

IURIS INVEST, s.r.o.

International Architectural Design Competition

Architectural proposals for a relax and hotel resort in Banka – Piešťany, Slovak Republic

Competition commencement:
Deadline for acceptance letter:

21st October 2010
4th November 2010

Announcement of Architectural Design Competition Proposals

Contracting Authority

Business name: BA Realitná, s.r.o.
Registered office: Panenská 6, 811 03 Bratislava
Company ID No/IČO: 44 157 959
registered in the Bratislava I District Court Commercial Register,
section: Sro, file No. 52404/B
Represented by: JUDr. Ľubica Benčúrová

BA Realitná, s.r.o. is a company set up for the purposes of the project implementation. The sponsor of the project and owner of 75.5 % share is IURIS INVEST, s.r.o., which is responsible for organising of the architectural design competition.

Purpose of the International Architectural Design Competition

The purpose of the International architectural Design Competition (hereinafter only as the Competition) is to prepare an architectural and planning solution of relax and hotel resort close to the Spa Island of Piešťany, in line with intentions of the Contracting Authority of the Competition.

Accessibility by the highway from Bratislava and Vienna and location of the site on a hull over the Spa Island, next to the forest park provide room for a unique concept of active relaxation.

Location

The area is in the cadastral area of Banka, Municipality of Banka, Piešťany District, Slovak Republic. For more information on location of the project, please see visual attachments.

Relax and hotel resort will be located on the following lots in Register "C":

- Lot No. 2012/4 132,555 m²
- Lot No. 2013/1 5,941 m²

For the purposes of the project, there will be an area of 90,000 m² allocated from Lot No. 2012/4. the allocation proposal, as well as the method of incorporating of the alley in Lot No. 2013/1 will be left open to individual architectural proposals.

There are no buildings on the lots. The investor plans to keep and revitalize a tree alley on Lot No. 2013/1.

Competition Type

The Competition is public, whereby bidders can be only those natural persons or legal entities that submit their acceptance letters to the Contracting Authority until the above mentioned deadline. The Competition languages are Slovak or English.

The Competition has been announced as a two round tender, whereby the Contracting Authority reserves the right to hold an additional round. Maximum Six proposals selected by the Competition jury will proceed from the first round to the second round.

The best solution of the Competition will be selected by assessment of submitted Competition bids and, at the end, bidders will be awarded. The Competition selection procedure will also authorise the Contracting Authority to select, out of Competition bidders, the winner that will prepare the architecture proposal.

Competition Jury

- Lubica Benčurová (Partner, IURIS GROUP, a.s.)
- Adriana Benková (Partner, IURIS GROUP, a.s.)
- Pavel Bagin (Partner, IURIS GROUP, a.s.)
- Luboš Čema (Project manager, IURIS INVEST, s.r.o.)
- Martin Sukop (Project manager, IURIS INVEST, s.r.o.)

External jury members:

- Michal Padych (Associate Director, King Sturge s.r.o.)

Advisors: architects, experts in the field of development, zoning planning, construction and real estate business.

Competition Dossier

The Contracting Authority published the following Competition dossier on its web site www.iuris.sk/competition:

1. Extract of amendment to the Zoning Plan of the Municipality of Banka (copy of the original and translation) (Amendment to zoning plan.pdf, Zmeneny UPN.pdf),
2. Visual part of the Zoning Plan with designation of block 26 (Zoning plan.jpg),
3. Topographic and planimetric delineation of the site (Planimetry altimetry.dwg),
4. Deed of Title No. 1765 (Deed of Title 1765.pdf),
5. Shot from Cadaster Map (Cadastre map.pdf, Cadastre map.dwg),
6. Site location (Site location.ppt),
7. Drawing from the photographic documentation for the land-use decision for infrastructure networks with designation of the access road (DUR_ZP.dwg)
8. Acceptance Letter (Acceptance letter.doc),
9. Licence Agreement (Licence agreement.doc),
10. Resolution of the Civil Aviation Authority of the Slovak Republic (Civil aviation

authority resolution.pdf).

The bidder will have to obtain other documents necessary for preparation of the study, as well as for inspection of the site, by themselves and at their own expenses.

Basic Competition Deadlines

Natural persons or legal entities that intend to take part in the Competition must submit, by 4th November 2010, the Acceptance Letter to the Contracting Authority, stating agreement with their participation in the Competition and agreement with the terms of the Competition Supporting documents to the Competition can be found on the Contracting Authority's web site www.iuris.sk/competition .

Bidders may submit questions during the whole duration of the Competition.

Contact: Luboš Čema Martin Sukop
 e-mail: cema@iuris.sk e-mail: sukop@iuris.sk

IURIS INVEST, s.r.o.
Panenská 6, 811 03 Bratislava
Phone No. +421 2 599 80 599

Deadline for submitting of Competition bids for the 1st round of the Competition has been set on 7th January 2011 12.00 p.m. CET.

Competition bids can be

- submitted by an authorised person,
- handed over by a courier,
- sent by post

no later than on the last day of the period for submitting bids to the address: Panenská 6, 811 03 Bratislava, Slovak Republic.

Deadline for announcement of results of the 1st round of the Competition has been set as 30 days of the deadline for submitting competition bids by bidders. Bidder who will proceed to the 2nd round of the Competition will be notified of the time schedule of the 2nd round of the Competition.

Announcement of Competition Results and Rewards to Bidders

The competition will be held in rounds, whereby the Contracting authority reserves, upon the Competition jury proposal, to hold also an additional round.

1st round of the Competition

The Competition jury will select maximum of 6 bids to the second round. Bidder who will not proceed to the next round will not be awarded. The Contracting Authority will announce results of the 1st round of the Competition on its web site www.iuris.sk/competition. Bidders that will proceed to the 2nd round will receive the results in writing to their postal or e-mail addresses laid down in their bids.

2nd round of the Competition

The bidder, whose study ranks first, will be entitled to implement the architectural project proposal and perform the author supervision.

Bidders whose studies will not win in the 2nd round of the Competition will receive rewards in the amount of € 8,000.

The amount of rewards is stated excluding VAT. Rewards will be paid to bidders within 30 days of the date of announcement of Competition results.

Entering into Contract of Works for Performance of the Project

The Contracting Authority is authorised, within the period of 3 months of the announcement of Competition results, to enter in the Contract of Works with the winner of the Competition. The Contract of Works shall reflect price offer the submitting of which is one of prerequisite for participation in the 2nd round of the Competition.

Final Provisions

The Competition is not subject to provisions of § 281 to § 288 of Act No. 513/1991 Coll. of the Commercial Code on public tenders for entering into contract and on commercial public competition and provisions of § 847 to 852 of Act No. 40/1964 Coll., the Commercial Code, on public competition and public promise. The Competition is also not subject to provisions of act No. 25/2006 Coll. on public procurement and the application of provisions of the Rules of Competition of the Slovak Chamber of Architects is excluded.

The Contracting Authority undertakes to keep the conditions of the Competition laid down in this announcement of the Competition, which cannot be changes in the course of the Competition.

Contracting Authority's Intention

- Leisure resort in the Municipality of Banka near Piešťany focusing on: Experience / Entertainment / Socialising,
- Main idea: „Family & Corporate Entertainment Resort”
- Target segment: middle class, predominantly Slovak visitors and clients from Central Europe,
- Total costs, maximum € 35 million, excl. VAT (including infrastructure),
- Sales point: Aqua Park with extremely efficient areas,
- Target markets:
 - Families
 - Couples
 - Corporate clients (conferences & meetings)
 - Various social groups (families – wider groupings, neighbours, classmates, colleagues, clients, friends ...).

The project in Piešťany has an ambition to become a centre of active relax and entertainment in Slovakia. The three main components are designed in such manner so that they would combine each other in functions in order to meet expectations of an active relax resort with a wide scope of target groups, which will ensure an excellent diversification of business risk.

The resort will consist of 3 main parts:

- Aqua Park
- Apart-hotel
- Bungalows

The intention of the aqua park is to serve as the main point of attraction with focus on covered premises and maximum efficiency of interior sections.

The hotel will provide opportunities for accommodation of selected target groups and, at the same time it will primarily act as a sort of a hub of the resort.

The bungalows area is inspired by successful concepts abroad and provides an opportunity for those target groups who currently hardly have any alternative to “all-inclusive stays” in Central Europe. The main feature that makes resorts with bungalows successful is temptation, care or even formation of social groups with various compositions.

The resort also has the ambition to offer a high number – lots of opportunities for relaxation and entertainment and also dozens of attractions. And all that customized to the local market – in middle class standard.

Aqua park:

The main component of the project with the maximum emphasis on efficiency of interior premises (roofed areas). Expected number of one-day visitors max 150,000 – 200,000 per year.

Roofed section:

- Dome with the area of max 2,800 m²
- Number of interior pools: max 4,
- Maximum area of water surface of interior pools: 1,822.50 m² (including pools for toboggans)
- Maximum length of interior toboggans: 720 m,

Exterior section:

- Number of exterior pools max 3,
- Maximum area of water surface of exterior pools: 875 m² (including pools for toboggans)
- Maximum length of interior toboggans: 450 m.

Other premises of the Aqua park:

- Maximum area of wellness: 2,500 m² (including receptions, wellness bar, shared premises and relaxation premises),
- Entrance halls and shared premises (toilets, changing rooms): max 1,940 m² (including summer entrance hall),
- Fitness centre: max 120 m²,
- Aqua Park and “resort hub”: max 8,954 m² (including connection corridor between the hotel and Aqua park),
- F&B premises (bars and restaurants): max 335 m²,
- Outside parking: max 8,100 m²,

Apart-hotel:

Apart-hotel of medium standard (3-star level) contains hotel rooms and/or suites. It is intended for visitors with the maximum number of 2 adults in a hotel room and 2 children on sofa bed in suites. Average price for a room will not exceed €60 per room per night.


- Number of rooms: max 150,
- Area of rooms: max 5,250 m²,
- Suites as well as hotel rooms: yes, possible combination,
- F&B: max 1,100 m² (including kitchenettes and the night bar),
- Flexible conference premises: max 600 m² (including lounges, lobbies, ...),
- Retail: max 200 m²,
- Children corner: max 150 m²,
- Game room: max 100 m²,
- Hotel utility premises: max 1,818 m²,
- Shared premises: max 1,313 m²,

- Gross development area of above-the-ground floors: max 10,531 m²,
- Parking lots: max 4,000 m²,
- Underground and ground parking lots: yes, possible combination.

Bungalows:

Bungalows with excellent interior offer accommodation for larger groups (families, colleagues, friends, etc.). A successful concept will design individual “nests” in the bungalow area. The leitmotif of the concept is “socialising”. Bungalows must be offered in a slightly lower standard than the apart-hotel.

- Total number of bungalows: 150,
- Number of 2-bedroom bungalows: 100,
- Number of 3-bedroom bungalows: 50,
- Maximum area of a 2-bedroom bungalow: 60 m² (net interior area),
- Maximum area of a 3-bedroom bungalow: 75 m² (net interior area),
- Medium and slightly lower standard of interior equipment.
- Bungalows utility premises: max 350 m².

The Contracting Authority’s intention is based on the Feasibility study 09/2010 prepared for the Contracting Authority by  **King Sturge**

Conditions for Participation in the Competition

General Terms of the Competition

- A. Competition bid must respect the intention of the Contracting Authority of the Competition, which forms a part of this document.
- B. When preparing the Competition bid it is necessary to base it on valid existing zoning planning documents in order to subsequently prepare documentation for the zoning planning. In the valid zoning plan, the territory is designated as block number 26.
- C. The Contracting Authority is entitled, prior to the decision on selection of winning studies, to individually negotiate bids with competition participants. The Contracting Authority is entitled to select, from preliminary studies, the one, which best meets its expectations, whereby it is not obliged to provide reasons for acceptance or refusal of individual studies. The Contracting Authority reserves the right, in the case of it finds no study acceptable, to refuse all submitted studies and, without providing the reasons for cancellation of the competition. It will report any possible cancellation of the competition to all bidders that submit their bids in time. The Contracting Authority reserves the right to not award the first prize or possibly to award two first prizes.
- D. The Contracting Authority will bear no costs of bidders related to participation in the Competition and to preparation of the study. Bidders will cover the costs related to the Competition by themselves.

Conditions for the 1st Round of the Competition

- A. Binding requirements on the scope and content of the Architectural Study:

Visual part of the study will consist of the following parts:

1. situations concerning wider relations,
2. volume solution of objects,
3. visualisations, including drawings into photographs of existing conditions.

Individual drawings in the visual part in .PDF format and, at the same time in .DWG format will be processed as follows:

- situations M 1:1000
- top views and cross sections M 1:500

Text part of the study will be executed in Slovak or English language and will consist of the following parts:

1. description of the zoning solution,
2. description of the architectural solution.

Bidders may submit their studies prepared in several volume solutions; in such case they will submit their studies in 2 counterparts in printed form + 1 CD (in .PDF format and .DWG format).

B. Bidders are obliged to attach the following documents and representations to the study:

1. List of processed projects of identical or similar nature, implemented in full before 30 September 2010. bidders are obliged to designate the contractor, name of the project, financial scope of the project, date of commencement and date of completion of project preparation;
2. List of names of authors, including qualification of people, duration and type of previous practice of people who took part in study preparation and who will take part in possible processing of the project documentation;

Conditions for the 2nd Round of the Competition

A. Binding requirements on the scope and content of the Architectural Study:

Visual part of the study will consist of the following parts:

4. situations concerning wider relations,
5. volume solution of objects,
6. visualisations, including drawings into photographs of existing conditions,
7. cross sections,
8. basic top views with designation of functional units.

Individual drawings in the visual part in .PDF format and, at the same time in .DWG format will be processed as follows:

- situations M 1:1000
- top views and cross sections M 1:200

Text part of the study will be executed in Slovak or English language and will consist of the following parts:

1. description of the zoning solution,
2. description of the architectural solution,
3. proposal of construction and technological solution,
4. structure of individual object areas in m² (functional layout)
5. economic assessment of construction costs of the resort.

Architectural model in the scale selected by the Bidder.

Bidders may submit their studies prepared in several volume solutions; in such case they will submit their studies in 3 counterparts in printed form + 1 CD (in .PDF format and .DWG format and 1 architectural model).

B. Bidders are obliged to attach the following documents and representations to the study:

- 1. List of processed projects of identical or similar nature, implemented in full before 30 September 2010. Bidders are obliged to designate the contractor, name of the project, financial scope of the project, date of commencement and date of completion of project preparation;**
- 2. List of names of authors, including qualification of people, duration and type of previous practice of people who took part in study preparation and who will take part in possible processing of the project documentation;**
- 3. Signed draft licence agreement, by which the Bidder will grant approval to the Contracting Authority to use the processed study in unlimited scope and for indefinite period of time. Licence agreement draft must also include provision concerning exclusiveness of the granted licence; Licence agreement draft will form a part of the bid;**
- 4. Price offer for the architectural project proposal and the author supervision.**