

COMPETITION TERMS AND CONDITIONS

for designing a competition proposal for

MAKSIMIR STADIUM AND SVETICE SPORTS AND RECREATION CENTRE

within an open, architectural and urban design, ideas and project competition, conducted in a single stage



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1 GENERAL INFORMATION

1.1 COMPETITION REGISTRATION NUMBER

In accordance with the Regulations on Competitions in Architecture and Urban Planning (Official Gazette 154/2025) (hereinafter: the Regulations), this competition has been registered in *the Register of Architectural and Urban Planning Competitions* maintained by the Croatian Chamber of Architects under number 178-26/ZG-AU/NJN, confirming that it has been prepared in accordance with the Regulations.

1.2 CONTRACTING AUTHORITY

The City of Zagreb and the Government of the Republic of Croatia have concluded an agreement on the joint financing of the construction of Maksimir Stadium and have designated a single Contracting authority to represent them in the conduct of the project competition procedure pursuant to Article 27(4) of the Regulations and the Public Procurement Act (Official Gazette 120/16, 114/22).

Contracting authority: The City of Zagreb

Trg Stjepana Radića 1, 10 000 Zagreb

ID number: 6181789437

Telephone: +385 1 6503788

E-mail: javna.nabava@zagreb.hr

Website: www.zagreb.hr

Person in charge: Tomislav Tomašević, mag. pol., Mayor

1.3 COMPETITION ORGANISER

Organiser: The Zagreb Society of Architects

Trg bana J. Jelačića 3/I, 10 000 Zagreb

ID number: 87490332083

Telephone: +385 1 4816 151

E-mail: natjecaji@d-a-z.hr

Website: www.d-a-z.hr

Person in charge: Ana Boljar, M.Arch., President

1.4 PROFESSIONAL FIELD, TYPE, PURPOSE AND STAGE OF THE COMPETITION

- **COMPETITION PROCEDURE TYPE**

The competition shall be conducted as an open competition.

- **PROFESSIONAL FIELD**

The competition is an architectural and urban design competition.

- **PURPOSE OF THE COMPETITION**

The competition is both an ideas competition and a project competition.

The purpose of the idea's competition is to obtain design proposals in order to examine possible approaches to construction or spatial organisation without commissioning design services or establishing any other exploitation rights over the architectural work submitted. The ideas competition covers Svetice Sports and Recreation Centre, including the athletics-recreation complex and indoor sports complex, and Borongaj Transit Hub area.

The purpose of the project competition is the commissioning of design services. The project competition area relates to Maksimir Football Stadium Complex including the stadium building, auxiliary pitches with associated facilities and the related infrastructure and landscape areas.

- **NUMBER OF COMPETITION STAGES**

The competition shall be conducted in a single stage.

1.5 OBJECTIVE OF THE COMPETITION

The objective of the competition is the selection of the best architectural and urban design proposal for Maksimir Stadium Complex, Sports and Recreation Centre and Borongaj Transit Hub, that most successfully meets the needs of the Contracting Authority in accordance with the assessment criteria.

1.6 LIST OF MEMBERS OF THE COMPETITION BODIES

The appointment of members of the competition bodies has been carried out in accordance with the Regulations, as follows:

A. *Nine (9) members of the Jury and their alternates have been appointed in compliance with the following requirements:*

- the majority of Jury members are professionals in the field of architecture and urban planning, namely architects, registered architects and/or registered urban planners
- at least one third of the Jury members possess qualifications identical or equivalent to those required for competitors
- two thirds of the Jury members are independent of the Contracting Authority
- alternate Jury members are professionals in the field of architecture and urban planning and are to attend all Jury sessions, with voting rights only when officially replacing an excused voting member of the Jury
- in accordance with the official interpretation of the Regulations by the Croatian Chamber of Architects and the Croatian Architects' Association, the Alternate Jury Member representing the Government of the Republic of Croatia and the Alternate Jury Member representing the City of Zagreb may not participate in Jury deliberations simultaneously, but only individually when replacing the respective appointed Jury member.

B. *Twelve (12) Professional Advisers have been appointed in compliance with the Regulations.*

These are recognised specialists in fields related to the subject of the competition. They may be engaged by the Contracting Authority, at the request of the Jury, to provide written opinions on the competition documentation and/or on submitted competition entries and may participate in Jury sessions upon invitation.

C. *Three (3) members of the Technical Committee have been appointed.*

All members of the Technical Committee are registered architects.

D. *The Secretary and the Deputy Secretary of the Competition have also been appointed.*

Both are registered architects.

• **THE JURY**

1. Toma Plejić, Registered Architect, STUDIO UP, President of the Croatian Architects' Association, President of the Jury
2. Vasa Perović, Registered Architect, BEVK PEROVIĆ ARHITEKTI, Slovenia, Vice President of the Jury
3. Kersten Geers, Architect, OFFICE KGDVS, Belgium
4. Francois Chas, Architect, NP2F, France
5. Mia Roth Čerina, Architect, ROTH & ČERINA ARHITEKTI, Croatia
6. Nenad Fabijanić, Registered Architect, ARHITEKTONSKI STUDIO FABIJANIĆ, Croatia
7. Zvonimir Boban
8. Tonči Glavina, Minister of Tourism and Sport, the Government of the Republic of Croatia
9. Tomislav Tomašević, Mayor of the City of Zagreb, the City of Zagreb

• **ALTERNATE JURY MEMBERS:**

1. Vjera Bakić, Registered Architect, Bakić&Kulstrunk, Croatia
2. Deputy Representative of the Government of the Republic of Croatia / the City of Zagreb:

Iva Hudan, Registered Architect, Senior Adviser to the Minister of Physical Planning, Construction and State Assets, the Government of the Republic of Croatia / Luka Korlaet, Registered Architect, Deputy Mayor, the City of Zagreb

• **PROFESSIONAL ADVISERS**

1. Dragica Barešić, M.Arch., Head of Preparation of the Competition Programme
2. Nikša Božić, M.Arch., Director, the City of Zagreb Institute for Physical Planning
3. Mirjana Čagalj, M. Eng.CE, Vice President, the Croatian Chamber of Economy
4. Snježana Đurišić, M. Eng.CE, Directorate for Physical Planning, Ministry of Physical Planning, Construction and State Assets
5. David Hines, BSc. (Hons), BAarch, arb, RIBA, David Hines Sports Consulting, United Kingdom
6. Željko Mužević, University Specialist in Construction Engineering, Flamit d.o.o.
7. Ivica Rovis, LL.B., Senior Adviser at the Ministry of the Sea, Transport and Infrastructure
8. Hrvoje Sučić, M. Eng.CE
9. Ivancića Sudac, LL.B., Croatian Football Federation

10. Marko Šoštarić, PhD Traffic Engineering, Dean of the Faculty of Transport and Traffic Sciences
11. Boris Vranješ, M. Eng.CE, Structural Adviser
12. Darko Vučić, Professor of Kinesiology, Directorate for Sport, the Ministry of Tourism and Sport

- **TECHNICAL COMMITTEE**

1. Nataša Aralica, Registered Architect and Urban planner
2. Matija Crnogorac, Registered Architect
3. Filip Romić, Registered Architect

- **COMPETITION SECRETARY**

Roman Šilje, Registered Architect

- **DEPUTY COMPETITION SECRETARY**

Ana Boljar, Registered Architect

1.7 COMPETITION TIMELINE

- **COMMENCEMENT OF THE COMPETITION**

The competition is scheduled to be announced at the beginning of March 2026. The official date of commencement of the competition shall be the date of publication of the Contract Notice for the design competition on the Tenders Electronic Daily (hereinafter: TED) platform and in the Electronic Public Procurement Classifieds of the Republic of Croatia (hereinafter: EOJN RH), in accordance with applicable regulations.

- **DEADLINE FOR SUBMISSION OF COMPETITION ENTRIES**

The final deadline for submission of the part of the competition entries via the EOJN RH system shall be no less than 95 days from the date on which the Design Contest notice is sent for publication.

The final deadline for submission of the part of the competition entries outside the EOJN RH system shall be no less than 15 days after the deadline for submission via the EOJN RH system.

- **DEADLINE FOR QUESTIONS AND ANSWERS**

Competitors may submit professional and general questions. All questions shall be submitted through the EOJN RH system, within which the corresponding answers shall also be published.

Professional questions are those relating to conditions or information defined in the competition documentation and answered by the Jury, thereby affecting the method and time required for developing a competition proposal. Professional questions may be submitted only up to the expiry of the first third of the total time available for designing a

competition proposal. The Jury shall provide answers to professional questions no later than the end of the first half of the total time required for developing a competition proposal. General questions, which do not affect the preparation time nor method, and are not related to the competition conditions or information defined by the Competition Documentation, shall be answered by an authorised representative of the Contracting Authority or by the Organiser, if it concerns other Contracting Authorities

The precise deadlines for submission of questions and publication of answers are specified in the Competition Documentation.

- **DEADLINE FOR THE JURY DECISION**

The Jury is expected to reach its decision by the end of July 2026.

- **PUBLICATION OF RESULTS**

The Contracting Authority shall publish the notice of the competition results in EOJN RH in accordance with the Public Procurement Act, and no later than 30 days after the Jury decision, together with the Final Report of the competition and graphical appendices of the competition entries.

The Organiser shall publish the announcement of the competition results on the Organiser's website and on the website of this competition.

- **PUBLIC PRESENTATION OF COMPETITION RESULTS**

Public presentation of the competition results shall be ensured through an exhibition of the competition entries to be held within an appropriate period from the date of public announcement of the competition results and expiry of the appeal period or completion of the first-instance appeal procedure, but not before 15 September 2026, in order to ensure the principle of public transparency of the competition procedure and participation of the widest possible number of members of the professional and general public. Competitors may be informed of the date, duration and venue of the exhibition by e-mail, via the competition website or through other printed and electronic media channels and publications.

During the exhibition a public forum for the professional and general public shall be organised with participation of the Jury members, a representative of the Competition Organiser and a representative of the Contracting Authority.

1.8 PRIZES, HONOURABLE MENTIONS AND FEES

- **PRIZES**

The Jury shall award five (5) prizes to the highest-ranked competition entries, i.e. to their author(s), co-author(s) and/or copyright holder(s), within the total prize fund stated below.

In accordance with the Regulations, the total prize fund amounts to EUR 728,000.52 net¹, i.e. EUR 976,000.00 gross.

The prize fund shall be distributed into five (5) prizes in the following amounts:

| | | | |
|------------|-------------|----------------|---------------------------------|
| 1st Prize: | total gross | EUR 390,400.00 | (estimated net: EUR 291,200.21) |
| 2nd Prize: | total gross | EUR 244,000.00 | (estimated net: EUR 182,000.13) |
| 3rd Prize: | total gross | EUR 146,400.00 | (estimated net: EUR 109,200.08) |
| 4th Prize: | total gross | EUR 117,120.00 | (estimated net: EUR 87,360.06) |
| 5th Prize: | total gross | EUR 78,080.00 | (estimated net: EUR 58,240.04) |

Payment of prizes shall be made in accordance with applicable regulations and according to one of the following payment models:

- to natural persons not subject to VAT, in the corresponding net amount calculated from the stated gross prize amount including all taxes and contributions, in accordance with a copyright agreement for prize payment;
- to natural and legal persons subject to VAT, in the corresponding net amount equal to the stated total gross amount, to which VAT shall be added, on the basis of an issued invoice;
- to legal persons not subject to VAT, in the net amount corresponding to the stated gross prize amount, on the basis of an issued invoice.

• **HONOURABLE MENTIONS**

The Jury may also award written honourable mentions without financial compensation to individual competition entries and their author(s), co-author(s) and/or copyright holder(s).

• **FEES FOR COMPETITION BODIES**

Fees for the competition bodies shall be calculated in accordance with *the Regulations on Competitions in Architecture and Urban Planning* and include:

- fees for Jury members and alternate Jury members
- fees for Technical Committee members
- fees for the Competition Secretary and Deputy Secretary

The total gross amount of these fees is EUR 337,900.00.

• **SPECIAL COMPENSATION**

No compensation fee shall be paid to competitors for submission of a competition entry.

¹ The stated net amount represents the estimated minimum net value of the prize fund payable to competitors and is based on average data used in calculating the total gross amount of the copyright contract for payment of prizes to competitors. The exact net amount depends on the method of payment of the prize and the applicable data of the author or co-authors and other copyright holders.

1.9 COMPETITION PROGRAMME, SITE SURVEY DOCUMENTATION AND ANNEXES

- **COMPETITION PROGRAMME**

Prepared by: Institute for Physical Planning of the City of Zagreb

Head of preparation: Dragica Barešić, Registered Architect - Urban Planner

Professional team: Nataša Aralica, M. Arch.

Dinko Brdarić, M. Eng. Traff.

Vladimir Ninić, M. Eng. CE

Danijel Zdolc, M. Eng. Traff.

Ivan Nemet, M. Eng. Traff.

Domagoj Mlinarić, M. Arch.

Collaboration: North-West Croatia Regional

Energy and Climate Agency (REGEA)

Zagreb, Andrije Žaje 10

- **SITE SURVEY DOCUMENTATION**

The site survey documentation has been prepared by the City of Zagreb Institute for Physical Planning, and it is listed in the Competition Programme and published as part of the Competition Documentation.

- **ANNEXES**

The annexes have been prepared by the City of Zagreb Institute for Physical Planning, and they are listed in the Competition Programme and published as part of the Competition Documentation.

2 PROFESSIONAL REQUIREMENTS

2.1 CONTENT OF THE COMPETITION ENTRIES

The competition entry shall include mandatory graphic panels and written documents and may also include optional documents, all as specified in these Competition Conditions.

- **MANDATORY GRAPHIC PANELS OF THE COMPETITION ENTRY**

A. *Site plan of the wider competition scope with a proposal for vehicular and pedestrian traffic, and the design of public spaces and landscape design at a scale of 1:1000 (ZONE A+B+C+D)*

Guidelines for the development of the Site Plan of the Wider Competition Scope:

The site plan should present the roof plans of all buildings with indicated overall heights as well as the organisation and design of external vehicular and pedestrian areas, sports

areas (football and other pitches, as well as athletics facilities), recreational areas (outdoor exercise areas) and landscaped green areas. It is additionally recommended to indicate vehicular and pedestrian entrances/exits to buildings and/or individual spatial programme groups, as well as fire service access routes. Particular attention in creating the Site Plan of the wider competition scope should be given to the comprehensive quality of public space and to ensuring highly functional organisation of visitor access to sports infrastructure under different operating regimes.

B. Site plan of the football complex zone with presentation of the ground floor of all indoor facilities at a scale of 1:500

Guidelines for the development of the Detailed Site Plan of the football complex zone:

The plan shall present the ground floor plan of all indoor parts of buildings (stadium, indoor part of the main auxiliary pitch, access areas of the underground garage with indication of its underground footprint...) and outdoor parts of spatial functional groups (main pitch, auxiliary pitches...), pedestrian areas (squares, paths, landscaped parks...) and vehicular areas (roads, parking areas, access routes...) with all positions of entrances and access points. The detailed site plan is expected to show a more detailed design of the associated external vehicular, pedestrian, landscaped and other areas with emphasis on successful integration of the swimming pool complex area.

C. Stadium building drawings at a scale of 1:500 including floor plans of all the other levels, all facades and at least two characteristic sections

D. Segment of a characteristic stadium section at a scale of 1:200 with emphasis on presentation and explanation of the basic structural elements of the stadium

E. Drawings of the indoor part of the stadium auxiliary pitch at a scale of 1:500 including floor plans of all the other levels, all facades and at least two characteristic sections

F. Drawings of the underground garage within the football complex at a scale of 1:500 including floor plans of all levels and at least two characteristic sections

G. Athletics stadium drawings at a scale of 1:1000 including floor plans of all levels, all facades and at least two characteristic sections

Guidelines for the development of the Athletics stadium drawings:

Within the ground floor plan of the athletics stadium, it is necessary to present the immediate surroundings of the building with connections to adjacent vehicular and pedestrian areas as well as to the athletics track itself.

H. Handball Hall drawings at a scale of 1:1000 including floor plans of all levels, all facades and at least two characteristic sections

Guidelines for the development of the Handball Hall drawings:

Within the ground floor plan of the Handball Hall it is necessary to present the immediate surroundings of the building with connections to adjacent vehicular and pedestrian areas.

I. Multifunctional sports hall drawings at a scale of 1:1000 including floor plans of all levels, all facades and at least two characteristic sections

Guidelines for the development of the Multifunctional sports hall drawings:

Within the ground floor plan of the multifunctional sports hall it is necessary to present the immediate surroundings of the building with connections to adjacent vehicular and pedestrian areas.

Note: it is recommended to present the ground floor plans under items G, H and I on a

common panel showing the design of public spaces and the landscape design, and their relationship to the ground floor of the swimming complex. The drawing of the swimming complex in *.dwg format forms an integral part of the site survey documentation.

J. Drawings of the underground garage building within the Borongaj Transit Hub area, at a scale of 1:1000 including floor plans of all levels, all facades and at least two characteristic sections

Guidelines for the development of the underground garage drawings:

Within the underground garage drawings, it is necessary to present also the roof plan of the garage, i.e. the design of the public space at ground level with the immediate surroundings and pedestrian-vehicular connections to the Borongaj Transit Hub.

K. Spatial representations of the competition proposal including at least:

- aerial view of the wider competition scope (with recommended presentation of the relationship between the competition proposal and Maksimir Park)
- aerial view of the Football complex zone
- view of the Football complex zone from pedestrian perspective (with recommended view from Maksimirska Street)
- view of the Athletics stadium zone from pedestrian perspective
- view of the Indoor sports zone from pedestrian perspective
- view of the Borongaj Transit Hub Area from pedestrian perspective

• OPTIONAL GRAPHIC DOCUMENTS OF THE COMPETITION ENTRY

Optional graphic documents of the competition entry allow competitors freedom to present parts of the competition proposal in the form of additional drawings, free spatial representations, sketches, schemes, diagrams, illustrations and similar.

• MANDATORY WRITTEN DOCUMENTS OF THE COMPETITION ENTRY

A. Written explanation of the competition proposal

Guidelines for the development of the written explanation:

It is recommended to describe the basic concept of the competition proposal separately for each spatial programme group of the competition – Svetice Sports and Recreation Complex, Borongaj Transit Hub and Maksimir Football Complex - with reference to:

- basic urban and architectural design principles;
- functional and design characteristics of the project;
- structure and materials;
- basic principles of application of fire protection measures;
- methods of ensuring energy and economic sustainability of the proposal.

B. Schedule of Areas

Guidelines for the development of the schedule of areas:

The Schedule of Areas shall be created using the template provided in the competition annex in which the achieved gross floor areas of individual buildings and/or spatial programme groups as well as other required data shall be entered.

- **MANDATORY ADDITIONAL SUBMISSIONS OF THE COMPETITION ENTRY**

A mandatory additional submission of the competition entry is a **model** of the total competition area (ZONES A+B+C+D) at a scale of 1:1000.

2.2 PRESENTATION METHODS OF COMPETITION ENTRIES

Competition entries shall be prepared in the form of:

- Mandatory graphic and textual documents presented on panels and in a booklet, prepared in digital *.pdf format.
- A mandatory additional submission in the form of a physical model.

Competition entries in the form of panels and the booklet shall be prepared without any visible code, signature or any other mark, image or indication that could reveal the identity of the competitor.

The method of submission and labeling of the model is specified in detail in the instructions provided within the Design Contest.

- **PANELS**

Mandatory graphic submissions shall be presented on a maximum of 10 (ten) separate A0 panels (841mm x 1188mm, portrait orientation). In addition to the mandatory graphic documents, the panels may also contain optional graphic documents and parts of the mandatory written documents of the competition entry.

- **BOOKLET**

Mandatory written documents shall be presented in a bound A3 booklet (420 mm x 297mm, landscape orientation). In addition to the mandatory written documents, the booklet may also contain parts of mandatory and optional graphic documents of the competition entry at an appropriate scale.

- **MODEL**

The model, as a mandatory additional submission of the competition entry, shall be created within the maximum permitted dimensions of 80 × 80 cm, using a technique at the discretion of the competitors.

2.3 PROFESSIONAL ASSESSMENT CRITERIA

The professional assessment criteria for evaluation of competition entries are determined depending on the professional field, type, purpose and stage of the competition and the requirements of the Contracting Authority. Competition entries shall meet the following criteria:

- A. *success in resolving spatial and programme requirements with emphasis on the design of Maksimir Football Stadium Complex***
- B. *integrity of the urban and architectural concept and the coordinated design of all spatial programme groups of Svetice Sports and Recreation Centre and Maksimir Stadium***
- C. *a cost-effective realization of the proposed competition entry in relation to the stated financial framework of Maksimir Stadium Football Complex investment***
- D. *contribution to architectural quality in terms of ensuring the quality of public spaces proposed in the competition entry and sustainable development in the context of energy efficiency***

The Jury shall exclude from the competition those competition entries that do not meet the requirements of the professional assessment criteria, and may also exclude those competition entries that do not contain the mandatory graphic and written documents required for the competition or the model.

3 CONDITIONS FOR PARTICIPATION

3.1 SUBMISSION OF COMPETITION ENTRIES

- **METHOD OF SUBMISSION OF COMPETITION ENTRIES**

The competition entry shall be submitted partly via the EOJN RH online system through the Design Contest Form, in accordance with the instructions provided on the EOJN RH website, and partly outside the EOJN RH system.

- **SUBMISSION OF COMPETITION ENTRIES VIA EOJN RH SYSTEM**

Through the EOJN RH Design Contest Form, the graphic and written materials presenting the competition entry shall be submitted, as well as data relating to the regulation of copyright relations, documents demonstrating compliance with the required eligibility and professional qualifications of the competitor, or other documents providing the required information.

- **SUBMISSION OF COMPETITION ENTRIES OUTSIDE THE EOJN RH SYSTEM**

Outside the EOJN RH system, competitors shall submit the mandatory additional component of the competition entry, namely the model, in accordance with the instructions provided in the Design Contest Documentation.

- **REQUIREMENTS FOR PREPARATION OF DIGITAL FILES**

Considering the limitations of the EOJN RH system and in order to ensure the principle of anonymity of competitors' participation in the competition, the files through which the competition entry is submitted must be prepared in an appropriate size and without any marking or file name that could indicate the identity of the competitor.

For additional assurance of confidentiality of the procedure and anonymity of the competition process, all files shall be automatically encrypted within the EOJN RH system.

A. PANEL files

Panels presenting the competition entry shall be prepared in digital *.pdf format (appropriate quality of graphic and textual documents) and uploaded into the EOJN RH system as separate files (each panel as a separate file), on condition that each individual file does NOT exceed the size of 100 Mb.

B. BOOKLET file

The booklet presenting the competition entry shall be prepared in digital *.pdf format (appropriate quality of graphic and textual documents) and uploaded into the EOJN RH system as a single file (all booklet pages within the same file), on condition that the file does NOT exceed the size of 100 Mb.

3.2 COMPETITOR ELIGIBILITY

• **GENERAL CONDITIONS OF ELIGIBILITY**

Each competitor may participate in the competition with only one competition entry.

The Intended Contractor for the project and/or plan may hold the right of further development for only one competition entry in the competition.

• **APPLICATION OF THE PRINCIPLE OF EQUAL TREATMENT IN THE COMPETITION**

If a competitor or a legal entity associated with the competitor has participated in activities related to the subject of the competition which preceded the preparation of the competition documentation, the Contracting Authority shall be obliged to take appropriate measures to ensure that the participation of such competitor in the competition does not distort equal treatment and that such persons are not considered other persons involved in the preparation or conduct of the competition or capable of influencing the decision-making of the Jury. Appropriate measures shall be considered the public disclosure of information that was exchanged or resulted from participation in activities related to the subject of the competition no later than 60 (sixty) days before the publication of the competition.

• **ADDITIONAL MEASURES TO ENSURE EQUAL TREATMENT IN THE COMPETITION**

For the purpose of ensuring the application of the principle of equal treatment in the competition, and irrespective of the competition protection measures taken under the previous article, the competition shall not be open to natural persons and the responsible person within a legal entity, as well as persons associated with them and associated collaborators, who prepared and certified the Competition Programme.

All of the above provisions of this article shall also apply to the Intended Contractor who concludes a contract for project design and/or plan development on the basis of the competition results.

- **ADDITIONAL MEASURES FOR PREVENTION OF CONFLICT OF INTEREST**

The basic measures for prevention of conflict of interest are defined by the Public Procurement Act (Official Gazette 120/16, 114/22), while additional measures for prevention of conflict of interest relate to associated persons and collaborators referred to in Article 89 of the Regulations.

Associated collaborators are natural persons who, as co-authors, have created an architectural work with any participant in the competition during the period of 2 (two) years preceding the publication of the competition. Associated collaborators are also legal entities holding economic copyright in architectural works referred to in the preceding paragraph.

Information on natural and legal persons in conflict of interest are provided in the Design Contest Documentation

3.3 PROFESSIONAL QUALIFICATIONS OF COMPETITORS

Formation of a competition team composed of experts from the relevant disciplines in accordance with the Competition Programme is expected. The professional qualification requirement is fulfilled when the author or one of the co-authors of the competition entry is a registered architect or holds another applicable foreign professional qualification in accordance with the relevant regulations in the country of establishment.

4 CONDITIONS FOR THE PROVISION OF SERVICES

4.1 CONDITIONS FOR THE PROVISION OF SERVICES FOLLOWING THE COMPETITION

Following the competition and on the basis of the binding decision of the Jury and Article 133 of the Public Procurement Act (Official Gazette 120/16, 114/22), the Contracting Authority shall initiate a Negotiated procedure without prior publication of a contract notice, for the award of a public service contract with the competition winner², i.e. with the Intended Contractor specified in the Statement of Authorship submitted by the competition winner.

The provisions of the competition conditions relating to services to be provided following the competition, shall be governed by the principle of equal treatment of competitors by determining exclusively the minimum required levels of professional capacity and

² The competition winner is the competitor (author/co-authors and/or other holders of copyright in the competition entry) whose competition entry has been ranked first by the Jury in the decision on the competition results.

minimum technical and professional capacity set out below.

4.2 PROFESSIONAL REGISTRATION REQUIREMENTS

Proof of registration in a court, trade, professional or other appropriate register in the country of establishment - i.e. proof of the ability to perform professional design services in accordance with the Act on Physical Planning and Building Tasks and Activities (Official Gazette 78/15, 118/18, 110/19).

4.3 TECHNICAL AND PROFESSIONAL CAPACITY

Intended Contractor shall demonstrate that, for the execution and implementation of the contract, the following key experts will be available regardless of whether they are employed by the business operator:

Expert 1 – registered architect or holder of another applicable foreign qualification

Expert 2 – architect, author or co-author competition winner

Expert 3 – registered civil engineer or holder of another applicable foreign qualification

Expert 4 – registered electrical engineer or holder of another applicable foreign qualification

Expert 5 – registered mechanical engineer or holder of another applicable foreign qualification

Expert 6 – fire safety expert or holder of another applicable foreign qualification

Expert 7 – health and safety coordinator during the design phase (Coordinator I)

Expert 8 – registered geodetic engineer or holder of another applicable foreign qualification

Expert 1 and Expert 2 may, but do not have to be, the same person.

4.4 SPECIFIC CONDITIONS FOR THE PROVISION OF SERVICES FOLLOWING THE COMPETITION

- **ENSURING ECONOMIC REALIZATION OF THE PROPOSED COMPETITION ENTRY**

The Intended Contractor for the project and/or plan development shall perform the design service with the diligence of a competent professional and in accordance with the Croatian Chamber of Architects Standard of Services Regulations (Official Gazette 48/2025), in order to ensure that the preparation of the design project provides quality preconditions for construction in accordance with the estimated construction costs.

Creating the project design documentation and/or plan development shall be governed by the principle of designing within the estimated construction cost value, which includes preparation of an appropriate level of cost estimation, control and adjustment of construction costs in cooperation with the Project Manager and in accordance with the design phases. Cost estimation, control and adjustment shall be considered an integral part of the contracted services and shall not constitute grounds for increasing the agreed fee unless the Contracting Authority explicitly orders additional variants, tasks or

analyses outside the agreed scope of services.

- **ESTIMATED CONSTRUCTION COSTS**

The Contracting Authority has determined, in accordance with specific regulations, the estimated construction costs of the football complex zone at EUR 204,225,000.00 excluding VAT.

The construction cost estimate includes construction and equipment of the stadium building with pitch, the main auxiliary pitch with associated facilities and stand with 1500 seats, two auxiliary pitches, underground garage and the arrangement and equipment of pedestrian and vehicular areas within the football complex zone, i.e. within the Project Competition Zone.

The construction cost estimate is based on market prices valid on the date of publication of the design competition and shall be updated in due time according to analyses and projections of construction cost growth in accordance with the applicable method proposed by the Project Manager and confirmed by the Contracting Authority in order to align the estimated construction cost amount with market conditions. The construction cost estimate may be modified due to unexpected market disturbances, subsequent requirements of the Contracting Authority, changes in applicable regulations after publication of the design competition procedure, requirements of competent authorities that were not known at the time of contracting, and other force majeure events, all of which are beyond the responsibility of the Intended Contractor.

- **PHASES OF ESTIMATION, CONTROL AND ADJUSTMENT OF CONSTRUCTION COSTS**

The Contracting Authority shall appoint an independent Project Manager in accordance with the Construction Act who shall, among other duties, participate in the processes of estimation, control and adjustment of construction costs in all phases of preparation of the design documentation and during construction. The Intended Contractor for the project design and/or plan development service shall closely cooperate with the Project Manager in all design phases, particularly in the part relating to:

- Preparation of the preliminary cost estimate in the conceptual design phase, with a possible increase in construction cost of up to a maximum of 10% of the estimated construction cost;
- Preparation of the approximate cost estimate in the technical design phase, with a possible increase in construction cost of up to a maximum of 5% of the estimated construction cost;
- Preparation of the cost estimate in the detailed design documentation phase with bill of quantities and technical specifications, with a possible increase in construction cost of up to a maximum of 2.5% of the estimated construction cost.

The Intended Contractor for the project and/or plan development shall present spatial,

numerical and other indicators for cost estimation according to the established cost control and adjustment method proposed by the Project Manager and approved by the Contracting Authority.

The Contracting Authority has determined permissible increases from the updated construction cost estimate for each phase separately. The Intended Contractor for the project and/or plan development service shall in each phase adjust the project solution to the estimated construction costs and permitted deviations without additional fees unless the Contracting Authority approves additional increases in construction costs in writing.

In addition to the principle of cost effectiveness, the adjustment of the project solutions shall follow the principle of preserving the originality and quality of the competition entry in terms of the design and functional characteristics of the project.

- **GUIDELINES FOR PROJECT DEVELOPMENT**

Additional guidelines for provision of the design development service are defined in the Competition Programme in Chapter 8 Guidelines for creating the competition entry and developing project documentation and Chapter 9 Notes, which the future Intended Contractor for project and/or plan development shall comply with.

4.5 INSURANCE REQUIREMENTS

For the purpose of securing proper performance of the service ensuring construction in accordance with the estimated construction cost, the Intended Contractor for project and/or plan development shall provide an appropriate guarantee in the form of a bank guarantee in favour of the Contracting Authority in the amount of 10% of the value of the service contract. Proper performance of the service shall be deemed the completion of the design documentation in accordance with the permitted deviations from the updated construction cost estimate, as demonstrated in accordance with the established method of construction cost control and adjustment, proposed by the Project Manager and approved by the Contracting Authority.

For the purpose of protection against damage arising from professional liability, the Intended Contractor for project and/or plan development shall additionally provide a guarantee in the form of professional liability insurance in the amount of at least 10% of the total value of the service contract.

4.6 TYPE AND SCOPE OF SERVICES

The scope of services shall be determined in accordance with:

- Applicable regulations governing physical planning and construction
- The Croatian Chamber of Architects Standard of Services Regulations (Official

Gazette 48/2025) for buildings of complexity level IV

- Requirements of the Contracting Authority.

The services include:

- Development of the design documentation
- Obtaining permits, coordination and consultancy services
- Design supervision services

The place of performance of the services, apart from the offices of the Intended Contractor, is Zagreb, Republic of Croatia.

4.7 PROJECT AND TECHNICAL DOCUMENTATION DEVELOPMENT SERVICES

- **DESCRIPTION OF SERVICES**

Design documentation development services shall be provided within the scope of basic and additional services in accordance with the Croatian Chamber of Architects Standard of Services Regulations.

Basic services include preparation of all required design documentation for permits and construction with associated studies and reports, except:

- preparation of geodetic map for the design, i.e. GSSST (geodetic site plan of the actual site condition)
- geotechnical investigation works with associated geotechnical reports (paragraph 1, item 1, Article 35 of the Construction Act, Official Gazette 155/25), while related projects that may follow according to the results of the said report, are included in the basic services
- all project reviews required by law
- payment of administrative fees and other charges
- other tasks that are included in the responsibilities of the Contracting Authority

Additional services include preparation of applicable construction cost estimates for individual stages of design documentation prepared by the Author of the project and/or plan in cooperation with the Project Manager³, relating to:

- preliminary cost estimate in the conceptual design phase
- approximate construction cost estimate in the technical design phase
- construction cost estimate in the detailed design phase based on bills of quantities and technical specifications.

- **DEADLINES FOR SERVICE PROVISION AND DELIVERY**

The time limits for development of the project design documentation and obtaining

³ The project management service includes cooperation with the Intended Contractor for project and/or plan development, in the process of market price analysis based on the design solutions with the aim of realizing the football complex zone in accordance with the estimated construction cost value. The project management service is the subject of a separate contract and is not provided by the Intended Contractor.

permits shall be determined in accordance with the Croatian Chamber of Architects Standard of Services Regulations (Official Gazette 48/2025), i.e. the required number of standard hours and the applicable average organisational business structure of the Intended Contractor within the EU4, and amount to 480 calendar days from the date of commencement of services as follows:

A. FINAL PRELIMINARY DESIGN - 30 DAYS

Provision of services for creating the Final Preliminary Design Documentation, based on the instructions and opinions of the Jury and the requirements of the Contracting Authority for obtaining special conditions and utility connection conditions.

B. CONCEPT DESIGN PROJECT WITH PRELIMINARY COST ESTIMATE - 60 DAYS

Provision of services for creating the Conceptual Design Project Documentation for obtaining the Location permit, based on the Final Preliminary Design approved by the Contracting Authority, and obtaining special conditions and utility connection conditions.

C. TECHNICAL DESIGN PROJECT FOR BUILDING PERMIT, WITH APPROXIMATE COST ESTIMATE - 180 DAYS

Provision of services for creating the Technical Design Documentation for obtaining the Building permit based on the Concept Design approved by the Contracting Authority with associated studies serving as a basis for developing the Technical Design.

D. DETAILED DESIGN PROJECT FOR CONSTRUCTION SITE, WITH CONSTRUCTION COST ESTIMATE - 180 DAYS

Developing of Detailed Design Documentation, with bills of quantities for all works based on the Technical Design Project approved by the Contracting Authority. The Detailed Construction Design Documentation shall be developed in appropriate phases in accordance with the requirements of the Project Manager.

E. FURNISHING PROJECT WITH EQUIPMENT COST ESTIMATE - 30 DAYS

Development of the Furnishing Project with equipment bills of quantities based on the Detailed Design Project approved by the Contracting Authority.

• **ESTIMATED VALUE OF THE SERVICE**

The estimated value of the service to be contracted on the basis of the Negotiated procedure without prior publication of a contract notice, covering design documentation services, amounts to EUR 11,280,000.00 excluding VAT and shall be paid according to the following completed phases:

- Final Preliminary Design – 10% of the amount
- Concept Design with preliminary construction cost estimate (including obtaining the Location permit) – 15% of the amount

⁴ Approx. 3.2 employees per business operator at EU level in 2024. (The Architectural Profession in Europe 2024 Sector Study, ACE The Architects' Council of Europe)

- Technical Design with approximate construction cost estimate (including obtaining the Building permit) – 30% of the amount
- Detailed Design with bills of quantities and construction cost estimate – 40% of the amount
- Furnishing Design with bills of quantities and equipment cost estimate – 5% of the amount.

4.8 OBTAINING PERMITS, COORDINATION AND CONSULTANCY SERVICES

- **DESCRIPTION OF SERVICES**

Obtaining permits and coordination services include:

- services for obtaining special conditions and utility connection conditions and location and building permits
- participation in coordination meetings with representatives of the Contracting Authority and the Project Manager during the preparation of the design documentation
- consultancy services during public procurement procedures for the selection of contractors and equipment suppliers for the purpose of responding to economic entity queries.

- **DEADLINES FOR SERVICE PROVISION**

The deadline for the services of obtaining permits depend on the work of public authorities and bodies with special authority.

For the purpose of monitoring the status of service provision, participation of representatives of the Intended Contractor in coordination meetings during the development of design and project documentation is expected, convened by the Project Manager and/or the Contracting Authority up to a maximum of 2 (two) times per month in person at the official premises of the City of Zagreb. Additionally, according to the needs of any of the interested parties – the Intended Contractor, the Project Manager and/or the Contracting Authority – coordination meetings may be organised by real-time electronic communication in which representatives of all interested parties are required to participate. This does not apply to regular meetings of the Intended Contractor and the Project Manager in the phase of estimation, control and adjustment of construction costs which are conducted separately according to the methodology proposed by the Project Manager and confirmed by the Contracting Authority.

The time limit for provision of consultancy services during procurement procedures for works or equipment depends on the time limit arising from the Public Procurement Act and amounts to a minimum of 30 (thirty) days.

- **ESTIMATED VALUE OF THE SERVICE**

The price of obtaining permits, coordination and consultancy services is included in the price of the design documentation service and is not stated separately.

4.9 DESIGN SUPERVISION SERVICE

- **DESCRIPTION OF SERVICES**

The designer's supervision service includes supervision of construction and equipping of all disciplines that prepared the design documentation within the applicable scope of participation with regard to details of design and execution in accordance with the design documentation and applicable regulations.

The purpose of providing the author's supervision service is to ensure construction quality and faithful realisation of the architectural work through monitoring the progress of works, selection of materials and building elements, development and modification of details due to circumstances arising during the construction phase which do not imply procedures for amendment of permits approving construction.

Design supervision service includes:

- site visits during construction at least once per week on the day of the coordination meeting and a maximum of 8 (eight) times per month
- providing opinions on inquiries or responses to requests for information submitted by the Contractor, Site Supervisor and/or the Contracting Authority within the usual time limit
- approval of workshop detailed documentation for construction site, execution technology designs and/or dynamic financial plan within the usual time limit
- approval of material nominations in terms of design and functional characteristics after review of technical characteristics performed by the Site Supervisor within the usual time limit
- control of execution of works on site and verification that they are carried out in accordance with the design and evaluation of their aesthetic value and acceptability
- preparation of bill of quantities items for extra works (VTR), replacement items (ZS) and/or subsequently ordered works (NNR) necessary for execution of works within the usual time limit
- advising all participants in construction during execution in all cases related to execution of works foreseen by the design
- participation in the work of the technical committee, to obtain Use permit

Design supervision service does not include:

- obligations relating to the statutory duties of the investor regarding site supervision and/or project management
- monitoring organisation of works and methods of execution
- preparation and coordination of orders
- verification of certificates and collection of other documentation related to approval of materials and products for installation
- receipt, verification and interpretation of calculations and contractor invoices other services that are the responsibility of the Contracting Authority.

- **TIME LIMITS FOR SERVICE PROVISION**

The time limit for provision of the design supervision service is 22 months from the date of commencement of construction. In the event of extension of construction deadlines, the service provider undertakes to continue providing the service until completion of the works.

The usual time limit for providing opinions, responses to requests for information, approval of workshop documentation/execution technology designs/dynamic financial plan/material nominations is 5 (five) calendar days from the day following the date of receipt of the request. In cases where the design supervision service includes revision of existing and/or preparation of new technical and/or design solutions, the usual time limit may be extended up to 10 (ten) calendar days from the day following the date of receipt of the request.

- **ESTIMATED VALUE OF THE SERVICE**

The estimated value of the service to be contracted on the basis of the negotiated procedure without prior publication of a contract notice, covering design supervision services for a period of 22 months amounts to EUR 1,320,000.00 excluding VAT, i.e. EUR 60,000.00 excluding VAT per month, payable according to regular monthly statements.

4.10 TOTAL ESTIMATED VALUE OF SERVICES

The total estimated value of the service contract including:

- Development of design documentation
- Obtaining permits, coordination and consultancy services
- Design supervision services

amounts to **EUR 12,600,000.00 excluding VAT** and is determined in accordance with the Croatian Chamber of Architects Standard of Services Regulations (Official Gazette 48/2025).

5 OTHER APPLICABLE INFORMATION

5.1 OBLIGATIONS AND RESPONSIBILITIES OF COMPETITION STAKEHOLDERS

All participants in the competition, namely:

- i. competitors
- ii. contracting authority
- iii. organiser
- iv. competition manager
- v. developer of the competition programme
- vi. competition bodies
- vii. intended contractor

shall comply with the provisions of applicable laws and the Regulations on Competitions in the Field of Architecture (Official Gazette 154/2025), in particular with regard to ensuring the fundamental principles of preparation and conduct of the competition:

- A. *the principle of equal treatment and non-discrimination of all competitors***
- B. *the principle of ensuring anonymity of the competition procedure and confidentiality of data***
- C. *the principle of transparency in preparation and publication of competition documentation***
- D. *the principle of ensuring genuine market competition and prohibition of discrimination***
- E. *the principle of proportionate awarding of prizes***
- F. *the principle of professional and impartial evaluation***
- G. *the principle of public conduct and prevention of conflicts of interest.***

5.2 COPYRIGHT OVER COMPETITION ENTRIES

Regulation of copyright and related rights in the winning competition entry, as well as the manner of use of other competition entries, is defined by the Statement of Authorship generated through the EOJN RH system.

5.3 FINAL PROVISIONS

All other conditions for participation in the competition are defined in the Design Contest Documentation. In the event that information in the Competition Terms and Conditions is defined differently compared to the same information stated in the Design Contest Documentation, the provisions stated in the Design Contest Documentation published on TED and the EOJN RH shall prevail.