

ARCHITECTURAL OPEN ONE-PHASE COMPETITION

APARTMENT BUILDING IN LOUKA



Competition Brief

BASIC THESES:

"To provide the village of Louka a new municipal apartment building in a contemporary and contextual architectural form"

The subject of the competition is the elaboration of an architectural design for a new municipal apartment building in the core area of the village. The main goal should be to create a dignified, high-quality, but at the same time respectful of the surrounding context, corner building. The design should support the qualities of the place, complement the set of culturally dominant buildings in the heart of the village and bring a new (contemporary) impulse to the organism of the village.



Competition:

- Architectural
- Open
- One-phase
- Followed by a commission



Entry:

- Municipal apartment building in an important corner location in the village with 942 inhabitants

Expected possible capacities:

- Solved area: 744 m²
- Built-up area: approx 2/3
- Floors: 2,5
- Gross floor area (GFA): $744 \times 2/3 \times 2,5 = 1\,240$ m²
- Net floor area: $GFA \times 0,6 = 744$ m², i.e. approx 15 flats of 50 m²

Estimated investment costs:

- Built-in area: $GFA \times 3,5 = 4\,340$ m³
- Unit price: (apartment building, y.2023): CZK 9 620 / m³
- Total: approx. CZK 42 million excl. VAT

Costs:

- Estimated investment costs: CZK 42 million excl. VAT
- Subsequent contract: CZK 3,0 million excl. VAT
- Total amount for prizes and honourable mentions: CZK 500.000

Independent part of the jury:

- Zdeňka Vydrová,
- Jitka Ressořová,
- Pavel Jura,
- Pavel Chládek.

Evaluation criteria:

- Overall architectural design quality with emphasis on investment and operating costs

Deadlines:

- Deadline for asking questions: 16 May 2025
- Deadline for submission of proposals: 2 June 2025, 15:00 CEST

Competition proposal:

- Physically submission: 1 B1 Panel, 2 pcs A4 Booklets, envelope Author
- Electronical submission: Panel, Booklet and documents in digital form via mandatory electronic tool: https://www.profilzadavatele-vz.cz/profile_cent_2777.html

Binding requirements:

- Timely submission of the competition proposal
- Anonymity of the competition proposal

Professional competence:

- Authorized for business in relevant field
- License in architecture