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REPORT OF THE JURY

TITLE OF THE COMPETITION

Architectural competition for conceptual design of new stadium in Ulcinj.

NAME OF THE COMPETITION ORGANISER

Municipality of Ulcinj
Blvd. Gjergj Kastrioti Skanderbeg
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NAME AND SURNAME OF AUTHORIZED PERSON

Muho Uruchi, d.i.a.
principal city architect
muho.uruci@ul-gov.me

OBJECTIVE OF THE COMTEPTITION

The goal of the competition is to select the best conceptual design of a sports complex featuring the new city stadium at the beginning of Ulcinj's Long beach (Velika plaža), based on the parameters and recommendations specified in this competition task..

The competition entries are expected to propose a functional and recognizable solution that will be the basis for the preparation of technical documentation in the next stages of this project.

COMPOSITION OF THE JURY AND REPORTERS

The members of the competition jury are:

1. Muho Uruči, principal city architect of Ulcinj Municipality, president of the jury;
2. Prof. Ph.D. Ljubiša Folić, architect, member of the jury
3. Prof. Ph.D. Bujar Demjaha, architect, member of the jury
4. Iva Petković, architect member of the jury
5. Mentor Llunji, Civil Engineer, member of the jury
6. Mehmed Milla, architect, member of the jury
7. Momir Đurđević, Secretary General of the Football Association of Montenegro.

Reporters work as part of:

1. Shkelzen Sulejmani, Architectural Engineer (PE).
2. Dren Rogova, Architectural Engineer (PE).

JURY INFORMATION

Before the start of the work of the Jury, the rapporteurs ascertained the compliance of the 59 submitted conceptual designs (entries) with the Competition terms and conditions and informed the President of the Jury and submitted of proof about the observed deficiencies. The president of the jury shared this information with all the members of the jury at the first online session, after which he forwarded 49 designs (entries) to the members of the jury in electronic format on 26th March 2023 for further consideration.

According to the received conceptual designs (entries), the jury started an individual analysis of the 49 conceptual designs (entries) that passed the first selection phase of basic propositions, namely conceptual designs (entries) under the codes: KALA 57, 6786523, 909090, 231279, 81223, 62973, 0073, 01957, 02796, 4495, 05379, 06351, 9594, 010154, 11011, 11911, 12218, 13789, 15024, 15935, 38000, 33777, 32023, 23498, 23026, 19841, 17871, 55416, 688 79, 79437, 80496, 81221, 92453, 94271, 94829, 121390, 152410, 0000160323, 202302, 240222, 891221, a10866, CDM020918, dcg11, LU6789, MFSA007, ot2023h2, saja001, sstad423.

The jury gathered at a two-day workshop on 29th and 30th March 2023 in Ulcinj, which began with the preliminary report of Professor Bujar - Compliance with urban planning parameters, which was taken as a starting document for further discussion and selection. The jury worked all the time in a complete composition, respecting the guidelines of the Rulebook on the method and procedure for the announcement and implementation of public competition for conceptual architectural design and the Decision on the publication and announcement of the competition subject.

The review of the designs was carried out in three rounds of elimination, where by summing up the common opinions, 11 conceptual designs (entries) were selected as the final outcome of the two-day workshop. The final round included conceptual designs (entries) under the codes: 2796, 5379, 12218, 17871, 62973, 80496, 92453, 94271, 000000160323, 240222 and dcg11. The selection was made after the consensus of the members of the jury who had their own explanation for each conceptual design (work) individually, by analysing the urban parameters and their fulfilment, the aesthetic value of the idea and the economy of the project, the elaborateness of the idea and by analysing important ecological aspects. All of these conceptual designs (entries) were qualified according to the clarity of the concept, ambient compatibility, urban logic of content connection, adequate materialization and proper urban and spatial layout of the stadium. With the approval of all members of the jury, pretentious solutions (designs) with their incompatible ambient aesthetics were not further considered. For the sake of clarity of the subject propositions, the jury visited the location and this enabled better understanding of the possibilities of the task and the correlation with the offered solutions (designs). The jury concluded that the participants had a number of limitations and criteria that they faced through their solutions (designs) in an urbanistically limited space, which helped the further evaluation process.

Attached is a table with minutes from the two-day workshop:

RANKING OF 11 SELECTED DESIGNS ACCORDING TO THE JURY, MEETING

Nr.	Code	Urb.Disposition	Short remarks
3	02796	Fulfils	Review the auxiliary pitch
5	05379	Mismatched	Dimension, orientation I-Z
11	12218	Mismatched	Auxiliary pitch out of ML
15	17871	Incomplete	50% of covered seats, no solution for roof and similar.
23	62973	Mismatched	Main pitch out of ML the eastern side along its entire length
26	80496	Fulfils	Orientation
29	92453	does not fulfil	Auxiliary pitch UP 15
30	94271	mismatched	Position and stands
34	000160323	Fulfils	Stand of the auxiliary pitch out of ML
37	240222	mismatched	Auxiliary pitch out of ML
43	dcg11	does not fulfil	Auxiliary pitch UP 15

After summarizing the highest quality conceptual designs (entries) that adequately met the needs of the location, the jury concluded that it is necessary to take a significant amount of time to review these designs again from several aspects, including: compliance with Urban Planning Requirements (UPR) propositions, urban planning parameters, compliance with mandatory UEFA criteria, compliance with evacuation and safety requirements for spectators and participants, compliance of the stands with minimum technical conditions that enable visibility.

In the period between the workshop in Ulcinj and the final scoring, the jury had the opportunity to hold several online sessions during which current issues were discussed, the best designs were commented and the details of each design were highlighted. The members of the jury had the opportunity to submit their opinions through scoring, through analysis of important parameters, which helped all members of the jury to delve deeper into the issues of each design and have a more comprehensive opinion. Bearing in mind the complexity of the task and the large number of the received conceptual designs (entries), it was concluded that the estimated time for evaluation and decision-making was insufficient, thus we were forced to extend the deadline for notifying the participants of the competition about the results of the competition, aiming to pay due attention to each competition conceptual design and select the best quality solutions (design).

After a sufficient number of iterations and discussions, in accordance with the prescribed evaluation criteria, all members of the jury were given the task of sending a score list according to the propositions from the competition task; in order identical way of scoring of the design by each member, the president of the jury subsequently transposed propositions from the competition task into the table presented below, from which the final distribution of points/prizes derives:

EVALUATION OF CONCEPTUAL DESIGNS (SHORT-LISTED WORKS THAT HAVE BEEN JOINTLY CHOSEN)

	02796	05379	12218	17871	62973	80496	92453	94271	00016 0323	240222	dcg11
Arh. Muhir Uroci	86	40	85	50	63	57	33	57	62	35	58
Prof. Bujar Demjaha	40	24	39	25	19	31	22	15	85	10	32
Prof. Ljubisa Folc	63	34	32	77	42	29	30	35	89	36	38
Arh. Iva Patkovic	75	57	50	65	58	66	55	61	71	40	56
Momir Djurojevic	75	43	44	64	62	47	43	67	62	39	40
Ing. Miroslav Ljubic	70	65	65	60	65	69	53	63	60	64	62
Arh. Muhamed Mulla	88	42	89	57	60	61	42	63	60	42	65
ZBIR BODOVA	497	305	404	398	369	360	278	361	489	266	351

By the decision of the jury, within the available prize funds, the foreseen prizes will be awarded in accordance with this final report and distribution of propositions from the competition task; in accordance with Article 36, paragraph 2 of the Rulebook on the method and procedure for the announcement and implementation of public competition for conceptual architectural design ("Official Gazette of Montenegro" No. 19/2018 dated on 28th March 2018, entered into force on 5th April 2018).

THE CONCEPTUAL DESIGNS (WORK) UNDER CODE "02796"

The quality of this conceptual design (work) is reflected in the reduced and architecturally rounded idea, which unequivocally defines the built space with its tectonics, leaving an impression of lightness and harmony at the same time. The proposed concept creates elegant spatial dynamics with a falling silhouette, which is achieved by gradation of heights and a logical sequence of adequate contents, producing a pleasant arrangement of masses. Such a gesture united both stadiums with the same architectural language, and made the whole setting reduced and shaped. With clear design and a play of elegantly designed constructive elements, the building has retained simplicity and economy, the integrity of the idea and a kind of architectural seriousness. The conceptual design (work) achieves a clear connection with the access roads, and with its tectonics, it gives an impact to the environment from several perspective plans. The solution is characterized by a very unusual construction of the roof cover designed as a "cassette" and placed around the entire perimeter of the stadium, making the solution unified. With skilful volume perforations on the perimeters, the stadium received emphasized entrance areas and unhindered clear and pragmatic communication, where the sufficient number of entrances and the rational distribution of the program provide an efficient solution in the functional sense.

THE CONCEPTUAL DESIGNS (WORK) UNDER CODE "0000160323"

The conceptual design (work) is characterized by a fluttering and unconventional solution of the stadium with a reinforced main "traffic road" - a promenade that rises and falls like a tide, leading visitors through the offered content to the beach and vice versa, destroying the visual construction of the classic space with its architectural style. The solution captivates with its originality and is naturally contextualized with the Ulcinj ambience. The work rationally contemplates the concentration of content in one axis that forms the backbone of the space, allowing it to seamlessly integrate with the surroundings everywhere. The rigidity of the strokes is facilitated by transparent and elegantly designed shadows, where the strong influence of contemporary trends in cultural development, which free-form aesthetics has, can be read. Like a "living organism", architecture adapts to external influences in order to constantly renew its own core. The natural tensioned construction of the cover is an economical and rational solution, rich in choice of shapes. The work considered the multifunctionality of spatial contents and the flexible change of several modes of use over time, which ensured the pulsation and life of the project during all seasons. The designed solution gravitates towards the category of open summer playgrounds, which forces thinking about the potential problems of fencing and more complete covering during the usage. The light roof shade is definitely undersized.

THE CONCEPTUAL DESIGNS (WORK) UNDER CODE "17871"

The conceptual design (work) is bold, inventive and architecturally rational. The solution of the auxiliary stadium on the roof of the prefab garage gives an interesting setting of the space, added value and a certain kind of luxury. The position of the stands, which uses the roof of the garage with the auxiliary stadium as a canopy, was seen as an architectural virtuosity and a witty way of dealing with the project task in question. Such a tectonic and disciplined solution is rounded off with neat graphics and a clear presentation. The aesthetics of the stadium itself seem more appropriate for a more urban context, but with its rationality and clarity, it fights against that impression. The work places a part of the parking space on the neighboring lot, which additionally separates the contents and the urban connection of these two zones, which stands out as a clear lack of urban design. The fence was noticed as an architectural element that required greater elaboration in order to frame the concept as efficiently and impressively as possible and become an integrating link with the environment.

THE CONCEPTUAL DESIGNS (WORK) UNDER CODE "dcg11"

The conceptual design (work) that opens the eyes and erases the boundaries of insurmountable limitations, giving a creative and free approach to the subject, which is certainly a warning and criticism of urban planning parameters, and therefore of the project task.

THE CONCEPTUAL DESIGNS (WORK) UNDER CODE "240222"

The conceptual design (work) originally solves the problem of the width of the plot by shearing the auxiliary field out of parallel and freeing up space for the installation of the eastern stand and the necessary contents of the main field, obtaining what is required and needed.

CONCLUSION OF THE JURY

After a detailed and exhaustive consideration of the selected conceptual designs (works), the majority of the members of the jury decided to award the first and second prizes, and to allocate the fund for the third prize to acquisition works, according to the following principle:

1st prize -work under the code "02796"

Prize amount: €20,000.00

2nd prize - work under the code "0000160323"

Prize amount: €12,000.00

III prize - not awarded

Acquisition 1. - work under the code "17871"

Redemption amount: €4,000.00

Acquisition 2 - work under the code "dgc11"

Redemption amount: €2,000.00

Acquisition 3. - work under the code "240222"

Redemption amount: €2,000.00

The first prize-winning conceptual design (work) is obliged to submit a revised solution to the client within 30 days from the day that the awards are announced, according to the guidelines listed below.

Dissenting opinion of prof. Ph.D. Bujar Demjaha for the first-prized conceptual design (work) under code "02796":

1. Non-compliance of the proposed conceptual design (work) for prize with the mandatory UEFA criteria (such as: the auxiliary field is 54 m' wide instead of 68 m')
2. Non-compliance with evacuation and safety requirements for spectators and participants: longer length of the evacuation route and unsatisfactory dimensions of the passage
3. The seats in the western stand, and especially the 3 upper rows, have unsatisfactory movement (evacuation) space for spectators in the stands, and the back rows of the stands do not provide an unobstructed view of the playing field.

Dissenting Opinion of jury member Prof. Ph.D. Ljubiša Folić, B.Sc.Arch, on parts of the Final Report and decision-making methods:

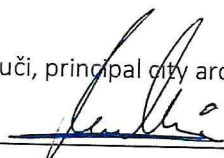
1. An Uneven decision-making during the assessment phases (Article 36 paragraph 4);
2. The findings of individual members of the jury not included (Article 9, Item 6 and Article 15)
3. An Unharmonized attitude towards competitors (According to Article 5 Paragraph 3);

Note: Jury member prof. Ph.D. Ljubiša Folić, architect, did not agree with the decision made by the majority of the jury members, i.e. with the ranking list, so he proposed to continue the competition with the two first-placed conceptual designs (works), the conceptual design (work) under the code "02796" and the conceptual design (work) under the code "0000160323", in order to comply with the procedure. Based on the "RULES ON THE MANNER AND PROCEDURE OF CONDUCTING THE PUBLIC COMPETITION", the proposal of prof. Folić may be accepted. Article 9 of the Rules states: The single-level competition can be continued, as an extended competition, in cases where the jury cannot make a decision on one (in this case, the jury made a decision), first-placed work, and in that case, the competition is extended to a narrower competition in which only equally ranked works (in this case they are not equally ranked) from the previous phase of the one-stage competition have the right to participate.

GUIDELINES FOR THE FURTHER DEVELOPMENT OF THE INTENDED SOLUTION OF COCEPTAUL DESIGN (WORK) UNDER THE CODE 02796:

- Ensure the required dimensions of the main and auxiliary stadiums and their alignment with the UEFA regulations;
- Effective use of the dividing wall between the two stadiums, which is currently a visual barrier and has not been architecturally developed;
- It is equally necessary to deal with the UP14 and UP15 connection, which would be more natural and in the most logical place;
- Increase the number and area of business premises;
- The mass of the cassette ceiling is too large, both visually and quantitatively, and the covering surface is large and it needs to be rationalized in everything, without impairing the strength of the concept;
- Check and align the block of seats in the central part of the western stands and their adjustment to the length of the safe evacuation route, align with the standards. At the same time, improve the visibility of the last 3 rows of the playground, as well as consider the removal of the gallery's concrete fence, which also represents a visual obstacle.

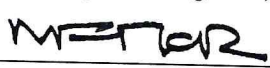
MEMBER OF THE JURY FOR THIS COMPETITION ARE:

1. Muho Uruči, principal city architect of Ulcinj Municipality, president of the jury;


2. Prof. dr. Ljubiša Folić, architect, member of jury

3. Prof. dr. Bujar Đemjaha, architect, member of jury

4. Iva Petković, architect, member of jury

5. Mentor Lljunji, Civil Engineer, member of jury

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