

VELIKA PLAZA: A SUSTAINABLE WATERFRONT COMMUNITY

AN INTERNATIONAL MASTERPLANNING COMPETITION

sponsored by



THE GOVERNMENT OF MONTENEGRO
Ministry for Economic Development

VISION

An exemplar high category sustainable waterfront resort community providing a wide range of uses and community facilities, including workforce housing. Given the scale and linear nature of the site, it is envisaged that a number of distinct “places” or neighbourhoods will be created, each distinctive and attractive in their own right but cohesive within an overarching masterplan and design framework.

A leading edge environmental, economic and socio/cultural sustainability ethos will permeate all aspects of the development, from masterplanning through to operation and long term management.

The proposals must incorporate at least one major zone of medium to high density resort development, clearly illustrating the underlying sustainability concept.

The Government of Montenegro requires Velika Plaza to act as a world standard catalyst for the Country’s rapidly expanding tourism market. In doing so, it will function as a centre of excellence offering higher skills training and employment opportunities for the indigenous population.

Velika Plaza will operate as a year-round living community and therefore will have a wide range of resort and residential accommodation supported by a full range of community facilities including education, health and wellbeing, business and conference centres.

PROGRAMME FOR THE COMPETITION

Pre-qualification

Submissions to reach the Ministry of Economic Development by noon on Friday 20th June

Shortlisting

Monday 30th June. Ten entrants will be selected to go through to the full competition submission stage.

Site Visit and issue of competition pack

Week commencing 30th June

Full submission deadline

Friday 12th September

Presentation to panel by five finalists

Monday 29th September

Panel Decision

Tuesday 30th September

Awards Ceremony

Cityscape Dubai 1st November

Presentation to potential developer
TBA

HONORARIA and PUBLICITY

Ten firms will be shortlisted to submit full competition entries.

From these ten competing consultancies, two will be selected for special commendation, two will be selected as runners-up, and one will be selected as the winning entry.

Honoraria will be paid as follows;

Winner	50,000 euros
Runners-up	20,000 euros each
Special Commendations	10,000 euros each

The entries of the winner and the two runners-up will be exhibited on the Montenegro stand at Cityscape Dubai at the end of October... Two representatives of the winning firm will be invited to attend the awards ceremony in Dubai.

PRE-QUALIFICATION SUBMISSION REQUIREMENTS

- Track record in major mixed use developments/resort masterplanning
- Experience in working with major international/global hospitality/hotel/resort operating companies
- Sustainability awareness and credentials
- Structure and members of competition team including members' CVs.
- Appropriate professional references
- Resources and technical capability for a project of this scale and complexity

Applicants can be single consultancies or a consortium.

All pre-qualification materials should be submitted in a sealed envelope marked VELIKA PLAZA COMPETITION and sent by registered post to the Ministry of Economic Development at the address: Rimski trg 46, 81000 Podgorica, Montenegro, with a simultaneous electronic copy to Smart Futures at nkk@smart-futures.com

The pre-qualification submission should confirm acceptance of the competition programme dates and the availability of a representative of the applicant to come to Montenegro in the week commencing the 30th June for a site visit and to collect the full competition pack.

The Government of Montenegro has adopted the planning documentation that should serve the applicants as informative basis for the review of location data. Since the competition aims to obtain the best and most innovative solutions, the existing planning documentation should not restrict the applicants; they are rather expected to offer their own ideas and design concepts. This documentation may be found at the website www.velikaplaza.info