


**Program and Conditions for the Open International
Competition on the Development of an
Architectural Concept for an International Business
Center with an  INTERCONTINENTAL Hotel in the
City of Yerevan**

Manager of the Program: Levon Vardanyan, Architecture

Contents

- 1. General Terms.....
- 2. Participation in the Competition.....
- 3. Participant Registration.....
- 4. Design Assignment.....
- 5. Content of Assigned Materials to be submitted.....
- 6. Anonymity.....
- 7. Submission of the Projects.....
- 8. Awards.....
- 9. The Jury.....
- 10. Completion of the Competition.....
- 11. Competition Timetable.....
- 12. Appendix 1.....
- 13. Appendix 2.....

1. General Terms

1.1 The competition is announced by *Avangard Motors LLC* in conjunction with Yerevan City Hall and the Union of Architects of the Republic of Armenia, along with the participation of the Ministry of Urban Development of the Republic of Armenia, the Ministry of Diaspora of the Republic of Armenia, and the International Association of Unions of Architects (IAUA).

Organized in accordance with the UNESCO-UIA regulations, this competition has been approved by the International Union of Architects – UIA.

1.2 Avangard Motors is the general distributor for Daimler AG in Armenia.

1.3 The goal of the competition is to realize a new and original urban development project that is both architecturally and functionally integrated into the surrounding cityscape.

1.4 The organizer of the competition is *Avangard Motors*.

Address: Guy Avenue 14/3, Yerevan, Armenia 0062

Tel: +374 10 66 80 00; **Fax:** +374 10 66 89 00

Email: agm@mercedes-benz.am

URL: www.mercedes-benz.am

1.5 The chairman of the organization committee – Tigran Proshyan, General Manager of Avangard Motors Ltd.

1.6 The program and the conditions of the competition conform to the regulation for the conduct of competition for the best architectural (urban development) project and are developed in accordance with the Regulations for conducting architectural competitions in the Republic of Armenia and the UNESCO recommendations concerning international competitions in architecture and town planning.

1.7 The location for the organisation of the competition and the presentation of proposals is: “House of Moscow” Argishti 7, Republic of Armenia, tel: +374 10 510 211.

2 Participation in the Competition

2.1 The competition is open, international, and conducted in one phase.

2.2 The following are invited to take part:

- Architects worldwide, individually or in teams led by an architect, that have the right to practice the profession in their countries.
- Organizations that have a license for practicing architecture

2.3. No registration fee is required

2.4 In the process of project development, the participants may involve other architects and individuals in related professions for completing the conditions of the competition.

2.5 Representatives, partners, and employees of the organizers of the competition have no right to participate in the competition and/or consult the participants.

3. Participant Registration

3.1. Participants in the competition must register via e-mail concept@mercedes-benz.am. This registration must include:

- First, middle and last name of the individual architect or team representative
- The name of the organization;
- First, middle, and last name of the representative of the organization
- The date of the founding of the organization (for organizations), or the date of birth (for individual architects);
- The title, number, and date of issue of the document that entitles the entity to practice architecture (for organizations), or the professional license or the diploma of completion from an architectural institute (for individual architects);
- The address, telephone number, fax, and email address.

3.2 The organizational committee confirms the registration of participants based on the application described in point 3.1 and gives each participant a package of competition.

3.3 Starting date of the applications – October 8th, 2009.

3.4 Application deadline – November 9th, 2009

3.5 An officially registered participant will be regarded by the organizer as an author or a head of a group that presents a project.

3.6 Officially registered participants can send written questions regarding the program and the conditions of the competition to the committee until November 25th, 2009.

4. Design Assignment

4.1 The architectural design concept must take into account the prominent location and dominating position of this urban development project. The design proposal must appear as a dominant architectural solution from all points in the city. The territory is viewed from the lower plateau of the city, as well as from higher amphitheaters that punctuate the perimeter.

4.2 Due to its importance, the multifunctional complex must appear as a major civic center with, as a concluding element, main city streets oriented to it.

4.3 The construction territory is a rising, 4.4 hectare, platform surrounded by main streets with a panoramic view of the city center and a view of the biblical Mt. Ararat to the south.

4.4 The dominant axial angle of the complex is Teryan street (see plan of the city), a direction to which the vertical capacity of the hotel should preferably be accentuated.

4.5 The hotel complex design should be done in accord with the requirements for the **Intercontinental** hotel provided in **Appendix 1**. The hotel should be located in the southern part of the territory, with a maximum number of rooms enabling a direct view of the city. Appearing as a dominant architectural element due to its location and volume, the hotel building should be the most striking element of the construction.

4.6 Unlike the special requirements for the design of the **Intercontinental** hotel complex, no requirements exist for the design of the business center, residential complex, and other buildings. The participants are free to arrange the territory based on their own inclinations. The solidity, number of buildings and stores, and layout are also to be determined by the participant. The seismic stability of the construction should sustain 9.0 on the Richter scale. The maximum height of the building should be 101 meters.

4.7 The specifications and sketches of the floor plans should include the offered volumes, which later may appear to be a base for making a final business plan by the customer.

4.8 A residential building oriented to the south with the highest quality apartments possessing all features of comfortable accommodation should be designed. It is essential that the exterior and underground parking lots be designed in accord with the demands of the proposed buildings. The entrances and exits should be designed to decrease the intersection of traffic (pedestrian and vehicular).

4.9 The possibility of organization of open and closed public areas should be considered.

4.10 It is not recommended to cover the inner spaces between the complexes with a single casing. The project design concept should include architectural structures for exhibition halls, cafes, indoor and outdoor pools, and other public areas, along with landscaping design proposal.

4.11 An architectural solution for an open parking lot at the entrance of the complex should be suggested. The decision whether or not to keep the retaining walls in the southern part of the area is left to the judgment of the participant.

4.12 The existing four-store building in the pavilion of the territory should be maintained and converted into offices.

4.13 The participants should be mindful of the fact that the winds are from north to south. The orientation point for suggested buildings should be the General Plan. Special attention must be directed at the residential building.

4.14 The architectural concept should be presented either in Armenian, or Russian, or English (at participant's discretion).

4.15 Main criteria of the presented works:

- Volumetric-spatial solution of the urban planning project for the international business center (IBC).
- The significance and uniqueness of the architectural solution of the hotel complex, which is dominant.

5. Content of Submission Materials

5.1 Each project submitted by participants must include:

5.1.1 Situational plan M 1: 2000.

5.1.2 General plan M 1:500

5.1.3 Façades M 1: 200

5.1.4 Non-recurring floor plans M 1:500

5.1.5 Sections M 1:500.

5.1.6 Volumetric solution sketches

5.1.7 Perspectives, axonometric view of the complex, photo/computer image of exterior view of the buildings, fragments of interior design (graphics and depth at participant's discretion).

5.1.8 An explanatory text indicating technical/economic records (up to 10 typewritten pages). The explanatory text must be in "Times New Roman" font and size "12".

5.2 Situational plan (5.1.1) must include:

- The designed building and construction area
- Surrounding streets and highways

5.3 The façade plans (5.1.3) and the section schemes should (5.1.5) indicate the axial volumes, vertical marks of the floors, and higher elements of the roofing, and also the vertical, inclined, and other elements of the building.

5.4 Non-recurring floor sketches (5.1.4) should present the functional organization, construction plan, and volumetric solution of the project. Explications must be provided along with axial volumes and the spaces of the buildings.

5.5 The explanatory text (5.1.8) should prove the efficacy of the architectural plan and volumetric solution of the project. It should also provide the general technical and economic records:

- The entire area and the construction volume of the building, including the functional areas along with the underground territory (provided in metric measures).

5.6 The proposed works will be presented on a maximum of 5 (five) panel (80x120cm sizes).

5.7 Each competition project has an identification code. The code is a combination of 7 numbers from 1 to 9 (height of the number is 1cm) chosen by the participant.

The identification code is inside the 20x70mm-sized rectangle on the top right corner of each page of the project. The rectangle is divided vertically into 7 equal parts. The identification code is also indicated on the first page of the explanatory text.

5.8 Each participant should send the organizer a sealed opaque envelope on the outer part of which the identification code is indicated (inside 20x70mm rectangle). The first, middle and last name, postal address, telephone number, fax number, and email address of the participant should be on an A-4 sized paper inside the envelope. If the project was completed by a group of authors, the codified envelope should have a separate paper indicating the percentage distribution of the prizes among the authors verified by their signatures.



6. Anonymity

6.1 Participants' anonymity will be maintained throughout the competition.

6.2 To this end, the competition materials are presented under a code name, and the sketches of the explanatory text and the outer part of the sealed envelope should not include any information identifying the participant.

6.3 Projects sent to the organizer will not be published until the announcement of the jury's decision.

6.4 Throughout the jury meeting the identification codes will be masked by a serial number.

7. Presentation of the Projects.

7.1 All completed projects should be sent starting from December 20th 2009. The projects are considered on time if they have been received by the organizer no later than 6 pm January 15th 2010.

7.2 All materials related to the project must be sent in Adobe PDF (*.pdf) format to the FTP server provided by the organizer. The participant must notify by e-mail (concept@mercedes-benz.am) about submitting project relating materials to FTP server. Upon reception of the project, a notification will be sent to the participant indicating the content of received files, and the time and date of reception.

7.3 The organizer of the competition guarantees the security of all received materials related to the competition for the period of evaluation and decision making by the jury.

8. Awards

8.1 Awards for winning projects shall be as follows:

- First place prize – \$70,000 USD, as well as, upon the mutual consent, further cooperation on the development of the project
- Second place prize - \$30,000 USD
- Third place prize - \$15,000 USD

8.2 The authors of the winning projects do not have a right to present them in any other competitions without written consent of the contest organizer.

8.3 If the number of presented projects for each nomination is equal to or less than the number of announced prizes, the jury has the right not to award all of the announced prizes.

8.4 The organizer of the competition retains the right to choose the project organization for future developments of the project documentation for all the sections.

9. The Jury

9.1 For examination and evaluation of the competition projects and for selection of the winners of the competition, a jury consisting of the following members is appointed:

Chairman of the Jury: - will be elected by the members upon opening of the first session.

<i>Edward Avetisyan, Russia</i>	Chairman of Avangard Motors Ltd
<i>Gagik Beglaryan, Armenia</i>	Mayor of the city of Yerevan
<i>Mkrtich Minasyan, Armenia</i>	Chairman of the Union of Architects of the Republic of Armenia Honored Architect of the Republic of Armenia
<i>Michael Rotondi, USA</i>	Principal, RoTo Architects, Inc. Professor, Southern California Institute of Architecture (SCI-Arc) 2009 AIA Gold Medal Prize Winner
<i>Makoto Watanabe, Japan</i>	Principal, ADH Architects Professor, Hosei University
<i>Enrique Sobejano, Spain</i>	Principal Nieto Sobejano Arquitectos S.L. Professor, Universidad Europea de Madrid, University of the Arts in Berlin
<i>Alexander Korbut, Belarus</i>	Chairman of the IAUA, Chairman of the Union of Architects of the Republic of Belarus Honored member of the American Association of Architects Professor, International Academy of Architecture

9.2 Two reserve members of the jury will be assigned (one member from Armenia and one member from Europe).

9.3 The reserve members of the jury will be present at every meeting without the right to vote, with the intention to take the place of acting members of the jury who are not able to continue the work due to any reason.

In this case, the reserve members of the jury are officially appointed for a period until the end of the competition in place of withdrawn member.

9.4 The jury works with its complement keeping the confidentiality and the anonymity of the participants.

9.5 The members of jury and the secretary to the jury take part in the evaluation process of the projects. Only the members of jury have the right to vote and decide on the winners of the competition and awarding the prizes.

9.6 The jury should not examine:

- The projects that were sent or received after the date indicated by the organizer of the competition;
- The projects for which the anonymity has been intentionally violated. Such projects should remain at the disposal of the jury, but should not be examined during the period of the jury workshop;
- The projects that do not correspond to the requirements of the program and the conditions of the competition.

9.7 Prior to opening the sealed envelopes containing the names of the winning participants, the jury makes a final report on the deliberations that includes an explanation of the decisions regarding the awarding of the different prizes. The report must be signed by all the members of the jury.

9.8 The decision is made based on the majority of votes and is final.

10. Completion of the Competition

10.1 After the announcement of the competition results, all projects will be displayed in the exhibition hall of the “House of Moscow” in Yerevan, Armenia. Attendance is open to everyone.

10.2 The codified envelopes will be opened after the jury’s final decision.

10.3 After the envelopes are opened, the jury secretary and the chairman of the organization committee announce the results to the winners, other participants, organizations that have assisted in conducting the competition, and representatives of the media.

10.4 The prizes will be paid to the winners within 5 days after the opening of the codified envelopes.

10.5 Any disputes related to the conduct of the competition shall be regulated by the committee organizer. All interested parties shall be informed of the decision made.

11. Competition Timetable

11.1. Announcement of the competition	October 8, 2009
11.2. Registration deadline	6pm, November 9, 2009
11.3. Deadline for distributing package of competition documents to participants	November 13, 2009
11.4. Deadline for addressing questions regarding the agenda and conditions	November 25, 2009
11.5. Deadline for posting answers	November 30, 2009
11.6. Deadline for submitting projects	6pm, January 15, 2010
11.7. Workshop of the Organizational Committee	January 17-20, 2010
11.8. Jury meeting	January 21-23, 2010
11.9. Announcement of results	January 24, 2010
11.10. Payment of prizes to winners	February 1 st , 2010
11.11. Public exhibition of the submitted projects	January 24-February 1, 2010

12 Appendix 1

12.1 The design of the hotel complex should be in accordance with the following requirements:

12.1.1. Hotel rooms and apartments:

Room type	keys	bays	Total area (m ²)
Hotel room	200	200	35 – 45
Jun. Suite	20	40	70 – 90
Sen. Suite	3	9	100 – 120
Major Suite	1	4	120 – 150
Pres. Suite	1	5	200 – 250

Serviced Apartments

One-bedroom apt.	40		70 – 90
Two-bedroom apt.	30		100 – 120
Three-bedroom apt.	5		150 – 200

12.1.2. Meeting and event room capacities:

- One single level Ball Room with total area of 600 – 700 m². The Ball Room should not have any columns.
- Three single level Conference Halls with 50 – 100 m² each with partition possibility.

12.1.3. Health and fitness center capacities:

1. Fitness center
2. Gym
3. SPA center
4. Pool
5. Sauna

13. Appendix 2

13.1 Fragment of the general plan of the city center with indication of the assigned area.

13.2 The assigned area with precise borders.

13.3 Traffic sketch.

13.4 Photos from different points of the city.

Contacts

Contact the manager of the program for any question

Tel: +374 10 66 85 00

Fax: +374 10 66 89 00

Email: concept@mercedes-benz.am