criteria (point 4 of the Competition regulations – Participation in the Competition). Any individual or entity fulfilling them may answer the open call and enter the competition.

They can enter either as „matador architects“ or „emerging professionals“ by submitting a portfolio including a motivation letter and following project presentations (for the selected projects they have to have the role of authors of architectonic design):

#### Matador Architects

- One executed project with a total floor area of at least 20,000 sqm and at least 70 % of this area being office space, completed in the last 7 years
- One executed project with total a floor area of at least 5,000 sqm of any non-monofunctional type, completed in the last 7 years
- One architectural study or competition proposal of a project with a total floor area of at least 5,000 sqm of any type

#### Emerging Professionals

- One executed project with total floor area of at least 5,000 sqm of any non-monofunctional type, completed in the last 7 years
- Two architectural studies or competition proposals of a project with a total floor area of at least 5,000 sqm of any type

The jury will then select 15 teams that will be invited to the anonymous design round. At least 10 of them should be matador architects and up to 5 of them should be emerging professionals.

**For more information, details and sepcifics, please refer to the Competition Regulations.**

### Anonymous Design Round (First)

Invitation 8. 11. 2017  
Workshop in Prague 13.–14. 11. 2017  
Submission deadline 5. 2. 2018

All the fifteen invited teams will receive the competition documentation and will be welcome to participate at Q&A workshop held in Prague. Then they submit anonymously their design proposals. Their identities will be unknown to the jury until the decision on their ranking is made.

The design proposal will consist of posters, booklet, digital data, and contact information in a sealed envelope, and must be delivered before the deadline to the associated law office in Prague.

All the teams that deliver their proposals in accordance with the competition regulations and the brief issued for the anonymous design round, will receive a fee of 20,000 EUR.

The jury will select 6 teams that will be invited to the presentation round. It is assumed that up to 2 of them should be emerging professionals, but the final composition of the invited teams is up to the jury.

### Presentation round (Second)

Invitation 7. 3. 2018  
Discussion in Prague 12.–13. 3. 2018  
Submission deadline 19. 4. 2018  
Presentation in Prague 4. 5. 2018

The six selected teams will receive, together with invitation, also comments and recommendations of the jury, so that they can adjust their projects and deliver a good presentation. They will be also invited to a common discussion with the announcer held in Prague, so they could pose inquiries in person.

Preceding the presentation, the teams should submit new posters, booklet, digital data, and a physical model, before the deadline.

All the teams that deliver their proposals in accordance with the competition regulations and the invitation issued for the presentation round, will receive a fee of 30,000 EUR.

The jury will select 3 proposals, rank them, and recommend them to the announcer for following negotiations.



## Competition Jury – Architects



Ivan Reimann

Ivan Reimann was born in Prague, studied architecture at the Technical University of Prague and Berlin, as well as at the AA in London. Together with Thomas Müller, he founded their office in 1994. Since 1999 he has taught at the TU Dresden as a professor of design and building theory. In 2004, he was invited as a guest critic at the Harvard University Graduate School of Design, Cambridge, Massachusetts. Among the most significant buildings in Berlin are the new building of the Federal Foreign Office and the Federal Ministry of the Interior. [mueller-reimann.de](http://mueller-reimann.de)



Petr Kolář

Petr Kolář graduated from the Academy of Arts, Architecture and Design in Prague. During and after his studies he worked with Eva Jiříčná. In 1996, together with Aleš Lapka, they co-founded the architectural studio ADR. As the first in Eastern Europe, it won the Red Dot Award in the Industrial Design category in 2003. ADR designed both Czech and foreign Olympic Parks at XXX Olympic Games in London 2012, and the Vela Private Island luxury resort in the Maldives (winner of the „International Hotel & Property Awards 2014“). [adr.cz](http://adr.cz)



Miroslav Šik

Miroslav Šik is an architect of Czech origin who emigrated in 1968 to Switzerland, where he lives and works today. He studied architecture at ETH Zurich. In 1988, he founded his own studio, among whose built projects are the Catholic parish centre St. Antonius in Egg, a special pedagogical school with day care centre in Zurich and residential houses in Winterthur, Haldenstein and Zug. Between 1990 – 1992 he taught at the Faculty of Architecture at CTU in Prague. In 2012 he represented Switzerland at the Venice Architecture Biennale. [miroslavsik.ch](http://miroslavsik.ch)



Zdeněk Fránek

After his studies at Faculty of Architecture at Brno University of Technology he worked at the Chief Architect Institute in Blansko, establishing his practice Fránek Architects in 1989. He is recently involved in architectural design, publishing and educational activities at home as well as abroad. He completed his professorship at VŠUP Prague in 2011 and since 2012 he is acting as dean at Faculty of Art and Architecture at the Technical University of Liberec. [franekarchitects.cz](http://franekarchitects.cz)



Petr Hlaváček

Petr Hlaváček studied architecture at ČVUT in Prague where he teaches since 1990. In 1991, he co-founded with Hana Seho-Münz the architectural studio R.U.A, where he worked until 2008. As a guest professor, he taught for one semester at the Taubman College at the University of Michigan. In 2000, he founded the Architekti Headhand studio. He was the dean for development and construction at CTU in Prague for many years and between 2015–2016, he was the chair at the Prague Institute of Planning and Development (IPR). [headhand.cz](http://headhand.cz)

## Competition Jury – Announcer



Tomáš Salomon

Tomáš Salomon is a graduate of Faculty of Economics of Services and Tourism of Slovak University of Economics in Bratislava. He started banking career in 1997 at GE Capital Multiservis where he worked as the Chairman of the Board of Directors and CEO. In 2013 he began working in Slovenská sporiteľňa. In 2015 he was appointed a member of the Board of Directors and since 2016 he has been serving as Chairman of the Board of Directors of Česká spořitelna.



Leoš Anderle

Leoš Anderle graduated with a civil engineering degree from the Czech Technical University Prague. In 1995 he began his work experience in the development section of Metrostav a.s. Then in 2001 Leoš joined Sekyra Group, on the Development Director post, since 2016 he has been appointed the company CEO. The key projects under his oversight are the large development areas in Prague region - Smíchov City, Žižkov City and Rohan City.



Petr Brávek

Petr Brávek is a graduate of CTU (the Czech Technical University) in Prague, where he studied automated control systems in electro technology and their design. He started his banking career in 1993 in Bank Austria Creditanstalt. He has worked in Česká spořitelna since 2007 and later on acted as COO in Slovenská sporiteľňa. Since 2015 he has been appointed a member of the Board of Directors of Erste Group Bank AG responsible for organization, IT and banking operation.



Andrea Besenhofer

Andrea Besenhofer studied business administration at Vienna University of Economics and Business and Real Estate postgraduate degree programme at Danube University Krems. She is the managing director at OM Objektmanagement and Head of Group Services & Properties at Erste Group Bank.

## Competition Jury – Alternates



Lada Kolaříková

Lada Kolaříková is a co-founder of a well-established Czech studio RKAW Radek Kolarik Architectural Workshop and also a teacher at the Faculty of Architecture of the Czech Technical University in Prague. One of the most known examples of RKAW's work is the industrial conversion of a gas utility headquarters in Ostrava. [rkaw.cz](http://rkaw.cz)



Pavla Melková

Pavla Melková graduated from the Faculty of Architecture at CTU in Prague. She has been a partner in MCA atelier since 1996. Apart from her professional practice of architect and urban designer, she teaches and collaborates in granted research programmes at the Faculty of Architecture CTU, where she recently obtained her Ph.D. Since autumn 2012 she has served at the Prague Institute of Planning and Development (IPR) at which she established the Public Space Office. Currently she is the head of the Urban Design Section. [mca-atelier.com](http://mca-atelier.com)



Tomáš Velemínský

Tomáš Velemínský graduated at the Faculty of Civil Engineering at CTU. Since 2000, he has acted as Managing Director of Erste Group Immo-rent ČR. The focus of his activities is the development of office buildings and complexes, particularly in Prague. He also participated in the management of one of the largest current projects in Vienna – Quartier Belvedere, in the vast territory of the new Vienna Central Station, which also includes the construction of the ERSTE Campus, the new headquarters of Erste Bank.



Marek Zděradička

Marek Zděradička graduated from the Faculty of Transportation Sciences at CTU in Prague. He has been working as transport planner at the Prague Institute of Planning and Development (IPR) since 2001. He now works at IPR as a Section Director for Infrastructure. In 2013–2015 he was the chair of working group “Mobility” of the Strategic plan of Prague.



Igor Klajmon

Igor Klajmon graduated with a civil engineering degree from the Technical University of Brno (with two semesters at the Mackenzie University in Sao Paulo, Brazil). He started his career in 1995 at Project Management company Bovis Lend Lease in the Czech Republic, UK and Brazil, and by 2002 worked his way through the organization to the role of Operations Director in the Czech Republic. In 2006 he joined Avestus Real Estate as a Construction Director. Later on, in 2012 Igor started to work CPI, the largest real estate company in the Czech Republic, as a Development Director, since 2016 he works for Sekyra Group as a Chief Development Officer.

## ***How to Answer the Open Call***

### **1. Check if you qualify:**

There are basic general and qualification criteria (point 4 of the Competition regulations – Participation in the Competition)

### **2. Prepare your prequalification portfolio,**

including motivation letter and a scan of a signed contract (point 6 of the Competition regulations – Required Parts of the Open Call Submission)

### **3. Upload everything**

as one pdf file at the competition web page

***CSHQ-CityCampus.cz***

TWO-ROUND INTERNATIONAL ARCHITECTURE COMPETITION

CAMPUS PRAGUE  
NEW HQ FOR ČESKÁ SPOŘITELNA

**COMPETITION REGULATIONS**



## **Competition Regulations**

1. Announcer, Jury, Invited Experts and Assisting Bodies of the Jury	15
2. Subject, Purpose and Aim of the Competition	16
3. Type of Competition and Method of Announcing the Competition	16
4. Participation in the Competition	17
5. Evaluation Procedure and Criteria for Evaluation	18
6. Required Parts of the Open Call Submission	20
7. Required Parts of the First Round Submission	20
8. Required Parts of the Second Round Submission	21
9. Competition Documentation and Visit of the Locality	22
10. Submission of the Prequalification Portfolio and Competition Designs	23
11. Fees, Prizes and Awards	23
12. Subsequent Negotiation and Commission	24
13. Deadlines	24
14. Resolution of Disputes	25
15. Codicil on Acceptance of the Competition Regulations	25
16. Codicil on Authors' Rights and Publication of Competition Designs	26
17. Informing the participants of the results	26
18. Legal Framework and Approval of the Competition Regulations	27

## 1. **Announcer, Jury, Invited Experts and Assisting Bodies of the Jury**

### 1.1 **Announcer of the competition**

Česká spořitelna a.s.  
Olbrachtova 1929/62, 140 00 Praha 4  
Represented by: Ing. Tomáš Salomon  
ID number: 45244782

### 1.2 **Project manager**

Erste Group Immorent ČR s.r.o.  
Budějovická 1518/13A, 140 00 Praha 4  
Represented by: Ing. Tomáš Velemínský  
ID number: 25118749

### 1.3 **Developer**

Sekyra Group, a.s.  
U Sluncové 666/12a, 180 00 Praha 8  
Represented by: Ing. Leoš Anderle  
Business ID: 63998611

### 1.4 **Organiser of the competition**

MOBA Studio  
U Půjčovny 953/4, 110 00 Praha  
Represented by: Ing. arch. Igor Kovačević, Ph.D.  
Tel.: +420 222 222 521  
E-mail: kovacevic@moba.name

### 1.5 **Competition secretary and examiner of competition proposals**

Ing. arch. Karin Grohmannová  
Tel.: +420 222 222 521  
E-mail: grohmannova@ccea.cz

### 1.6 **Competition Jury**

#### 1.6.1 **Regular members of the jury – involved**

Tomáš Salomon, Česká spořitelna – Chairman of the Board of Directors  
Petr Brávek, Erste Group Bank – Member of the Board of Directors  
Andrea Besenhofer, Erste Group Bank – Head of Group Services & Properties  
Leoš Anderle, Sekyra Group - CEO

#### 1.6.2 **Regular members of the jury – independent**

Ivan Reimann, Müller Reimann Architekten  
Miroslav Šik, ETH Zürich  
Petr Hlaváček, Architekti Headhand  
Petr Kolář, ADR  
Zdeněk Fránek, Fránek Architects

#### 1.6.3 **Alternate members of the jury – involved**

Tomáš Velemínský, Erste Group Immorent – Managing Director  
Marek Zděradička, Institute of Planning and Development Prague – Section Director  
Igor Klajmon, Sekyra Group - Chief Development Officer

#### 1.6.4 **Alternate members of the jury – independent**

Lada Kolaříková, RKAW  
Pavla Melková, MCA atelier

### 1.7 **Invited professional experts**

The jury may in the course of its deliberations invite additional experts, though always with the agreement of the Announcer.

## 2. **Subject, Purpose and Aim of the Competition**

### 2.1 **Subject of the competition**

The subject of the competition is an architectural proposal for the new headquarters of Česká spořitelna: Campus Prague, including the Urban Concept of the Smíchov South zone and the infrastructure concept. The Announcer's vision is to develop a building complex, in the inner city of Prague, that will go beyond the norm of a generic office building and that will represent a new model for the administrative organisation (so called Campus) by accommodating the Announcer's activities, as well as public services and amenities accessible to both employees and the general public. The goal is to shift the notion of contemporary office buildings: to prevent the complex becoming a "ghost city" after working hours and to conceive it as a liveable and operational part of Prague. The buildings should meet the highest contemporary standards. The Campus should, of course, be able to create as little ecological footprint as possible during its construction as well as during its lifetime. Sustainability is to be regarded as a holistic approach.

### 2.2 **Purpose and aim of the competition**

The purpose and aim of the competition is to find the most suitable and the most interesting solution to the subject of the competition (i.e. the most suitable competition design), which fulfils the requirements of the Announcer as contained in the present competition regulations. From the authors of the best judged competition designs, the Announcer will look for a partner that would work on all the stages of the project documentation.

## 3. **Type of Competition and Method of Announcing the Competition**

### 3.1 **Type of competition**

#### 3.1.1 **Aims of the design**

According to the aims of the design, the competition is for: project design

#### 3.1.2 **Subject of the design**

According to the subject of the design, the competition is: architectural

#### 3.1.3 **Range of participants**

According to the range of participants, the competition is an Open Call with following restricted rounds

#### 3.1.4 **Number of rounds**

According to the number of rounds, the competition is: two-round; the First round will be anonymous, the Second round (presentation) will not be anonymous.

### 3.2 **Method of announcing the competition**

The competition is announced on the web page [www.CSHQ-CityCampus.cz](http://www.CSHQ-CityCampus.cz).

## 4. Participation in the Competition

### 4.1 General requirements for participation

The competition may be entered by any individuals or entities, separately or in association, that fulfil the following:

- a) They are citizens of the Czech Republic or any other member of the European Economic Area or Switzerland and reside, or if a legal entity, is registered in the Czech Republic or any other member of the European Economic Area or Switzerland.
- b) No member of the participating team and, in the case of legal entity, also members of the statutory organs:
  - b.1) took part in the preparation of the competition brief and the announcement of the competition
  - b.2) are members of the jury, competition secretary, examiner of competition proposals or invited experts of the jury of this competition
  - b.3) are the spouses or relatives, permanent design partners, immediate superiors or co-workers of persons specified in the paragraphs b.1 and b.2
  - b.4) are not employees or members of the representative and administrative bodies of the Announcer which participated in the preparation and approval of the competition brief; or will participate in discussions and approval of the competition results and following commission
- c) They are authorised architects in the field of architecture, or authorised architects with authorisation for general activities, or authorised engineers in the field of building construction, according to the laws of their respective state of residence; in the Czech Republic it is according to Act no. 360/1992 Coll., on the professional practice of authorised architects and the professional practice of authorised engineers and technicians active in construction, as later amended, authorised architects according to the laws of the respective member state of the European Economic Area or Switzerland of which they are citizens or in which they have their registered seat.

### 4.2 Qualification requirements for participation

The competition may be entered by any individuals or entities, separately or in association, whose portfolio contains the following projects, of which they are authors of architectonic design:

- a) One executed project (one building or a complex of buildings) with a total floor area of at least 20,000 sqm and at least 70 % of this area being office space completed in the last 7 years (applicable only to “matador architects” referred to in point 5.1).
- b) One executed project (one building or a complex of buildings) with total a floor area of at least 5,000 sqm of any type – excluding mono-functional residential, industrial, storage, logistics or agricultural projects completed in the last 7 years
- c) One architectural study or competition proposal of a project (one building or a complex of buildings) with a total floor area of at least 5,000 sqm of any type.

## 5. Evaluation Procedure and Criteria for Evaluation

### 5.1 Open Call – prequalification

The participants enter the competition by answering the open call – sending prequalification portfolio (see point 6) to the competition organizer. The participants will mark their entries as “matador architects” (if meeting the a)+b)+c) combination of criteria listed in point 4.2) or “emerging professionals” (if meeting the b)+c) combination of criteria listed in point 4.2 and able to present another project meeting criteria under c) in point 4.2 ). The prequalification portfolios will then be given to the jury, all at one time after the deadline for the Open Call.

#### 5.1.1 Contract

By submitting the prequalification portfolio, the participant agrees to be commissioned by the Announcer with drafting the competition design for the following anonymous design round and the participant agrees to be bound by a simple contract for work, which is available to download at CSHQ-CityCampus.cz and which is requested to be submitted together with the prequalification portfolio duly signed by the participant.

#### 5.1.2 Response to questions – Open call

Questions may be submitted until 10. 10. 2017 to the e-mail address of the competition secretary (grohmannova@ccea.cz) with the subject: “CAMPUS PRAGUE – QUESTIONS”. Questions will be answered at the earliest possibility from their receipt (without revealing the identity of the questioners) on the competition web www.CSHQ-CityCampus.cz

#### 5.1.3 Selection of the participants by the jury

From the participants submitting the required prequalification portfolio, the jury will select 15 teams, of which:

- at least 10 teams will be “matador architects” fulfilling criteria listed in point 4.2 in combination a)+b)+c)
- up to 5 teams will be “emerging professionals” fulfilling criteria listed in point 4.2 in combination b)+c) and able to present another project complying with criteria under c) in point 4.2.

The selected teams will be invited to the First round of the competition – the anonymous design round.

### 5.2 First round – anonymous design round

To all the selected participants (5.1.3) will be sent, at the same time, an invitation to the anonymous design round, together with a link for downloading the complete competition documentation, including specified competition regulations and competition brief. The requirements for the First round submission are described in point 7.

#### 5.2.1 Response to questions – First round

5.2.1.1 To clearly communicate the intention and to answer questions an optional workshop will be held in Prague (see 9.6.1).

5.2.1.2 Further questions may be submitted until 29. 1. 2018 to the e-mail address of the competition secretary (grohmannova@ccea.cz) with the subject: “CAMPUS PRAGUE – QUESTIONS”. Questions will be answered at the earliest possibility from their receipt via e-mail to all the selected participants (without revealing the identity of the questioners).

#### 5.2.2 Evaluation of the formal requirements

The competition designs will be evaluated by the examiner of the competition proposals in terms of their formal compliance with the competition regulations. The examiner will then submit a protocol of inspection to the jury. The proposals that will breach anonymity will be excluded from the evaluation and the participant disqualified from the competition.

#### 5.2.3 Technical review

Technical review of the competition designs with respect to traffic, budget, sustainability, and other aspects may take place. The summary of such a review will be presented to the jury.

#### 5.2.4 Selection of the proposals for the Second round

The jury will select up to 9 best design proposals and rank them from 1 to 9. The design proposals will be then de-anonymised and the teams whose design proposals ranked from 1 to 6 will proceed to the Second round.

It is assumed that only two best ranking “emerging professionals” may proceed to the Second round. Upon the decision of the jury, the third and worse ranking “emerging professionals” shall be replaced by “matador architects” (in order corresponding to their ranking).



### **5.2.5 Comments of the jury**

The jury will give written recommendations and comments to all the top 6 design proposals. These will be part of the invitation to the Second round.

### **5.3 Second round – presentation**

To all the selected participants (5.2.4) will be sent, at the same time, an invitation to the presentation round, including the comments of the jury. The requirements for the Second round submission are described in point 8.

#### **5.3.1 Response to questions – Second round**

5.3.1.1 To clearly communicate the intention and to answer questions, an optional discussion will be arranged in Prague (see 9.6.2).

5.3.1.2 Further questions may be submitted until 13. 4. 2018 to the e-mail address of the competition secretary (grohmannova@ccea.cz) with the subject: "CAMPUS PRAGUE – QUESTIONS". Questions will be answered at the earliest possibility from their receipt via e-mail to all the selected participants (without revealing the identity of the questioners).

#### **5.3.2 Presentation**

All the teams which deliver their work – design proposal reflecting the comments and recommendations of the jury, including a model, will be presenting personally their design proposal to the jury and invited experts a week after submitting the designs.

#### **5.3.3 Final selection of the best design proposals**

The jury will select 3 teams and rank them from 1 to 3. These teams will then proceed to the negotiation process according to point 12 of these regulations.

### **5.4 Criteria for evaluation of competition designs**

The following criteria will be used in the First (anonymous design) and Second (presentation) round, in no order of importance:

- Urban concept
- Overall planning and design concept
- External design quality
- Public spaces approach
- Internal design quality
- Functional performance
- Flexibility of use
- Workplace quality
- Communication quality (relationship and interaction between public and private areas, communication flows and workflow)
- Energy concept / Building ecology
- Economic efficiency and costs
- Commercial proposal and fee

### **5.5 Subjective criteria**

Criteria that cannot be expressed quantifiably will be judged by the jurors on the basis of their knowledge and experience. Such evaluation will thus be the professional, yet subjective, opinion of the jury. This approach is standard in design competitions, and participants in this competition express their consent to it through their entry.

### **5.6 Reasons for exclusion from the competition**

The jury will exclude from evaluation all the proposals that:

- a) Were not delivered within the required deadline
- b) Breached anonymity – only in the First round
- c) Failed to meet the required contents of the subject of the competition
- d) Seriously violated the formal requirements

## 6. Required Parts of the Open Call Submission

### 6.1 Prequalification portfolio

#### 6.1.1 Content

- a) cover page: name of the participating team and the category of the participant (either “matador architects” or “emerging professionals”)
- b) 1st page: motivation letter  
The motivation letter should be no longer than 4,000 characters, including spaces, without sketches or drawings. In the motivation letter the participants should briefly describe in particular why they are applying for admission to the competition, how they will handle the commission and what is the added value working with their team.
- c) 2nd page: project listed in 4.2 a) (applicable to “matador architects” only)  
In case the portfolio is submitted by “emerging professionals”, on the 2nd page there may be presented any realised project, architectural study or competition design fulfilling conditions of 4.2 b) or 4.2 c)
- d) 3rd page: project listed in 4.2 b)
- e) 4th page: project listed in 4.2 c)
- f) 5th page: presentation of the participant’s team and list of the presented projects including the most important persons or entities involved, such as investor, general contractor, author of design, etc.
- g) 6th-last page: scan of the contract for work for design proposal for the First round signed by the participant

#### 6.1.2 Page limit

Any other pages than listed in point 6.1.1 will be excluded from the assessment and will not be delivered to the jury.

#### 6.1.3 Format

The portfolio must be submitted only in digital form: pdf format, size A3, landscape orientation, resolution 150 dpi.

## 7. Required Parts of the First Round Submission

### 7.1 Posters

The design proposal will be presented on 8 posters of format B1 (1000 x 707 mm) horizontally oriented, glued to panel of a light material for exhibition purposes.

The posters will contain:

- Urban study – Smíchov South
- Overall development solution; volumetric visualization – Smíchov South
- Site plan of overall development solution – CS Campus
- Entrance floor/Ground floor plan – CS Campus
- Standard above ground level floor plans – CS Campus
- Interior renderings / visualization – CS Campus
- Exterior renderings / visualization – CS Campus

Precise content will be specified in the invitation to the First round. The overall detail of scale 1:500 is expected.

### 7.2 Booklet

A booklet of the design, in A3 format, will contain a text description of the various aspects of the design and calculation of the investment costs; graphics may be included. The booklet will be submitted in triplicate and will contain in particular:

- Urban Study Smíchov South:
  - Explanatory report
  - Overall volumetric study
  - Entrance floor / Ground floor plan
  - Schemes of typical above ground floor plans
  - Schemes of basement floor plans
  - Traffic and parking solution
  - Public spaces concept
- CS Campus:
  - Explanatory report
  - Site plan of overall development solution
  - Entrance floor/Ground floor plan
  - Above ground floor plans
  - Basement floor plans
  - Views and sections
  - Façade section

- Interior renderings / Visualizations
- Exterior renderings / Visualizations
- Gross floor space and area calculation according to GIF, breakdown of parking spaces
- Energy efficiency concept
- Investment costs estimation
- Financial efficiency concept (Investment costs vs. project performance ratio)
- Fee proposal

Precise content will be specified in the invitation to the First round.

### **7.3 Digital data**

The participants will submit the proposal also in digital form.

### **7.4 Envelope with the superscription "Author"**

As the First round of this competition will be anonymous, an envelope clearly marked "Author" must contain the names, contact information and signed documents (sworn statements issued as part of the competition documentation). The precise content of this envelope will be further specified in the invitation to the First round. The participant will be required to provide fees and costs quotation for its services.

## **8. Required Parts of the Second Round Submission**

### **8.1 Presentation**

The presentation will take place in the premises of Česká spořitelna in Prague. Travel costs and accommodation of the participants will not be covered.

Time for the presentation of each team will be 20 minutes; 40 minutes will be then reserved for the debate with the jury.

Its detailed content will be specified further in the invitation to participate in the Second round.

### **8.2 Model**

A model of scale 1:500 of the overall site area will be required. The model will be in a unified white colour scheme. Its detailed specifications will be provided in the invitation to the Second round.

### **8.3 Posters**

The design will be presented on 8 posters in B1 format portrait (1000 x 707 mm) glued to panels made of a light material for exhibition purposes. Their detailed content will be specified further in the invitation to participate in the Second round.

### **8.4 Booklet**

A booklet of the design, in A3 format, will contain a text description of the various aspects of the design and calculation of investment costs, graphics may be included.

The booklet will be submitted in 3 copies.

Precise content will be specified in the invitation to the Second round.

### **8.5 Digital data**

The participants invited to the Second round will submit the proposal also in digital form.

Precise content will be specified in the invitation to the Second round.

## 9. **Competition Documentation and Visit of the Locality**

### 9.1 **Form of documentation**

All provided documents are prepared in digital format and will not be issued in printed form.

### 9.2 **List of provided documents – Open Call**

001. Open Call Invitation and Competition Regulations

002. Contract for the First round

### 9.3 **List of provided documents – First Round**

001. Competition brief

002. Orthophotographic map

003. The cadastral map, altimetry, utilities

004. Digital 3D model

005. Sections of the terrain

006. Land-use conditions

007. Outline Transportation Study

008. Photo documentation of the site

009. Photography for visualization

010. Master plan of Prague

011. Investment costs – xls file to fill in and submit in the booklet and in digital form

012. Fee proposal according to individual projection activities – xls file to fill in and submit only in the envelope "Author"

013. Draft of contract with the architect

014. Appendices – doc files to fill in and submit only in the envelope "Author"

Additional documents may be provided.

### 9.4 **List of provided documents – Second Round**

No further documents are planned to be provided.

### 9.5 **Provision of competition documents**

With the receipt of these documents, the parties interested in participation in the competition agree to use the documents only for the purposes of their participation in the competition.

All the additional information and answered questions will also be posted on the web [www.CSHQ-CityCampus.cz](http://www.CSHQ-CityCampus.cz)

#### 9.5.1 **Provision of documents in the Open Call**

Starting as of the day of the competition's announcement, the Competition regulations and contract for the First round will be provided to the contestants free of charge on the website [www.CSHQ-CityCampus.cz](http://www.CSHQ-CityCampus.cz)

#### 9.5.2 **Provision of documents in the First Round**

After the selection of all the participants, the documentation listed in point 9.3 will be sent to all those participating in the First round.

### 9.6 **Visit of the locality**

The schedules and places will be specified in the invitations to the First, respectively Second round.

#### 9.6.1 **First Round – Workshop**

The workshop for the selected participants will be held on 13.–14. 11. 2017 in Prague. Participation in it is recommended, yet optional. Its output will be shared with all the invited teams.

#### 9.6.2 **Second Round – Discussion**

The discussion with the announcer for the selected participants will be held on 12.–13. 3. 2018 in Prague. Participation in it is strongly recommended, yet optional.

## **10. Submission of the Prequalification Portfolio and Competition Designs**

### **10.1 Open Call: Delivery of the prequalification portfolio**

The prequalification portfolios will be submitted in digital form only, by upload at the website [www.CSHQ-CityCampus.cz](http://www.CSHQ-CityCampus.cz)

### **10.2 First and Second Round: Delivery of competition designs**

Competition designs will be submitted in person or by postal services to the address:

Karo, Lašmanský & Partners, Klimentská 1216/46, 110 00 Praha 1.

Precise opening hours and latest time of delivery will be specified in the invitations to the First and Second round.

#### **10.2.1 Anonymity in the First round**

Conditions for not breaching anonymity will be described in detail in the invitation to the First round.

## **11. Fees, Prizes and Awards**

### **11.1 Fees – reimbursement of costs associated with participation**

#### **11.1.1 Participation in the First round**

The participants invited to the First round, who will submit a compliant and thoroughly prepared proposal in accordance with the competition regulations and the competition brief issued for the First round, will receive a fee of 20,000 EUR (plus VAT, if applicable).

#### **11.1.2 Participation in the Second round**

The participants invited to the Second round who will submit a compliant and thoroughly prepared proposal in accordance with the competition brief and regulations including a model, and with the jury comments taken into account, will receive an additional fee of 30,000 EUR (plus VAT, if applicable).

### **11.2 Conditions for payment of the fee**

The fee will be paid within 30 days from the delivery of the design proposals in the First round, respectively, within 30 days from presentation of the design proposals to the jury in the Second round.

### **11.3 Prizes and awards**

No financial prizes and awards – other than fees set forth in 11.1 – will be given in this competition. The authors of the three best design proposals selected by the jury will be invited into a negotiation procedure with the Announcer on detailed terms of the contract for work for design and project documentation.

### **11.4 Insurance**

Entries will not be insured.



## 12. Subsequent Negotiation and Commission

### 12.1 Negotiation process

The 3 best participants selected by the jury in the third round will be invited to negotiate with the Announcer the following commission. The negotiations will take place in order based on the ranking given by the jury.

### 12.2 Customer – contractual party

The selected participant will have the opportunity to enter into a contract for work for design and project documentation with a special purpose vehicle created for development of the project Česká spořitelna – Campus Prague.

### 12.3 The subsequent commission

The participant selected in the negotiations will be commissioned with the projection works including mainly:

- Completion of a competition design to the level of architectural study
- Project preparation, surveys
- Assessment evaluating the impact on the environment - EIA
- Documentation for land-use permit and securing of valid land use permit
- Documentation for building permit and securing of valid building permit
- Documentation for selection of contractor and cooperation in the selection
- Working drawings
- Landscaping documentation
- Authorial supervision
- Coordination and putting into use
- As-built documentation

Any documentation and its parts will be carried out in accordance with the Czech law and its implementing regulations, and by professionals authorized by the Czech professional associations.

## 13. Deadlines

### 13.1 Announcement of the competition

19. 9. 2017

### 13.2 Open Call – Questions deadline

10. 10. 2017

### 13.3 Open Call – Submission deadline

16. 10. 2017 (upload by midnight CET)

### 13.4 First round – Invitation

8. 11. 2017

At the same time, those that are not selected will be notified via e-mail.

### 13.5 First round – Workshop

13.–14. 11. 2017

### 13.6 First round – Questions deadline

29. 1. 2018

### 13.7 First round – Submission deadline

5. 2. 2018

### 13.8 Second round – Invitation

7. 3. 2018

At the same time, those that are not selected will be notified via e-mail.

### 13.9 Second round – Discussion

12.–13. 3. 2018

### 13.10 Second round – Questions deadline

13. 4. 2018

### 13.11 Second round – Submission deadline

19. 4. 2018

### 13.12 Second round – Presentation in Prague

4. 5. 2018

### 13.13 Announcement of the results

11. 6. 2018

## **14. Resolution of Disputes**

### **14.1 Objections**

Every participant may, within a deadline of 30 days from the delivery of the notification of the competition results, express to the Announcer their justified objections to the formal procedures of the jury and any conduct of the Announcer connected to the competition in question.

#### **14.1.1 Submission of the objection**

These objections must be submitted by the participant (hereinafter the complainant) in writing and must contain: who is submitting them, against which procedure of the jury or the Announcer the objections are directed, where the complainant sees a violation of the competition proceedings and what the complainant demands as satisfaction.

#### **14.1.2 Response to the objections**

The Announcer must examine the submitted objections in full, and within 10 days after the receipt of the objections must send the complainant a written decision as to whether the objections will be accepted or not, with the reasons stated. If the Announcer accepts the objections, it will state the method for rectification in the decision and inform all relevant participants of this fact.

## **15. Codicil on Acceptance of the Competition Regulations**

### **15.1 Agreement of the Announcer, secretary, examiner, jurors and invited experts to the regulations of the competition**

Through their participation in the competition, the Announcer, Competition secretary, examiner, jurors and invited experts confirm that they are aware of all the competition regulations, and agree that they will adhere to and follow these competition regulations with the force of a contract.

### **15.2 Agreement of Participants to the Competition Regulations**

With the submission of the prequalification portfolios or competition designs, all participants in the competition express their agreement with all regulations of the competition as if by contract, and with the decisions of the jury made within the framework of and in accordance with the said regulations.

## **16. Codicil on Authors' Rights and Publication of Competition Designs**

### **16.1 Authors' rights of the participants**

The announcer will acquire Authors' rights of the submitted Competition Designs.

The authors of the competition designs agree that by submitting their proposals in the First Round, respectively in the Second Round, the Authors' rights will be automatically transferred to the Announcer. These Authors' rights will be further transferred by the Announcer to the Developer to use the Authors' rights for the purpose of the Project.

### **16.2 Participants' agreement to the exhibition of the competition designs**

Through the submission of the competition designs, the participants express their agreement to the free reproduction and exhibition of the design proposal for publicity of the competition and its results.

## **17. Informing the participants of the results**

### **17.1 Informing the participants of the Open Call**

The participants selected by the jury will be invited to the First round (anonymous design round) via e-mail and letter. The participant who will not be selected will be informed via e-mail.

### **17.2 Informing the participants of the First round**

The participants selected by the jury will be invited to the First round via e-mail and letter. The participants who will not be selected will be informed via e-mail. The protocol on the course of the second round (see 17.4) will be sent to the participants at the earliest opportunity after the end of the competition.

### **17.3 Informing the participants of the Second round**

The participants taking part in the Second round will be informed about the decision of the jury, after it is confirmed by the Announcer, via e-mail or by phone call from the Chairman of the jury. The protocol on the course of the competition (see 17.4) will be sent to the participants at the earliest opportunity after the end of the competition.

### **17.4 Protocol on the course of the competition**

The protocol on the course of the competition will include specifically minutes from the jury deliberations, including the votes, decisions on excluding designs from the competition, a list of all competition designs accepted for the competition, and an attendance sheet from the individual jury sessions. The minutes are taken by the Competition secretary, or another person authorized by the jury chair. The protocol on the course of the competition and its correctness will be verified by the signatures of all the jury members present and voting at the jury meetings, and the person recording the document.

#### **17.4.1 Distribution of the protocol**

The protocol on the course of the competition is issued in its final form after the competition is closed. Copies of the protocol with the notification of design selection will be sent to participants of the First round and Second round via e-mail.

## **18. *Legal Framework and Approval of the Competition Regulations***

### **18.1 Czech Chamber of Architects**

These competition regulations were found fair by the Czech Chamber of Architects by the letter dated 16. 5. 2017 under the reference number 676–2017/Šp/Ze.

### **18.2 Jury**

These competition regulations were agreed upon by the jury at its constitutive meeting held on 22. 6. 2017.

### **18.3 Modification / Cancellation of Competition**

The Announcer reserves the right to change or modify the competition regulations at any time until the final decision of the jury, either based on the participants' request for additional information, or from its own initiative.

#### **18.3.1 Cancellation in the Open Call**

In case of cancellation of the competition during the Open Call, no compensation will be provided to the participants.

#### **18.3.2 Cancellation in the First and Second round**

In case of cancellation of the competition during the First or Second round, the Announcer will provide compensation to those participants who, before the cancellation of the competition, fulfilled, completely or partly, the conditions required for the given stage of the competition and demonstrated such fact to the Announcer within 10 days of cancellation of the competition. The amount of the compensation will be determined as a portion of the fee for the design proposal in the relevant stage of the competition corresponding to the evidenced status of fulfilment of the competition's conditions by the participant.

**CCEA MOBA**

U Půjčovny 4  
110 00 Praha  
info@ccea.cz

**CSHQ-CityCampus.cz**