



COMPETITION BRIEF FOR "OPEN IDEAS COMPETITION FOR THE PRELIMINARY DESIGN OF CASA MEDITERRÁNEO AT BENALÚA TRAIN STATION, ALICANTE"

1 | BACKGROUND AND OBJECTIVES OF THE COMPETITION

The present competition has been commissioned by Ms. Yolanda Parrado Marcos, Director General of Casa Mediterráneo, having provisional headquarters at Avda. de Elche nº 5; the purpose of the competition is to select a preliminary project for re-modelling Benalúa Train Station, which is located at the junction between Avenida de Óscar Esplá and Avenida de Elche, as the permanent headquarters of the aforementioned institution.

The Valencia Regional Office for Architectural Competitions, hereinafter referred to as OCOA, will be responsible for administering the call for an open-idea, anonymous-entry competition (with jury) in order to select the proposal that best meets the needs of Casa Mediterráneo.

The purpose of the call for this competition is to select the proposal for re-modelling of the Benalúa Train Station that the Members of the Jury consider to be the best, according to the requirements provided by these rules.

Casa Mediterráneo is a specialized, public institution promoted by the Ministry of Foreign Affairs and Cooperation (MAEC) and the Spanish Agency for International Cooperation for Development, for the purpose of fostering international relations between Spain and the Mediterranean Countries.

Casa Mediterráneo is the result of the joint efforts and cooperation of a consortium formed by five institutions: the MAEC, the Valencia Regional Government and the Local Authorities in Alicante, Benidorm and Jávea, the respective venues of Casa Mediterráneo's headquarters and branch offices.

This institution was created similarly to five existing institutions, i.e. Casa de América, Casa Sefarad-Israel and Casa Árabe in Madrid; Casa Asia, in Barcelona; and Casa África, in the Canary Isles, thus making Alicante the sixth "Casa" or "House" to be created by the Ministry.

Its mission is to foster public diplomacy as a tool for establishing relations of mutual trust, based on dialogue and personal, institutional and governmental relations – a concept whereby citizens are the main players, participating in different activities to strengthen the bonds of friendship and good relations among the countries in the Mediterranean Basin.

It is not a museum, a conference centre or an exhibition hall; it is intended as a reception centre, an open, eclectic space, a meeting-point, a place for reflection, a place for the creation and dissemination of the diversity found in the 22 Mediterranean countries. Its aim is to become an effective, much-needed instrument that will narrow the political, social, economic, educational, scientific, cultural and human gaps between the people on the two Mediterranean shores.

The Benalúa Train Station was built by the French architect, M. Alemandy, at the end of the 19th century. It is listed as a "Class 2 Protected Heritage: Partial Protection" because of its historic and artistic value; accordingly, the choice of the rail station as the location for Casa Mediterráneo is a perfect



opportunity to restore and use a building that has currently fallen into disuse and is in a state of disrepair.

However, the choice of Benalúa Train Station as the future site for Casa Mediterráneo is even more significant because of its symbolic value. The station is located beside the commercial port and was originally built as part of a railway line that would link all of the seaports on the Mediterranean Coast – from Andalusia to France. Although it was used exclusively for commercial activities, the number of people and goods passing through the building meant that, in some ways, it was already then what the Casa del Mediterráneo would like to be, i.e. a lively, public space that is open to the town and at the service of its citizens, institutions and businesses. Thus, Alicante became a link between Spain and the Mediterranean countries and it now opens its arms to the Mediterranean through this historic building, where ideas and cultures will be exchanged.

Accordingly, the preliminary design should respect the building's original historic and artistic values. At the same time, the building that is to house Casa Mediterráneo should also be an example of environmentally-friendly architecture that serves citizens and fosters sustainability. Mediterranean climate and light are factors that architects have traditionally worked with in their designs and which should serve as a source of inspiration in designing the Casa Mediterráneo project.

2 | COMPETITION BRIEF

The brief of this competition is the preliminary design of the architectural work and remodelling of the building intended to be the permanent headquarters of Casa Mediterráneo and which is currently occupied by Benalúa Train Station, on the site located at the junction of Avenida de Óscar Esplá and Avenida de Elche; the preliminary design should comply with the specifications included in this Working Brief.

3 | LEGAL SYSTEM OF THE COMPETITION

The competition is an open, public, preliminary design competition. Entries will be judged by a Jury and apart from the awards provided herein, the winner of the First Prize will be commissioned, under the established procedure, according to Section 158.d) of Law 30/2007, to draft the corresponding project and to supervise the work required to implement the winning idea.

The official language of the competition and for all documents is Spanish. *

**Other languages: consult OCOA translation service.*

4 | MANAGEMENT OF THE COMPETITION

The promoter of the Competition is the CASA MEDITERRÁNEO and the call for proposals is made in cooperation with OCOA, the Competitions Office of the Valencian Community.

The Competition Secretariat is responsible for resolving any technical or administrative questions and for receipt and registration of proposals and registration. The Secretariat is located at OCOA, contact details as follows:



OCOA, OFICINA DE CONCURSOS DE ARQUITECTURA

Calle Gerona 28, 4º 03001 ALICANTE

Tel. +34 965 14 67 14

Fax. +34 965 20 70 67

E-mail: concursos.secretaria@coacv.org

Web page: www.concursoscoacv.org

5 | ENTRANTS

The competition is open to Senior Architects who, on the final date for registration, are registered with, or authorized by, an Official Architects Association in Spain or its counterpart in another country. Entrants may participate individually or in teams formed for that purpose. The competition is also open to architecture firms and accredited professional associations, provided that they are represented by a Senior Architect.

Only one proposal may be submitted by each entrant or team; authors or members of a team should not form part of any other team(s).

6 | INCOMPATIBILITIES

No person having a legal or professional conflict, with respect to the subject of the competition, is allowed to participate.

No person is allowed to be a member of the Jury if he/she is a relative of an entrant or normally cooperates or associates with an entrant in any way that involves a legal or ethical duty to abstain from acting as a member of the Jury.

7 | REGISTRATION AND ADMISSION OF ENTRANTS

7.1 REGISTRATION

Registration can be completed by **filling in the ELECTRONIC REGISTRATION form on the web page of the competitions office www.concursoscoacv.org**. Registration opens on the date on which notice of the competition is published. During registration, the team's representative shall be designated as the only contact person throughout the competition.

Each team will be automatically assigned a **computer code** that will identify the team as an entrant, enable web access to all of the information relating to the competition and allow entrants to contact the Organization directly regarding any pertinent technical matters.

A registration fee has been established of **125 euros*** per team. Entrants shall provide proof of payment of this amount before the final registration date. **See special rates for OCOA members on the competition web page.*

Fees obtained, as above, shall be allocated to the plotting and mounting of the panels submitted telematically by entrants, and to preparations for exhibition.

Registration shall only be valid when the electronic registration form has been completed and proof of payment of registration fees has been submitted.



The deadline for registration is the **11th January 2010**.

No registration or payment of registration fees shall be accepted **after the aforementioned date**.

The registration form shall include the name of the architect chosen to be the entrants' representative on the Jury.

7.2 ADMISSION

At the end of the registration period and after verifying that all requirements have been complied with, the final list of accepted entrants will be published on OCOA's webpage; the votes obtained by the architect appointed to the Jury by entrants will also be published.

8 | DOCUMENTATION

All documents relating to the competition are available for consultation on the web page of the OCOA www.concursoscoacv.org and may be consulted without the need for registration to have been completed.

9 | INFORMATION AND QUESTIONS

Until 11th January 2010, any queries may be made using the form available on OCOA's web page.

The Competition Secretariat will answer any queries made until that date and will obtain any technical advice required for that purpose.

At the end of the consultation period, entrants will receive a list of all queries received and their replies. This information will be posted on the Competition's web page as soon as it is available; final date for publication of all queries and replies is 25th January 2010.

At the time the Jury is formed, the Competition Secretariat shall provide the Jury with the aforementioned list of queries and replies and, likewise, the complete set of rules. Any consideration made in reply to a query shall be binding on the organizers.

10 | TELEMATIC SUBMISSION OF PROPOSALS

Final date for submission of proposals is **24th February 2010 at 12:00 hours**. Required documents shall be submitted telematically using the competition form on the web site www.concursoscoacv.org. A form will be available to submit all graphics required from entrants, according to paragraph 12 of these rules. Submitted proposals will be automatically received by the Competition Secretariat with no electronic sender ID in order to ensure anonymity at all times throughout the competition.

All proposals received between the final date for registration and the final date for submission of proposals and as described above, will be admitted.

In order to avoid any interruption of the panel submission process, entrants are advised to submit proposals sufficiently in advance and at least **two hours prior to** conclusion of the time for submission.



OCOA **shall not be responsible** for any computer-related problems occurring during the submission of files by entrants outside the time limit and shall only accept documents that have been sent before 12:00 hrs.

At the end of the time limit, the Secretariat shall draw up a Record of Proposals Received, showing the number of proposals received and the slogans thereof. The aforementioned Record of Proposals Received shall be published within 5 days, at the latest, as from the competition closing date.

11 | ANONYMITY

The Competition Secretariat will automatically receive submitted proposals with no sender ID, thereby ensuring that anonymity is guaranteed throughout the competition.

Proposals shall be submitted using a SLOGAN that has been freely chosen by entrants and which should be indicated on all documents to ensure that the source of the documents remains strictly unknown to the Jury during their examination.

Neither the SLOGAN nor any of the electronically submitted files shall contain the author's name, registration code (see rule 7.1) or any other text that might lead to identification of the author of a proposal. Any infringement of this rule shall be cause for disqualification of the proposal in question.

12 | DOCUMENTATION TO SUBMIT

Entrants shall submit **A SINGLE FILE** containing **2** digitized **A1 PANELS (840x594)**, in PDF format (.PDF) or compressed file format (.ZIP o .RAR). The identificative SLOGAN shall appear on the upper right-hand corner of each panel, followed by a dash and the number of the panel in order.

It is important to mark the A1 printing margins to facilitate cutting and centering of the panel by printers.

SLOGANS may contain capital letters, numbers and spaces; total number of characters used should not exceed 20 (spaces count as characters). No accents or other symbols should be used.

Panels shall contain project graphics, e.g. floor plans, elevation, sections, images and details of architectural design which entrants consider necessary and convenient to define their proposal for the building.

Files shall be named using the SLOGAN (e.g. SLOGAN.pdf / SLOGAN.rar / SLOGAN.zip). A maximum file size of 5 MB is recommended and a maximum resolution of 200ppp per panel.

OCOA will be responsible for plotting all of the digitally submitted work for exhibition on the date on which the Jury announce their decision. Panels will be printed using special paper on a rigid support.

13 | TIMETABLE

- Publication of Jury Members: before end of registration period
- Final registration date: **11th January 2010**
- End of consultation period: 11th January 2010
- Final date for replying to queries: 25th January 2010



- Final date for telematic submission of proposals: **24th February 2010, at 12:00 hours.**
- Jury sessions: throughout March 2010
- Commissioning of winning team to implement project: April 2010
- Exhibition and Conference by winning team and virtual exhibition of panels on OCOA web site: April 2010
- Expected date for commencing works: September 2010

14 | JURY

The Jury will be formed by **5** members, each member entitled to one vote, as follows:

President:

- Ms. Yolanda Parrado, Director of Casa Mediterráneo.

Members:

- An architect of worldwide renown in the field of architecture and work on heritage buildings, to be designated by Casa Mediterráneo.
- Two architects of renown in Spain, to be designated by Casa Mediterráneo.
- An architect of renown, to be selected by entrants.

Secretary:

- Director of OCOA, without the right to vote; the Secretary shall be provided with any technical support necessary.

During the registration period, each entrant team may propose an expert of renown.

In the case of the Jury member who is to represent the entrants, the proposed candidates will be studied and the person obtaining the greatest number of votes shall be designated a member of the Jury; in case of a tied vote, a draw will be held to break the tie and select the candidate who is to be a Jury member.

If the person obtaining the greatest number of votes is unable to accept the post of Jury member, the following architect on the list will be designated, following the procedure described above.

The Competition Secretariat shall take all steps required to form the Jury and shall set a date for the evaluation sessions.

The work of the Jury requires that all evaluation sessions be attended by one-half plus one of the Jury members entitled to vote.

Prior to the Jury being formed, its members shall declare that there is no conflict of interests vis-à-vis any of the entrants registered. Should there be any conflict of interests, the Jury member in question shall withdraw from the Jury or delegate, if possible; this will be taken into account when determining a quorum.

15 | WORK OF THE JURY

Within the term of one month following the final date for submission of proposals, the Record of the Jury's Decision shall be drafted and shall contain the rationale for their decision; each member is entitled to record the reasons for his/her vote separately.



Should the number of proposals submitted make it impossible to meet the aforementioned deadline, notice will be given on the Competition's web page and a new date will be announced.

The Jury shall meet at the place designated by Casa Mediterráneo for that purpose.

The work of the Jury shall comprise:

- Examination of documents and final acceptance of proposals.
- Justification of any proposal not accepted. A record shall be made of any such justification of non-acceptance, which may be for the following reasons:
 - a). Documents submitted after the deadline or which do not comply with the provisions established by the rules.
 - b). Insufficient documents to enable correct evaluation of the proposal.
 - c). Infringement of anonymity either by revealing the author's name by any means whatsoever or by submitting graphics that could identify the author of the proposal.
 - d). Any duly accredited attempt at influencing the members of the Jury.
- Analysis of submitted proposals and evaluation thereof, for which purpose the Jury may request any form of assessment they consider necessary.
- Application and interpretation of these Rules, establishing the rules for the functioning of the Jury.
- Supervision and enforcement of strict anonymity in examining the documents submitted.
- Selection process in keeping with the quantity and quality of proposals submitted, based on discussion and subsequent rejection.
- Proposal for a final decision, to be duly reasoned.

Decisions shall be adopted by a simple majority of its members. In case of a tied vote, the President shall have a casting vote.

Once the Jury has decided on the winner of the First Prize, they may propose modifications to be included by the author(s) in the final drafting of the project, in order to ensure that the project is better adapted to the actual needs of Casa Mediterráneo, provided that such modifications do not imply significant changes to the project originally submitted.

The Secretary of the Jury shall record the Minutes of the Jury's deliberations and the Jury's decision shall be final.

16 | PROCEDURE ON DECIDING THE WINNERS

When the awards and honourable mentions have been decided, the authors of the submitted files shall be identified.

The Secretary of the Jury shall record the identity of the winners.



17 | PUBLICATION OF THE DECISION

On the following working day after the Jury's decision, notification of the results shall be posted on OCOA's web site. Once the prizes and honourable mentions have been officially awarded, the explanatory graphics for the winning proposals will be exhibited in the competition gallery of the OCOA web site.

18 | PLAN FOR CASA MEDITERRÁNEO

Remodelling of the building should comply with the following plan:

Reception:

- 2 work-stations (with reception desk)
- Waiting area
- Cloakroom

-Offices:

- 4 work areas, each housing 5 work-stations with desks, for clerical work. Each area adjoining a common waiting area and a common area housing ofimatic equipment.
- Assistant Director's Office
- Manager's Office
- Director General's Office
- Director's Secretaries' Office

N.B.: The Director's offices should be on the top floor. Offices in the working areas can be located on the ground floor.

-Storeroom:

- For publications, office material and miscellaneous items.
- Maintenance and housekeeping storeroom.
- Storeroom behind the dais in the Conference Room.

- Toilets:

- 2 private toilets for staff: for management and working areas (for staff): 1 mixed 4 pax 1st floor; 1 mixed 6 pax ground floor.
- 2 visitors' toilets: 1 mixed in reception area for 6 pax; 1 mixed in the area of the conference room 10 pax. (next to the conference room)

- Staff Room (meals / rest area)

- 1 common area equipped with sofas and tables; reading area; catering zone equipped with microwave oven, taps, fridge, etc.

- Meeting Room:

- 1 meeting room adjoining (or integrated in) the Director General's Office, with a table for 12 pax and an area furnished with sofas.
- 4 general meeting rooms for 4 pax, each room to be equipped with a round table.

- Exhibition room/multi-purpose room:

- 2 multi-purpose, open-plan rooms, for different events, equipped with lights, sound, etc.



- Conference Room/ Auditorium:
 - Activities: Conferences, Fora, Seminars, Debates, etc. (conferences, plays, film-shows)
 - Capacity: 150 pax and groups of 40 pax.
 - Installation for 4 simultaneous interpreting booths. Technical control room.

- Restaurant with separate entrance

19 | APPROXIMATE BUDGET AND PROJECT FEES

The approximate budget for material implementation of the project is 5.000.000€.

Fees for drafting the basic project, working project, installation project and works supervision to the amount of 400.000€.

Any other technical study necessary, e.g. geotechnical studies, building pathology studies, trial excavations, etc., will be contracted separately.

20 | JUDGING CRITERIA

The evaluation of proposals will focus on their quality, taking into account the specific complexity of the competition: the intrinsic architectural quality of the proposal and especially, the volumetric and compositional quality of the building, its functionality and compliance with form and with the plan, and likewise, innovation and use of the formal language presented.

The Jury will take into consideration the versatility of the design of the central area at Casa Mediterráneo, i.e. the space where the rail tracks are currently covered by a metal truss structure.

Considering that Alicante's Master Plan includes the creation of a Mediterranean Park in the area surrounding the building, the possibility of the space being open to the exterior would be considered an added value. Responsive ways of dealing with light to allow different degrees of intensity will also be taken into account.

Evaluation of submitted proposals shall focus on the global architectural quality of the proposal and on compliance with applicable regulations, particularly in reference to accessibility and architectural barriers.

Ideas that integrate architectural and building solutions, using minimal energy consumption, maximum use of natural resources and the use of environmentally-friendly materials and components will also be taken into consideration.

21 | PRIZES AND AWARDS

The prizes and awards are as follows:

First Prize: Commissioning of the basic project, working project, installation project and works supervision in the remodelling of the Building that will house Casa Mediterráneo.

Second Prize: The Jury will award a second prize of 10.000 €.

Third Prize: The Jury will award a third prize of 6.000 €.



Honourable Mentions: The Jury may award up to three honourable mentions; recipients will each receive 1.000€.

These prizes are V.A.T. excluded. Payment of prizes will be subject to any applicable withholding tax.

For payment to be made, entrants shall bill Casa Mediterráneo “for prize received”.

22 | CONTRACTING CONDITIONS

The winner of the **First Prize** will be commissioned to fully implement the project (working project, installation project and works supervision). Contracting of this work, insofar as continuation of this Competition is concerned, shall be carried out according to the established procedure, with no prior publication of contract notice, as provided by Sections 153-162 of Law 30/2007 on Public Sector Contracts.

Should the winner be unable to enter into a contract with the Administration for reasons attributable to said winner, he/she/they shall not be entitled to any compensation whatsoever and Casa Mediterráneo shall be free to enter into negotiations with the following prize-winners in order to contract full implementation of the project.

23 | INTELLECTUAL PROPERTY RIGHTS

The authors shall keep their intellectual property rights in respect of the submitted works.

Entrants shall transfer exploitation rights to Casa Mediterráneo solely for the purpose of any publicity in respect of the Competition and the results thereof, e.g. publication and exhibition of work submitted; notwithstanding, entrants who are not prize-winners shall remain anonymous, provided that they have sent an explicit request to OCOA for that purpose.

Regarding the intellectual property rights of the winning project, the Ares del Maestre City Hall commits itself not to assign the work management to technicians different from the author/s of the winning projects.

24 | EXHIBITION AND RETURNING OF PROPOSALS

All entrants have the right to examine the accepted proposals during the period of one month, as from the date on which the Jury’s decision is announced. If it is agreed to publicly exhibit the proposals, the aforementioned right shall be considered to have been complied with by opening said exhibition to the public. At the end of the above period or public exhibition, entrants shall be entitled to collect their work, within one month, after which time the competition organizers may destroy any uncollected work. In any case, the sponsor and the Competitions Office reserve the right to arrange publication of the results of the Competition.

Casa Mediterráneo may exhibit the work publicly and shall keep the work until the end of the exhibition. Entrants will be notified of any such exhibition, irrespective of whether their proposals have been selected. The work may also be published showing the authors’ names.