

## Conditions and Specifications

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## 1. ANTECEDENTS

1.1 Beyond the international projection and future economic benefits to be obtained, Valencia's designation in November 2003 as the host city of the 32<sup>nd</sup> Edition of the America's Cup represents an opportunity to establish better connections between the city and its port area.

Rather than a mere sporting event, the regatta has become an important and emblematic project capable not only of projecting Valencia on the international stage, but also of favouring the modernisation of many strategic infrastructures within the city of Valencia and the Valencia Region.

The celebration of the America's Cup has led to the materialisation of a large number of urban development projects. Particular mention may be made of the improvement work carried out on the port's inner dock in order to host the America's Cup team bases, the construction of a channel connecting the dock with the sea, the creation of new buildings and public spaces related to the competition, the creation of new parking spaces and infrastructures, etc. Such projects have served to change the image and functions of the port area.

In order to ensure the effective organisation of the event and to guarantee the collaboration between the different Public Administrations involved, Consorcio Valencia 2007 was constituted by means of a co-operation agreement established between the General State Administration, the *Generalitat Valenciana* (Valencian Regional Government) and the Valencia City Council.

The three Public Administrations involved have shown interest in converting this space, once the celebration of the America's Cup has finished, into a new urban centre capable of bringing new life to the area.

Given the scale and importance of such a project, the Governing Body of Consorcio 2007 has approved the convening of an International Ideas Competition in order to generate proposals for the urban planning and design of the proposed delimited area.

In relation to the convening of the Competition, Consorcio Valencia 2007 has scrupulously complied with the applicable Spanish and European laws and regulations, as well as with the UNESCO international competition regulations.

## **2. THE AIM OF THE COMPETITION**

2.1. The aim of the Competition lies in the selection of the most suitable proposals, in the opinion of the Jury, from amongst those presented. The chosen proposals, which must contain effective argumentation backed up by logical social, economic and urban planning criteria, will serve as reference guidelines for the subsequent planning and development of area delimited by the attached technical documentation.

As organiser of the event, Consorcio Valencia 2007 aims to establish a series of strategic projects for Valencia within the area concerned by the Competition. These projects will create economic dynamism and international projection, as well as investment in sectors of strategic interest. Moreover, they will serve to highlight the city's seafront area by using this privileged space to create meeting points for the city's residents, along with areas dedicated to recreational, cultural, leisure, sport and business activities. The result will be a city seafront that Valencians and visitors alike will see as vibrant, tolerant, dynamic, creative and attractive.

Therefore, the Jury will assess each Project as a complete solution contemplating the integration with and continuity of the existing urban area, spatial and architectural quality, the transition from the city to the sea, the suitability of the facilities and open spaces proposed, the clarity and suitability of the functional organisation, the rationality and compatibility of traffic distribution, technical and economic viability, the coherence and future planning of the work presented, etc.

In view of the above, it is expected that the proposed ideas stand out for their creative potential, innovative quality, practical application, respect for and integration into the existing context, capacity to generate and distribute value within the area and time, for the originality of their solutions, their capacity for economic transformation and to

project the image of a city that aspires to establish itself among the most outstanding cities of the 21<sup>st</sup> century by means of its dynamism, respect for its history and genuine character.

Consortio Valencia 2007 considers that proposals may not be kept under rigid principles. This may lead participants to a thoughtful reconsideration of the technical criteria as it is specified in the "Summary of Related Recommendations and Conditioning Factors". The Jury will have the final decision in such cases.

### **3. THE AREA DELIMITED BY THE COMPETITION**

3.1. The area delimited by the Competition concerns the Port of Valencia's inner dock, including the areas created for the celebration of the America's Cup, the Poniente Dock, part of the Astilleros Dock and land released from port use within the Levante Dock.

3.2. In order to maintain coherence in the area's urban development, Valencia City Council has decided to incorporate a further 393,449 m<sup>2</sup> corresponding to the area adjoining the former river bed (PAI del Grao) and the port area. The final area covering approximately 1.35 million square metres includes a water surface area of approximately 565,000 square metres.

3.3. Given the inclusion of plots in the area delimited by the Competition that are yet to be constructed or that are affected by port uses or by agreements with companies operating within the Port, the final programming of the future project will be complex and must respond to the various execution phases.

In the chapter on urban information corresponding to uses, the uses currently permitted in accordance with the current regulations and legislation are outlined.

### **4. ORGANISER**

4.1. The organiser of this Competition is Consorcio Valencia 2007, a public entity constituted by the Spanish State, the Valencia Regional Government (*Generalitat Valenciana*) and the Valencia City Council (*Ayuntamiento de Valencia*).

## **5. COMPETITION TYPE**

The International Ideas Competition contemplated by this document is single-phase and is open, public and anonymous.

All proposals must be defined to an extent that permits their correct comprehension.

## **6. COMPETITORS**

6.1. The Competition is open to the participation of professional architects and urban planners holding the academic qualifications necessary for the undertaking of the work contemplated by the Competition in their respective countries. Competitors may present their proposals either individually or as the leaders of specialist teams.

6.2. Those professionals who comply with the above definitions may participate either individually or as part of multidisciplinary teams composed of professionals from different disciplines, who will be considered as co-authors.

6.3. Legal entities active in business areas that correspond to the objective of the Competition may participate in the Competition under the same conditions as private individuals, providing that the team director or person responsible for the work is a professional architect or urban planner.

6.4. Whether as an individual or collaborator, each competitor may form part of one team only and may only present one proposal.

6.5. Those individuals defined below may not participate in the Competition, either as individuals or as team members:

- Members of the Jury.

- The Professional and Technical Co-ordinator and the members of the Technical Committee.
- Those who are related to (in first or second degree) or possess a degree of consanguinity or maintain close relationships with the above.
- Those who are associated with, or who maintain service or professional collaboration relationships with, members of the Jury, the Co-ordinator or the Technical Committee.

## **7. PROFESSIONAL AND TECHNICAL CO-ORDINATOR**

7.1. Consorcio Valencia 2007 will name a Professional and Technical Co-ordinator, who will be present during the Jury meetings in order to resolve any technical problems that may arise. The Professional and Technical Advisor's functions will include ensuring compliance with the schedule established for the Competition, supervising the reception of consultations, the dispatching of complementary clarifications to all the competitors, the reception and custody of proposals, ensuring that the principal of anonymity is respected, and the reception of the Technical Committee's report and its transmission to the Jury. The functions of the Professional and Technical Adviser will be limited to the organisation of the Competition.

Specifically, the functions of the Competition's Professional and Technical Adviser will be as follows:

- To facilitate information about the Competition and to resolve, in the manner and within the deadlines established in these Conditions and Specifications, any administrative or technical consultations received.
- To take responsibility for the registration and to ensure the anonymity of the competitors at all times, in accordance with these Conditions and Specifications.
- To safeguard, following the termination of the registration period, the documentation presented by the competitors.
- To co-ordinate the development of the Competition in such a way as to ensure its compliance with the procedures and deadlines established in these Conditions and Specifications.

- To constitute and prepare the Technical Committee and Jury work-sessions.
- To inform the Jury in relation to competitors presenting documentation outside the stipulated deadlines or in non-compliance with the Competition's Conditions and Specifications.

7.2. All correspondence related to the Competition will be directed to the Professional and Technical Adviser, whose contact details are as follows:

- Professional and Technical Adviser
- Address: Antiguo Edificio Autoridad Portuaria de Valencia  
Muelle de la Aduana s/n. Puerto de Valencia  
46024 Valencia
- Phone: (34) 963. 46. 2007
- Fax: (34) 963. 40. 7577
- e-mail: [ct@valencia2007.com](mailto:ct@valencia2007.com)
- Website: [www.valencia2007.com](http://www.valencia2007.com)

## 8. REGISTRATION AND ACCEPTANCE OF COMPETITORS

8.1. Competitors will formalise their registration in the Competition through the completion of a Registration Form, available via the Competition website, and the payment of the registration fee (**150 euros**) by means of bank transfer to the following account:

Account Holder:	Consortio Valencia 2007
Bank name:	Banco Santander Central Hispano
IBAN code:	ES95 0049 1827 8124 1051 0780
SWIFT code:	BSCHEMM

Any bank charges related to the registration fee, which is non-refundable, are to be met by the competitor. Competitors must ensure that the name that appears on the registration fee bank transfer receipt coincides with that of the registration form.

The bank transfer statement and the Registration Form, duly completed, should be sent by fax to the number indicated in section 7.2, to the attention of the Professional and Technical Adviser.

8.2. The deadline for registration is **31<sup>st</sup> October 2006 at 14:00h (local Valencia time)**.

8.3. Once the Competition registration process has been completed and the corresponding registration fee paid, the competitor will receive a password that will enable access to the technical consultation forum. The reception of said password will be considered as proof of registration in the Competition.

Once the corresponding password has been received, each competitor must define an Identification Code, composed of six digits and two letters. This Code, which will serve to ensure the Competitor's anonymity throughout the Competition, must be included as a means of identification in all documentation presented in relation to the Competition.

Each Competitor will remit an envelope to the Competition Adviser containing a second, white DIN A5 (148mm x 210mm) envelope containing the Competitor's details. The only information to appear on the envelope will be the Identification Code chosen by the Competitor.

8.4. Up to thirty (30) working days prior to the deadline established for the reception of the Competitors' projects, the Technical Adviser will maintain a Technical Consultation section within the Competition website.

8.5. The above-mentioned consultations may be effected exclusively by registered Competitors and via the Competition website. Each consultation will be analysed and replied to, in the order of reception.

8.6. Only those registrations formalised in the terms described in these Conditions and Specifications will be accepted as valid.

## **9. HOW TO OBTAIN THE COMPETITION DOCUMENTATION**

9.1. The complete Competition documentation will be freely available to the Competitors via the Competition website as of the moment in which the Competition is officially announced. This documentation may be freely consulted by all interested parties, including prior to registration.

9.2. The documentation will consist of the following elements:

- Conditions and Specifications
- Urban development information:
  - Urban development information relative to the delimited area
  - Study of possible uses and associated recommendations
  - Catalogue of buildings and spaces in the delimited area
  - Applicable urban development and port regulations.
- Maps and photographs:
  - AutoCAD map of the area showing the zone delimited by the Competition.
  - Aerial photograph
  - Photograph dossier

## **10. TECHNICAL QUESTIONS**

10.1. Enquiries related to the registration process may be made as of the moment in which the Competition is officially announced. Up to thirty (30) working days prior to the deadline established for the reception of the Competitors' projects, Competitors may effect technical enquiries, using the assigned password.

10.2. All questions, together with the corresponding answers, will be published on the Competition website. All questions will be analysed and answered by the Technical Adviser, who may obtain the advice he/she considers opportune.

10.3. Access to the aforementioned questions and answers is to be available exclusively to registered Competitors, who must identify themselves by means of the password assigned during the registration process.

10.4. The list of questions and answers will be facilitated to the Competition Jury as an appendix to these Conditions and Specifications. Compliance with all considerations derived from such consultations will be obligatory.

## **11. PRESENTATION OF PROJECTS: DEADLINE AND METHOD**

11.1. The deadline for the despatching of proposals is **31st January 2007**. The deadline for the reception by Consorcio Valencia 2007 of proposals is **8<sup>th</sup> February 2007 at 20:00h (local Valencia time)**.

11.2. Documentation is to be sent in a sealed package via ordinary post or courier service to Consorcio Valencia 2007, marked for the attention of the Competition Technical Adviser, to the postal address indicated in section 7.2., of these Conditions and Specifications.

11.3. Any proposal received after the above-mentioned deadline will be rejected, regardless of delivery method or date.

11.4. Following the established deadline, the Competition Adviser will prepare a reception document by means of which the number of projects received will be registered, together with their corresponding identification codes.

11.5. Projects may be presented in Valencian, Spanish or English.

## **12. ANONYMITY**

All documentation will be identified exclusively by means of an alphanumeric code composed of six numbers followed by two upper-case letters and chosen by the Competitor. The code, which is to measure 1cm in height, will be placed in the upper

right-hand corner of all documents, including the containing the Competitor's identification details. No other means of identification is to figure on any of the documentation. The Professional and Technical Adviser will register each identification code and assign a corresponding serial number, which is to be employed by the Jury during its work-sessions. The envelopes containing the Competitors' identification details will be entrusted to a Public Notary until such time as the Jury effects a final selection of proposals. Once such a selection has been made, the identity of the winning Competitors will be revealed, together with those of Competitors who authorise the revelation of their identities in the registration form.

### **13. DOCUMENTATION TO BE PRESENTED**

13.1. The following documentation is to be presented with each proposal:

#### Report

A text document (REPORT), printed on a maximum of 20 DIN A-4 (210 x 297 mm) pages. In this document, Competitors may present an analysis of the following aspects:

1. Description and conceptual justification of the proposal.
2. Analysis and characteristics of the proposed uses for each zone
3. Analysis and proposal of the uses of the water area, docks and related zones.
4. Analysis of and proposal concerning the general structure of the area's road access network and its content.
5. Analysis of and proposal regarding car parking requirements in the delimited area.
6. Proposed architectural conception and functional programme.
7. Functional and typological analysis of building proposals in the delimited area.
8. Uses attributed to protected buildings and corresponding adaptation proposals.

9. Analysis and linking of public and open spaces within the delimited area.
10. Justification of the economic viability of the proposal.

### Panels

A maximum of 8 DIN-A0 (841x1189mm.) panels containing horizontal layouts of the proposed project. These plans are to be represented via a defined, commonly-employed scale and will include a graphic scale.

### Images

A maximum of 20 DIN A-3 (297mm x 420mm) images containing additional graphic formats (computer graphics, perspectives, photographs of models, etc.) design to assist in the comprehension of the proposal.

### CD/DVD Presentation

A PowerPoint file containing a representation of the proposal.

13.2. All documentation (printed, panels, electronic files) must clearly display the corresponding identification code in the upper right-hand corner. No other information capable of revealing, even partially, the Competitor's identity must be present.

13.3. All contours and measurements are to be expressed in Decimal Metric System units. All costs and estimations are to be expressed in euros.

13.4. No documentation or formats other than the above-indicated will be accepted.

## **14. TECHNICAL COMMITTEE AND PRE-ANALYSIS OF THE PROPOSALS**

14.1. The Technical Committee will be composed of professionals familiar with the Competition's delimited area, objectives and details.

14.2. Consorcio Valencia 2007 will be responsible for the selection of the members of the Technical Committee. The number of members will be established in accordance with the number of proposals received.

14.3. The Technical Committee will have the following functions:

- To resolve, upon the request of the Adviser, all technical questions formulated by the Competitors, in accordance with section 10 of these Conditions and Specifications.
- To prepare a pre-analysis of each proposal presented.
- To inform the Jury, by means of the aforementioned analysis, of any proposals that do not comply with existing planning norms or regulations applicable to the different zones, do not comply with the Competition criteria, or which represent an illegitimate advantage in relation to other proposals.

14.4. The pre-analysis will consist of a summarised study of the fundamental options and parameters of each of the presented proposals. This analysis will be merely informative in nature.

14.5. The Technical Committee will not hold the authority sufficient to eliminate any of the Competitors, nor will its members participate in their selection. Such authority and functions correspond exclusively to the Jury.

## **15. FUNCTIONS AND RESPONSIBILITIES OF THE JURY**

15.1. The Jury is the collegiate body which, following the analysis and evaluation of the proposals presented, will be responsible for presenting the selected works to Consorcio Valencia 2007.

15.2. All of the Jury's actions will be gathered in the corresponding minutes. The functions of the Jury will be as follows:

- a) The reasoned proposal for the exclusion of any unaccepted projects, which may be occasioned by:
  - The revelation of a Competitor's identity by any means, including through the presentation of identifying elements as part of a proposal.
  - Any duly proven attempt to influence the members of the Jury.
  - The existence of any of the factors described in section 6.5.
- b) The analysis and evaluation of the presented proposals. To this end, the Jury may seek the advice it considers opportune.
- c) The drafting of the Competition's adjudication.

15.3. The Adviser will provide each of the Jury members with a compilation of all the proposals presented, together with the reports prepared by the Technical Committee. The Adviser will maintain a strictly collective relationship with the Jury and may not present any data outside the Jury sessions or to any individual Jury member.

15.4. During its first working session, the Jury will elect a President from among its members. The Jury must study all the proposals, taking into account the criteria established by the organiser in relation to their selection. Each member of the Jury is to hold one vote. Decisions are to be adopted by majority. Independent votes are to be carried out for each decision. In the case of a draw, the President will hold a casting vote. There will be no right of appeal against the decisions adopted by the Jury.

15.5. The Jury will draw up a list detailing the proposals selected for each award and mention, together with the arguments justifying said selection and any observations or recommendations considered opportune. The above-mentioned information will be included in an act that is to be duly signed by each of the Jury members participating in

the vote. A copy of this act must also be sent to each of the Competitors and to the International Union of Architects.

15.6. Except when substituting a permanent member, the alternate members of the Jury will assist the Jury sessions without the right to vote.

15.7. Should a permanent member of the Jury fail to attend the first Jury meeting, one of the alternate Jury members will acquire his/her vote for the entire duration of the deliberation and award adjudication period. Should, for any reason, a permanent member of the Jury be unable to attend Jury meetings for a short period, one of the alternate members will acquire the absent member's right to vote on any decision under deliberation. The result of any such decision will be firm. Should a permanent member of the Jury be unable to attend Jury meetings during a prolonged period, or prior to the final conclusions, his/her vote will be exercised by one of the alternate Jury members during the remaining Jury meetings.

15.8. The Jury Secretary will prepare minutes reflecting all the actions effected by the Jury.

## **16. COMPOSITION OF THE JURY**

16.1. The Jury is to be formed of seven members. Its composition is to be as follows:

- A representative of the Spanish Central Government, designated by the Public Administration Minister.
- A representative of the Valencia Regional Government, designated by the Economy and Tax Counsellor.
- A representative of the Valencia City Council, designated by the Mayoress of Valencia.
- Three professional architects/urban planners of recognised international prestige, to be designated by Consorcio Valencia 2007.
- An architect of recognised international prestige, designated by the International Union of Architects.

- One alternate Jury member designated per each of the administrations.
- Two alternate architects/urban planners, designated by Consorcio Valencia 2007.

Secretary: The Jury Secretary, to be designated by Consorcio Valencia 2007, will have neither the right to vote nor the right to express opinions.

16.2. Any imponderable absence of a permanent Jury member during the Jury work sessions will be covered by one of the alternate Jury members. In such cases, the alternate Jury member in question is to replace the absent permanent Jury member until the final adjudication of the Competition.

## **17. ADJUDICATION OF THE COMPETITION**

17.1. The Jury will organise its meetings as it considers opportune. The final adjudication must be reached by 2<sup>nd</sup> March 2007.

17.2. Any variation concerning the proposed timescale attributable to force majeure will be communicated directly to the Jury by the Professional and Technical Advisor. Competitors will be advised of such changes via the Competition website.

17.3. The final adjudication of the Competition will be published on the Competition website. Written notification of the final adjudication will only be provided to award winners.

## **18. EVALUATION CRITERIA**

18.1. In the adjudication of the Competition, the Jury will evaluate, among others, the following aspects:

- The respect and specific treatment of the historical buildings with any type of protection.

- The contemplation of an integral solution for the entire area delimited by the Competition.
- The quality of the proposal in light of the specific complexity proposed by the Competition.
- The compliance with the existing urban planning and legal norms applicable to the area delimited by the Competition.
- The respect for the established and/or forecast limitations of use, as outlined in the Competition documentation.
- The appreciation of public spaces and the incorporation of renovation and preservation strategies related to the existing architectural heritage.
- The proposal's integration within the existing cityscape.
- The contemplation of solutions designed to improve pedestrian and vehicle access to the delimited area and its connection to the city.
- The environmental and landscape quality of the proposals.
- Particular emphasis will be placed on the economic, technical and functional viability of the proposals.

18.2. The Jury will propose the designation of the Competition winners, in accordance with the criteria established in the present Conditions and Specifications, or, should its members consider opportune, declare the Competition partially or fully void.

## **19. AWARDS**

19.1. The Competition's main awards are as follows:

1 <sup>st</sup> Award:	150,000 €
2 <sup>nd</sup> Award:	100,000 €
3 <sup>rd</sup> Award:	50,000 €

19.2. Honourable mentions: the Jury may adjudicate a maximum of three honourable mentions for partial or specific solutions of outstanding value. Each honourable mention will be accompanied by a 20,000 Euro prize.

19.3. Mentions: The Jury may adjudicate mentions to as many projects as it considers opportune. Such mentions are not to be accompanied by a monetary prize.

19.4. The above-mentioned sums are to be subjected to the corresponding value added tax (VAT) and tax deductions.

19.5. Consorcio Valencia 2007, one of the Administrative organisations of which it is composed, or the Port of Valencia, may invite winning competitors to carry out either projects or technical assistance tasks or both within their respective spheres of action.

19.6. Consorcio Valencia 2007 may declare the Competition void should, in the opinion of the Jury, the presented projects fail to respond to the objectives or comply with the quality criteria established in relation to the Competition.

## **20. PAYMENT OF THE SUMS AWARDED TO THE WINNING COMPETITORS**

20.1. The sums corresponding to the prizes awarded to the Competition winners will be paid within one month as of the conclusion of the Competition and the notification of the final result of the same. In order to receive payment of any sums awarded, Competitors must provide Consorcio Valencia 2007 with a corresponding invoice.

## **21. COPYRIGHT**

21.1. The authors of the projects presented are to maintain the corresponding copyright in relation to the same, in accordance with the applicable legislation.

21.2. The Competitors are to cede the material property rights of their projects to Consorcio Valencia 2007, together with the corresponding rights of publication, reproduction, exhibition and exploitation. Providing such a request is made upon registration, the anonymity of those Competitors who are not awarded prizes is to be maintained.

21.3. The winning proposals will be published in the Competition website.

21.4. Any other type of publication of the projects presented within the Competition must clearly state that the work was commissioned by Consorcio Valencia 2007. Examples of any such publications must be presented to Consorcio Valencia 2007 within 30 days of publication.

## **22. ACCEPTANCE OF THE CONDITIONS AND SPECIFICATIONS**

22.1. All those who participate in this Competition are to expressly accept these Conditions and Specifications, as well as the Technical Conditions and the Final Adjudication of the Jury.

22.2. All members of the Jury are to be familiarised with the Conditions and Specifications of the Tender.

22.3. The Competitors assume the risk and possibility of any damages or loss that may occur in relation to the delivery of the projects, up to the moment of their registered reception in the offices of Consorcio Valencia 2007.

The decisions and adjudications of the Jury are definitive. Any aspects that are not contemplated in these Conditions and Specifications will be left to the interpretation and resolution of the Jury.

## **23. COMPETITION CALENDAR**

Date of approval of Conditions and Specifications	6 <sup>th</sup> September 2006
Registration deadline	31 <sup>st</sup> October 2006
Acceptance deadline for technical questions	1 <sup>st</sup> January 2007
Deadline for dispatch of proposals	31 <sup>st</sup> January 2007
Deadline for reception of dispatched proposals	8 <sup>th</sup> February 2007
Announcement of results	2 <sup>nd</sup> March 2007