

# CONDITIONS

*of the open international architectural competition for the best design proposal (concept) of complex development of the site in the territory of the Ski Complex Bukovel with the arrangement of pedestrian and recreation area.*



## COMPETITION FOUNDER:

*LIMITED LIABILITY COMPANY «BUKOVEL»  
(USREOU code: 40628724, location: 78593, Ivano-Frankivsk  
region, Iaremche city, Polianytsia village, 2 Shchyvka street)*

## COMPETITION ORGANIZER:

*Bukovel Invest*







**територія розташування**

## COMPETITION TYPE:

*Open architectural competition held in 1 (one) round.*





# OFFICIAL WEB-PAGE OF THE COMPETITION:

The website on which the terms of the competition are announced (published) and its results are announced (published):

***<https://invest.bukovel.com>***



## THE DAY OF THE COMPETITION ANNOUNCEMENT:

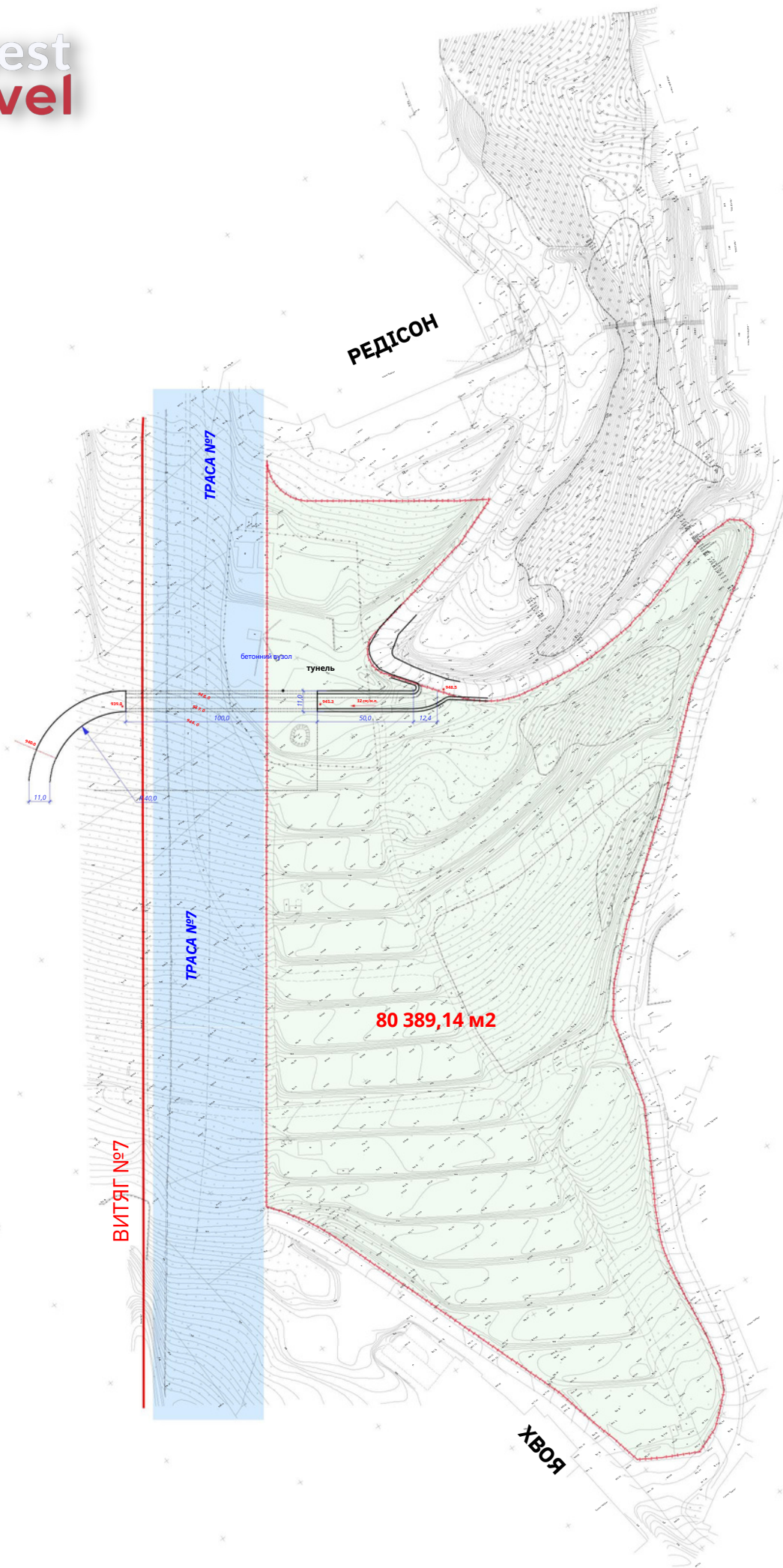
The day of the competition announcement is considered the day of publication of these Terms and Conditions on the Official page of the competition

## ADDRESS FOR SUBMISSION OF COMPETITIVE PROPOSALS:

Preliminary applications for participation in the competition and competitive project proposals of the competition participants shall be submitted by e-mail to the Founder of the competition at the address:

***competition@bukovel.com***





# SUBJECT MATTER OF THE COMPETITION:

The result of architectural creative activity on development of a design solution (concept) for placement of a complex of houses, buildings and constructions with organization of pedestrian and recreation space on a plot of land located in ***Polianytsia village, Nadvirna district, Ivano-Frankivsk region, in the central part of the ski resort “BUKOVEL” along route No. 7 from REDISON hotel to TAVEL hotel with an approximate area of 8 hectares (80 000 m2).***

The purpose of the land plot: for construction and maintenance of recreational facilities. The territory is not exploited, free from development. The boundary of the land plot is drawn in appendices with graphic materials and in the source data for competitive design proposals.



# GOAL OF THE COMPETITION:

*Search for the best concept and project proposal for complex development of the site as a part of non-residential, recreational, entertainment and commercial buildings with arrangement of pedestrian and recreational public space, taking into account the surrounding buildings and existing transport and pedestrian links.*





# THE MAIN CONCEPTUAL TASKS OF THE COMPETITION:

- **to develop a concept for placement** of a complex of houses, buildings and constructions with arrangement of a pedestrian and recreational space, which is harmoniously located and integrated into the existing environment, forming it as a key public element of general resort importance;
- **to develop a project proposal** (concept) that will meet the modern trends of European ski resort development and architectural requirements for arrangement of architectural environment;
- **to design an environment** that will facilitate organization of leisure and recreation not only for residents of this area, but also for visitors of the resort as a whole.

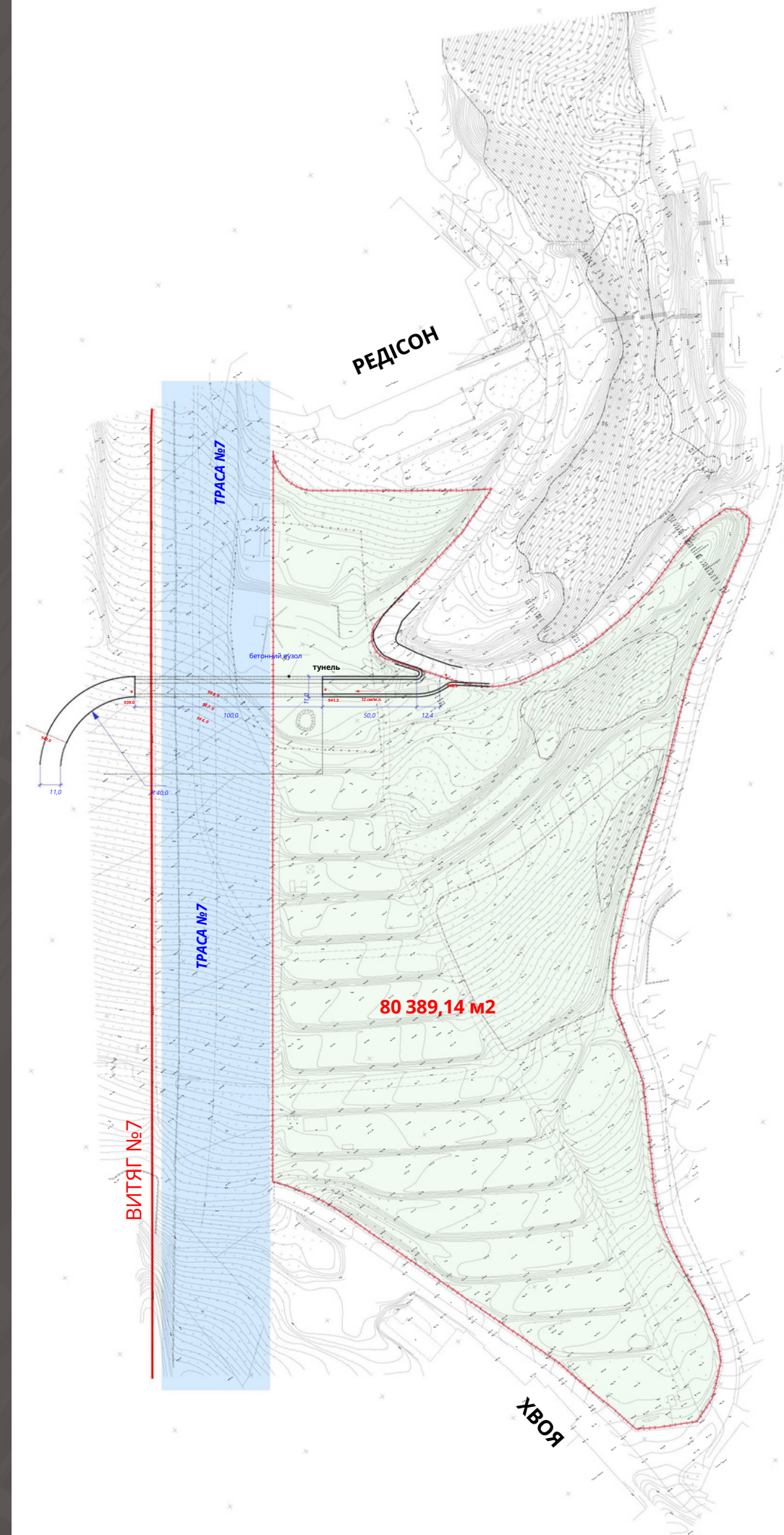




*The competition is designed to find the best visual solution for the designed complex and its integration into the resort environment. The following is expected from design solutions of the competition participants:*

- development of solutions for solving the overall integrated complex and integrating its image into the resort landscape;
- development of visual solutions of designed objects within the given parameters;
- development of a scheme for improvement of the territory with location of necessary elements for such a complex.

The project decision (concept) of a competition participant, which according to the results of the competition will become the winner, shall be taken as a basis in the course of development of the complex project.





# COMPETITION PARTICIPANTS:

Any **capable adult individuals and legal entities, both residents and non-residents**, who have the necessary knowledge and experience in the field of architectural activity, which are documented (by the necessary diplomas and/or certificates and/or licenses), can take part in the competition.



# PRELIMINARY APPLICATION FOR PARTICIPATION IN THE COMPETITION, DEADLINE AND METHOD OF ITS SUBMISSION:

*Persons wishing to participate in the competition shall submit to the competition Founder a preliminary application for participation in the competition, which must consist of the following documents:*

1) **a letter signed by the competition participant**, of free content, however, in which the following information must be clearly stated:

- a clear expression of will of such a participant to take part in the competition;
- a brief description of the participant (legal entity or individual) with a mandatory description of available knowledge and previous experience (with specific examples) in the field of architectural activity, as well as the contact details of the participant (address of registration of a legal entity or residence of an individual, telephone number, e-mail address, etc.);
- a link to the participant's website (if available).

The letter of the competition participant can contain any other additional information that, in the opinion of this participant, is relevant in the context of the competition;

2) **copies of documents certifying the identity of the participant of the competition** (for individuals) or copies of registration and constituent documents (for legal entities);

3) **copies of documents confirming the necessary knowledge and experience in the field of architectural activity** (diplomas and/or certificates and/or licenses).



*The deadline for the participant to submit a preliminary application for participation in the **competition: 30 days**, which are calculated from the day of the announcement of the competition.*

***Start of the competition - 10.05.2023***

*The method of submission by the participant of a preliminary application for participation in the **competition**: shall be submitted by courier service or sent by mail to the Founder of the competition at the Address for submission of competitive proposals.*

*Detailed information on the conditions of the competition, the initial data on the Subject matter of the competition, appendices to the Conditions of the competition regarding characteristics of the land plot and relevant graphic materials shall be sent to all participants of the competition in response to the Preliminary application for participation in the competition submitted by them within **5 days** from the moment of receiving the application related to the Subject matter of the competition.*



# COMPETITIVE PROJECT PROPOSALS OF THE PARTICIPANTS:

***Parameters** that must be taken into account by the participants of the competition in the course of development of competitive project proposals:*

1. **To develop design solutions** (concepts) for the integration of the designed objects into the general resort context and to ensure the modern appearance of the buildings complex by means of imaginative solutions.
2. To take into account **the topography of the design territory** and provide separate zones for the immediate residents of the allocated territory.
3. To take into account **the economic component of implementation of project solutions**.
4. The main idea of development of the territory is **the arrangement of a pedestrian recreation area not only for the residents of the complex of buildings, but also for the resort as a whole**.
5. The territory is located on the main pedestrian axis and along the most popular route No. 7. Therefore, the main attention in the course of development of the concept shall be given to **the arrangement of walking leisure and recreation for the visitors of the resort**.
6. The main height difference in the territory makes 60 meters (20 standard floors), therefore, when designing footpaths and the complex arrangement of pedestrian connections, to take into account **the load on a person during a walk in the territory in conditions of mountainous terrain and height difference**.
7. **To provide placement of complex buildings** on a plot of 8 hectares.
8. **To propose a scheme of buildings**, which provides for placement of (apartments-condominiums) with an average area of 40 m<sup>2</sup>.



9. Since the first floors of the buildings will be allocated for placement of general-purpose premises (halls, reception, ski room, administrative premises, bathrooms, etc.) and built-in public facilities (catering establishments, SPA salons, shops, gyms, etc.), according to the proposed scheme of the general plan, the designed buildings can have a variable of **5-7 floors**. The maximum possible number of floors is 9 floors.

10. Taking into account that the territory proposed to be developed should fulfill the role of resort-wide pedestrian recreation, **the main focus shall be given to the percentage of the territory for pedestrians and its separation from motor vehicles**

11. In view of the fact that the residential infrastructure of the resort will be located in the territory, it is proposed **to make the roofs of the designed buildings usable**, and to arrange a variety of leisure activities for the residents of the buildings on them

12. Taking into account the topography, **to develop a concept for using underground space for car storage.**

13. Given the parameters of the territory, **a sectoral solution for the development of the territory with groups of buildings shall be possible** (separate self-sufficient in engineering and functional terms).

14. Taking into account the specifics of the resort, **to work on providing organized SKI-IN SKI-OUT for residents of the complex.**

15. In the course of development of the project solutions, it is compulsory **to take into account the need to build a tunnel under route No. 7**. The place of installation is marked on the topographic plan in the appendices. The main parameters of the tunnel: width - 11 m. (two-lane road, bicycle path, sidewalk...); height at least 7 m.

16. The design solutions of the competition participants shall be developed on the basis of a topographic plan with the boundaries of the land plot specified in the appendices to these Conditions.

Викопіювання з генплану населеного пункту М 1:10000



територія розташування



### **Content of the competitive project proposals:**

Competitive project proposals of participants shall contain the following:

1. Information that makes it possible to identify the participant of the competition who submits a competitive design proposal
2. Graphic materials - tablets, vertical A1 format in digital form.
3. Text or video materials – an explanatory note in digital form, or a presentation video explaining the main ideas and technical and economic characteristics of the project solution.

At the option of the participant of the competition, additional materials such as graphic visualizations, videos, etc. may be submitted as the part of the competitive design proposals.

### **List of recommended graphic materials:**

- scheme of the general plan with improvement of the territory;
- main facades of buildings with an indication of finishing materials and detailed structural solutions;
- main fragments of a section of a part of the facade with the planned structure and materials along the outer wall (for each typical solution of facades);
- visualization in the environment from the main characteristic angles;
- other illustrative materials necessary to reveal the idea of the project.

### **The main technical and economic indicators of competitive design proposals shall contain the following:**

- Total living floor area (apartments);
- Number of apartments;
- General commercial space (ground floors of the buildings);
- Capacity of the underground space;
- Estimated capacity of residents (density per hectare);
- Estimated capacity of visitors of general resort facilities;
- Estimated total area of all buildings.

Separate schemes, in addition to the main drawings, can be combined under the condition of their readability, at the option of the authors. The metric scale of measurements shall be used in the competition materials.



## **DEADLINE FOR SUBMISSION OF COMPETITIVE PROJECT PROPOSALS BY PARTICIPANTS:**

*120 days, calculated starting from the Day of  
the competition announcement.*





# METHOD OF SUBMISSION OF COMPETITIVE PROJECT PROPOSALS OF PARTICIPANTS:

*Competitive project proposals shall be submitted by participants by courier service or sent by e-mail to the Competition Founder at the Address for submission of competitive proposals **in digital form**, namely:*

- explanatory note in pdf format;*
- tablets with graphic materials in jpg and pdf format with a resolution of 200 dpi. Each tablet shall be supplied as a separate file of up to 5 MB;*
- separate visualizations used on the tablet;*
- photos of the layout (if any) - 3-5 pcs., jpg format with a resolution of 150 dpi.;*
- a short text or video description of the project.*



## **TERM AND CONDITIONS OF CONSIDERATION OF THE COMPETITIVE PROJECT PROPOSALS OF THE PARTICIPANTS AND ANNOUNCEMENT OF COMPETITION RESULTS:**

- The competition project proposals submitted by the participants shall be considered by **the tender commission**, independently selected (appointed) by the Founder of the tender.
- The deadline for consideration of competitive project proposals of participants and announcement of results: **30 days**, which are calculated from the day, following the last day of the Deadline for submitting competitive project proposals by the participants.
- Based on the results of consideration of the competition project proposals submitted by the participants, the competition committee of the Competition Founder, by the majority of its members, at its own discretion shall establish the best competitive project proposal in its opinion and, accordingly, determine the participant who submitted such a proposal as the sole winner of the competition.
- The Competition Commission of the Competition Founder, by the majority of votes of its members at its own discretion may refuse to determine the winner of the competition, that is, not recognize any participant of the competition as the winner.
- The decision of the competition commission of the Competition Founder of shall be formalized by the minutes.
- Announcement of the results of the competition shall be carried out by publication on **the Official web-page of the competition**.



# AWARD OF THE WINNER OF THE COMPETITION. COMPETITION WINNER'S RIGHTS:

*According to these terms and conditions, the monetary reward directly based on the results of the competition for the winner is stipulated and paid in the amount of 1000000 UAH.*

- *In addition, the winner of the contest shall acquire the exclusive right **to enter into an agreement with the Competition Founder** on the use of the competition proposal of such a winner on the terms proposed for the winner by the Competition Founder.*
- *The winner can use this exclusive right within **15 days**, which are calculated from the day following the announcement of the competition results.*
- *The winner of the competition shall be considered to have exercised his exclusive right to enter into an agreement with the Competition Founder on the use of the competition proposals of such a winner, if such a winner, within the time limit specified in this paragraph, has entered into and signed a corresponding agreement with the Competition Founder on the terms proposed by the Competition Founder or accepted such an agreement in writing by a separate letter.*



# **AWARD OF THE WINNER OF THE COMPETITION. COMPETITION WINNER'S RIGHTS:**

- In the course of entering into an agreement with the winner of the competition, development of construction project shall comply with the Ukrainian regulatory requirements, including State Construction Norms (SCN) Б.2.2-12:2019 "Planning and development of territories", SCN Б.2.2-9:2018 "Public buildings and structures. Key provisions", SCN Б.2.2-40:2018 "Inclusiveness of buildings and structures. Basic provisions", SCN Б.1.1-7:2016 "Fire safety of construction objects".
- If, within the time limit specified in this paragraph, the winner of the competition has not used his exclusive right to enter into the agreement with the Competition Founder, then in this case it shall be considered that the winner of the competition has waived the exercise of the right granted to him and the Competition Founder shall be released from obligations to enter into such agreement with the winner of the competition in the future.



# MISCELLANEOUS

- *Relations regarding holding the competition shall be governed by the applicable substantive law of Ukraine, and all possible disputes shall be resolved exclusively by the courts of Ukraine under the established jurisdiction and jurisdiction of such a dispute in accordance with the norms of procedural law of Ukraine.*
- *The non-property copyright to the competitive design proposal of the competition winner shall belong to the author(s) and shall be protected in accordance with the Laws of Ukraine “About Copyright and Related Rights” and “About Architectural Activity”. All property copyrights to the competition design proposal of the winner of the competition shall be assigned to the Competition Founder. Any other conditions regarding property copyrights may be specified in a separate agreement entered into between the winner and the Competition Founder.*



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