

PISA TOWN COUNCIL

*Building standards and urban redevelopment
Town planning division*

INTERNATIONAL TOWN PLANNING COMPETITION ONE PHASE, WITH PRE-SELECTION “Urban redevelopment of the university hospital of Santa Chiara, facing Piazza dei Miracoli”

1. SUBJECT OF THE COMPETITION

Pisa Town Council, hereinafter referred to as "the Caller", announces an international town planning competition through a restricted, anonymous single-phase procedure with pre-selection, for a Redevelopment plan, pursuant to Regional Act no. 1 of 3 January 2005, art. 73, at a level of detail as set forth in art. 5.5 of this Call, the subject of which is the development of a consistent plan for the urban redevelopment and the urban, landscaping and architectural enhancement of the area which comprises all the hospital buildings of Santa Chiara, including the university wards along Via Savi, through a systematic, consistent group of works to be carried out on such sites.

The site of Santa Chiara (over 10 ha) is located in the heart of downtown Pisa and borders on the Cathedral Square (Piazza del Duomo), which is a UNESCO World Heritage site. The group of buildings, which dates back to 1257 and has been used since then as a hospital and university centre, will be dismantled and redeveloped; its functions will be relocated to a special area in the new city. The redevelopment plan shall be compatible with the applicable laws for the compilation of UNESCO heritage management plans.

The urban redevelopment project is authorised under the Rule Sheet no. 27 of the Planning regulations of Pisa Town Council, approved with resolution C.C. no. 27 of 26.05.2005, and is contained in the Agreement signed on March 31st 2005 under the Regional Act 3.09.1996, no. 76, between the Region Tuscany, the University Hospital of Pisa (Azienda Ospedaliera Universitaria Pisana), Pisa University, the Province of Pisa, Pisa Town Council, the Town Council of San Giuliano Terme, the “Ufficio Fiumi e Fossi” (reclamation), the Monuments and Fine Arts Office in charge of the architectural heritage, the landscape, the historical, artistic and ethno-anthropological heritage of the Provinces of Pisa and Livorno, the Regional Directorate for the Cultural and Natural heritage of Tuscany, the Monuments and Fine Arts Office of Tuscany, the Local Health Unit no. 5, the River authorities of the River Arno, the regional ‘right to university education’ authority of Pisa.

2. PRELIMINARY DOCUMENT

The DPP or Documento Preliminare alla Progettazione (preliminary specifications), compiled in accordance with art. 15 of PD no. 554/99 as amended, will be provided to the selected entrants for the competition.

3. PROCEDURE

3.1 Type of competition

The international design competition follows a restricted procedure; it will consist of one level or stage, preceded by a pre-selection, namely:

*PRE-SELECTION – in an open form - selection of entrants, open to anyone who fulfils the requirements as per 3.3, except as covered by 3.4. This stage does not result in a list nor in the awarding of or entitlement to any prize.

* SINGLE COMPETITION STAGE - in an anonymous form – drawing up of the redevelopment plan in accordance with the requirements set forth in the call, art. 5.5, for up to 10 (ten) applicants, selected during the pre-selection stage.

Such projects will be judged in accordance with the principles stated at art. 5.7.

The winner will receive a prize; non-winning entrants who have submitted projects, inclusive of all documents as requested by this Call, will have their expenses refunded, as laid down at art. 6 below.

3.2 Procedure manager

Under art. 4 Act no. 241 of 7 August 1990, the person responsible for the Procedure is Gabriele Berti, manager of the urban planning division of Pisa Town Council.

3.3 Terms and conditions

The competition is open to architects and engineers who are regular members of professional rolls at the time of their application or otherwise members of professional rolls in their own countries and thus qualified to practise their profession and compete in urban planning and architectural design competitions. Entrants taking part as an association or otherwise associated shall state the name of the professional who will act as the legal representative / principal or group leader. Professionals from non-EU countries who wish to act as the legal representative / principal or group leader shall produce documents certifying they are qualified to practise their profession in Italy, otherwise they will not be admitted to the competition.

The competition is open to persons as per d), e), f), g) and h) art. 90, paragraph 1 LD no. 163/2006 (single or associated free-lancers – professional firms – engineering firms – temporary associations – permanent consortia of professional firms or engineering firms), unless disqualified from practising the profession by law or by any agreement or by any disciplinary measure, except as set forth at 3.4 below. Engineering firms and professional firms must fulfil the requirements set forth at articles 53 and 54, respectively, of PD 554/1999 as amended. Temporary associations can enter the competition even if not formally incorporated yet. Such associations shall include at least one professional who has been qualified for at least five years to practise the profession, according to the regulations of their native country. For associations, all the associate members shall be considered as having the same rights, title and authorship on the entrant project.

The tasks and responsibilities of each associate member, and any consultant and collaborator, shall be set out within the association or by each entrant, with no consequence on their relations with the Caller.

Any person entering the competition in an associate form shall undertake, at the pre-selection and in any case before submitting the projects, to formally establish a design association when awarded the contract, as prescribed by art. 37 LD. no. 163/2006, should their project win the competition.

Each associate member can only be the member of one association; otherwise any association, of which such person is a member, shall be disqualified; such exception applies to consultants and collaborators as per 3.3.1, below.

Pursuant to LD 12/04/2006 no. 163 Art. 90 Paragraph 7, “to promote the presence of young professionals in bidding associations”, each design association must include a young professional who has been a member of the professional rolls for less than five years.

All entrants, both single or associations, shall state they are not in the conditions stated at no. 38 LD. 163/2006.

3.3.1. Consultancy and collaboration

Single or associated entrants, including firms, can use consultants and/or collaborators. Such consultants and/or collaborators shall be considered external to the entrants; therefore their curricula do not have to be submitted, and in any case such curricula would not be taken into account in the assessment of the entrants. Their professional qualifications and specialisation within the design association and the nature of their consultancy or collaboration must be stated. Such consultants and/or collaborators do not have to be members of professional Rolls or Registers; they must not be in the state of incompatibility as per 3.4 below and cannot be associate members of the entrants.

3.4 Causes for disqualification

The following categories of persons will not be admitted to the competition either as entrants or as consultants, otherwise the whole association would be disqualified:

- a. the regular or substitute members of the Jury, the members of the Organising Secretariat, the members of the Technical Committee of the competition;
- b. spouses, relatives and next of kin, up to three times removed, of the members of the aforesaid categories;
- c. directors, managers, employees and collaborators (including those working on a temporary or a free-lance basis or in equivalent forms) of the Caller and of the owners of the sites which are the subject of this Call, as well as anyone who has been involved in the development of the competition or otherwise contributed to the drawing up of the Call, of the Regulations of the competition, of the Guidelines and the Preliminary Document;
- d. anyone who is an employee or employer or collaborator of the members of the Jury;
- e. employees of associations, institutions or public administrations (including full-time university lecturers), except those who have been specifically authorised to do so, or whose position has been legalised by any act or regulation or specific trade-union agreement;
- f. anyone who has been involved, in any way, in the development of the Call and the enclosed documents specifically drawn up for the Call.

In any case, the bidding restraints as per art 51 c. 1, 2, 3, 4 and 5 and art. 52 PD 554/99 as amended shall apply.

3.5 Secretariat

The Secretariat of the competition is at:
COMUNE DI PISA
Direzione Urbanistica, Vicolo Del Moro

E-mail: concorsosantachiara@comune.pisa.it

Website: <http://www.comune.pisa.it/urbanistica/doc/concorsosantachiara.htm>

Sandra Bertini tel.050/910469 fax 050/910456

Luisa Traina Tel.050/910573

Paola Tognetti Tel. 050/910793

Opening hours: Monday to Friday, 10 am to 1 pm

3.6 Technical Committee

A special technical committee, composed of experts appointed by the Caller, will carry out the preliminary work for the assessment of the formal compliance of the applications submitted to the pre-selection stage and the entrant projects. The Technical Committee draws up the proceedings of the meetings and sends them to the Jury, that is solely responsible for the final decisions.

3.7 Jury

The Jury reviews the documents sent in by the entrants, makes sure the requirements as per 3.3 and 3.4 are met, selects the entrants to go on to the competition proper, based on the causes for disqualification and any other irregularity found by the Technical Committee, then selects one winning project.

The Jury is composed of no. 5 regular members and no. 2 substitute members, and such composition remains the same for both the pre-selection and the competition.

The meetings of the Jury, which are validly held when all the regular members are present, are held confidentially and at the times established by the Caller.

The members of the Jury, except the President, will be appointed by mutual agreement by Pisa Town Council, the University Hospital of Pisa and Pisa University, out of a list of reputable experts in town planning, architecture, protection of the cultural, natural and historical heritage.

Decisions are taken by a majority vote. If a regular member cannot take part in a meeting, such member shall be replaced by a substitute member, who will be appointed by the President. Such replacement shall apply to every meeting of the competition (pre-selection or project), which the regular member failed to attend. Substitute members attend the meetings of the Jury, but have no voting rights.

The Jury is chaired by a director of the Caller, appointed by the body concerned. The members of the Jury are appointed and take office after the expiration of the deadline for submission of the applications. At the first meeting, the Jury appoints a Deputy President, who replaces the President when the President cannot attend the meetings. The members of the Jury cannot be awarded by the Caller any contract or assignment connected with the subject of the competition, pursuant to art. 84, paragraph 4, LD no. 163/2006.

A delegate appointed by the Caller attends the meetings of the Jury as a minute-taking secretary, with no voting rights, and draws up the minutes. The minutes of the meetings of the Jury shall contain a brief illustration of the method and assessment procedure, as well as a list of designers and the selected designs, and the reasons for each judgement must be stated.

The Jury shall draw up a final report about the projects, containing a short statement of the reasons for the judgements and the proceedings of the meeting.

3.8 Documentation

The Caller provides the following materials through the official website of the competition: - Regulations of the competition – Agreement – Town Planning regulations – Planning sheets, etc, and the annexes.

The entrants selected for the competition will be provided with the Preliminary Specifications (DPP), inclusive of additional documents on a more detailed scale.

4. COMPETITION – PRE-SELECTION PROCEDURE

4.1 Application

Applications for pre-selection are in an open form. Those who wish to apply for the competition shall send the following documents, otherwise they will be disqualified:

Application, in a free form, inclusive of:

Annex A: Entrant's introduction: entrant/association introduction file (two copies);

Annex B: Administrative documents.

Both annexes shall have the same cover, on which the entrant's name and the title of the Annex shall be written ("Entrant's introduction", "Administrative documents").

The "Entrant's introduction" and "Administrative documents" annexes shall be given in two copies. Such materials will not be returned to the entrants.

4.1.1 Content of the annexes

Entrant's introduction (Annex A)

A. File, size A4 (21 x 29.7 cm), named " Entrant's introduction ", composed of:

1. cover with the entrant's name and the title of the file;
2. max 2 pages (4 sides) illustrating the design association, the specific responsibilities and contribution of consultants, if any, plus a designation of the person responsible for the urban design;
3. professional and scientific curriculum of the person responsible for the urban design and any other associate member;
4. max 4 pages (8 sides) of pictures and texts illustrating the most significant projects of the aforesaid person or associate member, either accomplished or unaccomplished;
5. max 4 pages (8 sides) of pictures and texts illustrating accomplished or unaccomplished projects having a similar subject or scope to the subject of the competition, which have been designed by the aforesaid person or associate member
6. max 2 pages (4 sides) of text and/or pictures briefly illustrating the cultural approach to the project as well as the philosophy and goals to be pursued.

The description of the projects as per 4 and 5 shall state the following information:

- the member/s who have carried out the design;
- the professional job carried out;
- the principal;
- the year in which such job was carried out;
- quantitative details of the volume and surface of the project and if possible the value of the project;
- brief description of the project

If the entrant is an association, the amount of documents to be submitted is the same, regardless of the number of associate members.

Administrative documentation (Annex B)

B. Annex, size A4 (21x 29.7 cm), named "Administrative documentation", containing:

- cover with the entrant's name and title of the Annex;
- for each member, personal details, details of the registration in the professional roll, professional qualification and specialisation of the entrant or entrants (if an association). Firms shall enclose an organisation chart with the personal details of the partners, employees and free-lance collaborators;
- for associations, the name of the person acting as the group leader, or a statement in which the associate members name the person acting as the group leader and undertake, should it win, to abide by the applicable legal regulations on temporary associations; if the group leader is a firm, state the name of the legal representative and the team manager, if different;
- for engineering firms and professional firms, state that they fulfil the requirements set forth in articles 53 and 54 of PD 554/99;
- each entrant and/or associate member shall make a statement, pursuant to PD 445/2000, to the effect of certifying they abide by the terms and conditions of the competition, as per 3.3;
- for associations, undertake not to change the associate members throughout the proceedings;
- list of all consultants and collaborators, including their qualifications and the nature of such consultancy or collaboration;
- contact details where the Caller can send all notices;
- statement of full acceptance of all the regulations of the Call and competition;
- statement of authorisation to exhibit and/or publish the project and mention the designers' names, both winners and non winners.

The above statements and obligations shall be signed by all the associate members, unless a member has been specifically delegated to act on behalf of the association; in this case, such documents shall be provided in an original copy or legalised copy.

4.2 Delivery of documents

The documents to be sent as per 4.1 above shall be sent, under penalty of disqualification, in one sealed parcel by April 18th 2007 at 12.00 am to the following address:

Comune di Pisa
Ufficio Protocollo
Piazza XX settembre
56125 Pisa - Italia

The parcel containing the documents can be sent:

- by registered letter, return receipt;
- by a licensed carrier;
- hand delivered to the Registry Office of the Town Council, which will give receipt thereof, in the opening hours.

Delivery of the parcel will be at the sender's risk; no complaints will be accepted if the parcel fails to arrive by the deadline, for whatever reason.

The date and time of arrival of the parcels, as shown by the stamp of the Registry Office of the Caller, attest whether the parcel has arrived before the deadline. The deadline refers to the date of delivery, not to the date of shipment, whatever the shipping method used. The parcel, countersigned by the entrant with at least two signatures on the sealing strips, shall bear the name of the entrant who ships such parcel and the wording:

**NON APRIRE
CONTIENE DOCUMENTI CONCORSO INTERNAZIONALE DI PROGETTAZIONE SANTA CHIARA**

**(DO NOT OPEN
CONTAINS DOCUMENTS FOR SANTA CHIARA INTERNATIONAL DESIGN COMPETITION)**

Should the parcel get lost, the Caller shall accept no claims from the entrants and shall not be held accountable for receiving the documents after the deadline due to any misdelivery or delay of the post service or carrier. In addition, the Caller shall not accept any parcels that should be sent at the consignee's expense.

4.3 Selection of entrants

Out of all those applicants who have submitted their applications in accordance with the terms and conditions stated at 3.3 and 3.4, the Jury, as per 3.7, will select the best 10 (ten) applicants to be called to take part in the competition, based on the following criteria:

- standard and complexity of previous projects: accounting for up to 40 points;
- standard and complexity of previous projects on subjects similar to those of the competition: accounting for up to 40 points;
- standard of the professional and scientific curriculum of the designer/s: accounting for up to 10 points;
- standard of the approach to the project objectives: accounting for up to 10 points.

The Jury will name up to 10 (ten) entrants to be called to take part in the competition within thirty days of the deadline for delivery of the documents. The selected entrants will be admitted to the competition on equal terms. If the number of applicants is less than ten, either due to the lack of applications or as a result of a Jury's decision, the Caller, pursuant to art. 62, paragraph 6, LD no. 163/2006, will go on with the proceedings, calling those applicants who have qualified to take part in the competition.

5. COMPETITION PROCEEDINGS – THE PROJECT

The next steps of the competition concern the selection of the project, at a level of detail that complies with the requirements of the Call, art 5.5, for a town redevelopment plan, pursuant to Regional Act no. 1 of 3 January 2005.

5.1 Entrance

The selected entrants are called, within 5 days of the Jury's decision, to enter the competition by email notice.

5.2 Additional documents

Entrants admitted to the competition, by way of completion of the documents provided hereunder, will receive additional documents, as listed at art. 3.8 above.

5.3 Inspection

Entrants admitted to the competition will be asked to inspect the project site within 15 days of receiving such notice of admission.

5.4 Enquiries

Enquiries about the Call and the Annexes shall be sent in writing by fax or email to the Secretariat of the competition, within 30 days of receiving the notice of admission. For technical and organisational reasons, the Caller will not accept any enquiry after such deadline. A summary of enquiries and answers to the most relevant questions will be emailed by the Caller to all entrants within ten days of the above deadline.

5.5 Required projects

Entrance in the competition shall be in an anonymous form. Therefore, no detail that might reveal the entrant's identity, including symbols, signs or other identifying features, will be allowed; otherwise, the entrant will be disqualified.

Any project made in addition to or different from those required by this Call, or the lack of any document required hereunder, shall result in the disqualification of the entrant.

Previously published graphics will not be allowed; otherwise the entrant will be disqualified.

The entrants shall deliver, in one parcel:

A. a sealed envelope, marked only with the entrance code, composed of a maximum of four Italian letters and three Arab numerals, containing:

- code;
- entrant's name and group leader's name;
- group leader's self-certification that the composition of the design association, including consultants and collaborators, has not been altered and/or increased in the time intervening between the first and the second level of competition;
- one CD/DVD with the documents to be produced as per B, in high-resolution PDF format; such documents will be opened after the announcement of the winner and will be used by the organising secretariat to arrange the final presentation of the results, the exhibition and the final publication;

B. The projects required to enter the competition, identified just by the entrance code (otherwise the entrant will be disqualified), are:

- Project 1: general layout of the site, size A0, based on the maps provided by the Caller, with addition of the project and solutions for the adjoining public areas, scale 1:1.000;
- Project 2: layout of the project, size A0, based on the maps provided by the Caller, scale 1:500;
- Project 3: layout and altimetry details, size A0, free composition of the Table, scale 1:200;
- Project 4: perspectives, axonometric projections and any graphic design that can help illustrate the chosen design solutions and public works, size A0, free composition of the Table;
- Project 5: A3-size album (max 40 pages) containing the illustrative report.

The illustrative report, which can include pictures and graphic diagrams, must state:

- guiding principles for the chosen design and urban landscaping solutions;
- description of the urban redevelopment solutions;
- indication of smallest work units and steps of accomplishment of the project;
- description of mobility solutions;
- description of architectural solutions and restoration principles;
- urban landscaping solutions and arrangement of public or communal areas.

All documents, which may be in black and white or coloured, must be delivered in two copies, one on a rigid backing, one folded, size A4.

5.6 Delivery of project documents and additional administrative documents

The documents required shall be sent, under penalty of disqualification, in sealed containers, by 12.00 am of the 90th day after the date of notice of admission to the competition, whatever the shipping mode, to the following address:

Comune di Pisa
Ufficio Protocollo
Piazza XX settembre
56125 Pisa - Italia

with the wording:

NON APRIRE
CONTIENE DOCUMENTI CONCORSO INTERNAZIONALE DI PROGETTAZIONE SANTA CHIARA

(DO NOT OPEN
CONTAINS DOCUMENTS FOR SANTA CHIARA INTERNATIONAL DESIGN COMPETITION)

If hand delivered to the Registry Office of the Caller during opening hours, a receipt will be issued.

Delivery of the parcel will be at the sender's risk; no complaints will be accepted if the parcel fails to arrive by the deadline, for whatever reason.

The date and time of arrival of the parcels, as shown by the stamp of the Registry Office of the Caller, attest whether the parcel has arrived before the deadline.

The deadline refers to the date of delivery, not to the date of shipment, whatever the shipping method used. Should the parcel get lost, the Caller shall accept no claims from the entrants and shall not be held accountable for receiving the documents after the deadline due to any misdelivery or delay of the post service or carrier. In addition, the Caller shall not accept any parcels that should be sent at the consignee's expense.

Since admission to the competition will be in an anonymous form, no information must be disclosed that might reveal the entrant's identity. If the post or the shipping service request that the sender's address be disclosed, such address shall be replaced with the address of the Caller.

5.7 Judgement and end of competition

The entrant projects will be submitted to the judgement of the Jury that gives its opinion within 35 days of the deadline for delivery, deciding on the merits of the projects, subject to a preliminary investigation by the Technical Committee.

The Jury will review the projects in the light of the following criteria:

- Standard of the urban landscaping: accounting for up to 20 points.
- General layout of the project in terms of urban design: accounting for up to 20 points.

- Quality of the project in terms of protection and promotion of the architectural, cultural and natural heritage: accounting for up to 20 points.
- Compliance with the contents of the DPP (Preliminary specifications): accounting for up to 20 points.
- Feasibility and matter-of-factness of the project divided into parts, not least in terms of increase in value of the property: accounting for up to 20 points.

The Jury will draw up a final report for the projects, containing a short illustration of the reasons for the judgements and the working procedure.

At a public meeting, notice of which will be given to the entrants, envelope A will be opened to match the projects with their authors. One winner only will be announced; joint winners will not be admitted.

6. PRIZES

The winner will receive 100,000.00 euros, all inclusive.

Non-winning entrants who have submitted, by the deadline, a preliminary project complying with the functional plan and inclusive of all the required documents will have their expenses refunded in the amount of 15,000.00 euros, net of tax and contributions.

The winner's expenses will not be refunded.

7. PUBLICATION OF RESULTS

The results of the competition will be published in accordance with the applicable regulations.

8. ASSIGNMENT TO DESIGN THE REDEVELOPMENT PLAN

The Caller reserves the right, at its unquestionable discretion, to entrust the winner with the design of the Redevelopment plan for the Santa Chiara site, pursuant to Regional Act 1/2005.

The assignment of such job will be regulated by the rules and regulations provided by the principal.

Compensation for such assignment shall be calculated according to the professional rates applicable at the time of formalisation of the Contract. The prize awarded to the winner, in the amount of 50%, will account for a down payment towards the professional fee for the redevelopment plan.

The Caller reserves the right to make changes in the winning project, for it to be finally approved as a Redevelopment plan, or during the execution of the assignment of the Redevelopment plan. The Preliminary project can be developed or altered to suit the Caller's requirements. The Redevelopment plan, pursuant to Regional Act 1/2005, can only be approved by Pisa Town Council, and such approval will take place according to Regional Act 1/2005 and to the statute of Pisa Town Council.

9. PROPERTY AND EXHIBITION RIGHTS

The submitted projects are the property of the entrants, except the winning project which becomes the property of the Caller after payment of the prize money. However, the designers retain their copyright and intellectual property rights on such projects. For associations, all the associate members, with equal qualifications and rights, are considered the authors of the proposals and entrant projects. In any case, the Italian copyright laws shall apply.

9.1. Right of exhibition and publication of the projects

The Caller reserves the right to exhibit, publish or have published all or part of the entrant projects, without owing anything to the entrants in consideration thereof.

The Caller will make the projects and proposals public by exhibiting them at an exhibition, inclusive of a catalogue to be produced within six months of the announcement of the winner.

Non-winning entrants will not be allowed to exhibit and/or publish their proposals or projects before the exhibition.

10. OFFICIAL LANGUAGE

The official language of the competition will be the Italian language. The project documents can be either in Italian or in English.

11. ACCEPTANCE OF REGULATIONS

On entering the competition, the entrants accept all the regulations of the Call.

12. DISPUTES

Anything that is not covered by these regulations shall be referred to the recommendations for architecture and urban design competitions approved by the UNESCO General Conference in 1978. For any dispute in which an amicable settlement cannot be reached, the place of jurisdiction will be the Court of Pisa, without prejudice to the arbitral jurisdiction.

13. TIMELINE

- Publication on the Official Journal of the Republic of Italy/ OJEC
- Submission of application and Annexes: 18 April 2007
- Selection of entrants by the Jury: within the next 20 days
- Notice of pre-selection results and call to the Competition: within 5 days of the end of selection
- Submission of project documents: within 90 days of the call to the competition
- Inspection (*): within 15 days of the call to the competition
- Entrants' enquiries (*): within 30 days of the call to the competition
- Answers to entrants' enquiries (*): within the next 10 days
- Review of projects by the Jury: within 30 days of the deadline for submission of the projects
- Public meeting for the opening of the envelopes to match projects and entrants and announcement of the winner: within 5 days of the end of the review of the projects
- Notice of the final result of the competition: within the next 3 days

(*) Steps that will take place during the 90 days' term for submission of the entrant projects.

Notes

This Call is posted up on the Municipal Notice Board of Pisa Town Council from.....to
....7. This Call is published on the Official Journal of the Republic of Italy and is sent to the
Official Announcements Office of the European Union.
Copy of the Call will be published on two of the main national daily papers and two local
newspapers (as an abstract, twelve days after sending it to the Official Announcements Office of
the European Union).
