

Banja Luka, 2022.



INTERNATIONAL GENERAL PUBLIC COMPETITION FOR THE DEVELOPMENT OF A CONCEPT DESIGN FOR THE FACADES OF THE BUILDINGS SITUATED BETWEEN THE STREETS KING PETAR I KARADORĐEVIĆ, PATRIARCH MAKARIJE SOKOLOVIĆ, THEODORS KOLOKOTRONIS AND PATRIA IN BANJA LUKA



FINAL REPORT



**The Republic of Srpska
City of Banja Luka
Mayor
City Administration
Department of Spatial Planning**

**Number: 03-404-166/22
Date: 2 September 2022**

Based on the Decision of the investor/contracting authority, the Department of Physical Planning initiated a public procurement procedure and in accordance with the provisions of the Guidelines on the organization and conduct of competitions in the field of architecture and spatial planning ("Official Gazette of the City of Banja Luka", No. 6/18) and organized the

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By Decision of the Mayor of the City of Banja Luka number 11-G-1490/22 of 18 April 2022, the Competition Jury for the development of the concept design the facades of buildings situated between the streets King Petar I Karađorđević, Patriarch Makarije Sokolović, Theodors Kolokotronis and Patra in Banja Luka was appointed as follows:

- 1) Adrijana Šešić, B.Arch., chair
- 2) Goran Milojević, B.Arch., deputy chair
- 3) Boris Trapara, PhD Arts, member
- 4) Bojana Ilišević, B.Arch. member
- 5) Valentina Savić Mandić, B.Arch., member

Alternate members

- 1) Dejan Todorović, B.Arch.

Expert rapporteurs:

- 1) Alvira Vujinović, B.Arch.
- 2) Dijana Cvetković, B.Arch.

Technical assistance:

- (1) Maja Smiljanić, BLL

In accordance with Article 45 of the Guidelines on the organization and conduct of the competitions in the field of architecture and spatial planning ("Official Gazette of the City of Banja Luka", No. 6/18), the Competition Jury has made the:

Final Report

On the proposals submitted to the International General Public Competition for the development of the concept design for the facades of buildings situated between the streets King Petar I Karađorđević, Patriarch Makarije Sokolović, Theodors Kolokotronis and Patra in Banja Luka

In order to prepare the competition, the Competition Jury held the first working session on 29 April 2022, and agreed upon basic elements of the competition announcement, and together with the Contracting Authority, developed the competition program and the requirements.

After harmonization of all elements, the Competition Jury verified the Competition Program and Requirements at the second working session held on 11 May 2022.

Notification on the public procurement was announced on 10 June 2022 on the website of the Public Procurement Agency of Bosnia and Herzegovina, in the daily newspaper "Euroblic" and "Nezavisne novine", on the official website of the City of Banja Luka and in the "Official Gazette of Bosnia and Herzegovina" number 39/22 of 17 June 2022.

The competition was also announced on the following websites:

https://www.archdaily.com/	
http://archcompetition.net/	
http://www.opengap.net/contacto	
https://blogdeconcursos.com/publicar-concurso/	
http://competitions.archi/publish/	
http://www.marh.mk/	Union of Architects of Macedonia
http://www.sacg.me/	Union of Architects of Montenegro
https://uha.hr/	Association of the Croatian Architects
http://www.d-a-z.hr/	Society of the Zagreb Architects
https://www.zaps.si/index.php	Association of Architects from Slovenia
https://www.dab.rs , https://www.u-a-s.rs	Association of Architects of Serbia
https://www.dan.org.rs	Society of the Niš Architects
https://dans.org.rs	Society of the Novi Sad Architects
http://www.drustvo-dal.si/	Society of Architects of Ljubljana
https://www.zaps.si/	Union of Architects of Slovenia
http://www.en.dab.rs/	Society of the Belgrade Architects
https://aabh.ba/	Association of the BH Architects

Three awards were foreseen for the participants of the competition in the following amounts:

- First prize 4,000.00 EUR (the equivalent in BAM)
- Second prize 2,000.00 EUR (the equivalent in BAM), and
- Third prize 1,000.00 EUR (the equivalent in BAM)

The competition was open until 10 August 2022 at 23:59 (GMT + 1).

Within the stipulated deadline, as defined by the Announcer, and in accordance with the Guidelines on the organization and conduct of the competitions in the field of architecture and spatial planning, a total of 15 (fifteen) questions were submitted by the interested persons and each was specifically and duly answered by the Competition Jury.

The third working session of the Competition Jury was held on 11 June 2022, during which the Chairman informed the members that, in accordance with the call for General Public Competition for the development of the urban and architectural design for the facades of buildings situated between the streets King Petar I Karađorđević, Patriarch Makarije Sokolović, Theodors Kolokotronis and Patra in Banja Luka, the Contracting Authority received a total of 9 (nine) digital competition proposals within the stipulated deadline on the link (<https://www.banjaluka.rs.ba/competition-facades>), under the following author's

codes: „19283AB“, „12754OM“, „32261ZL“, „77777OK“, „26099RL“, „78000BL“, „65749EA“, „33336PA“, „57893OK“.

Proposals that were submitted properly and duly, were open and marked by assigning an ordinal number, based on the order of arrival. The number of the received attachments was checked for each proposal.

The expert rapporteurs reviewed the received proposals in the period from 12 August 2022 until 22 August 2022.

At the fourth working session held on 23 August 2022, a written report made by the expert rapporteurs was submitted to the Competition Jury and each proposal was orally explained (attachment: Report on the submitted proposals for the international general public competition for the development of the urban and architectural design for the facades of buildings situated between the streets King Petar I Karađorđević, Patriarch Makarije Sokolović, Theodors Kolokotronis and Patra in Banja Luka- August 2022).

At the same session, the Competition Jury reviewed all nine competition proposals and analyzed them individually against the established criteria and requirements defined by the Competition Announcement and the Program, and decided as follows:

1. Competition proposals under the following author's code are eligible for participation:
01 („19283AB“), 02 („12754OM“), 03 („32261ZL“), 04 („77777OK“), 05 („26099RL“), 06 („78000BL“), 08 („33336PA“);
2. There are no attachments in the received competition proposals that should be excluded from the evaluation process;
3. Due to the failure to meet obligatory requirements of the Competition Announcement, competition proposals under the following working numbers are ineligible for further evaluation:
 - 07 („65749EA“) - The entry does not include all the attachments as defined by the Competition Announcement, it is neither finished nor complete, and it was not possible to consider it;
 - 09 („57893OK“) - The entry does not include all the attachments as defined by the Competition Announcement, it is neither finished nor complete, and it was not possible to consider it.

At the fourth working session, which was held on 23 August 2022, the Competition Jury continued the examination of seven competitive proposals that after the first round of elimination acquired the right to participate in the second round of evaluation.

The Competition Jury examined and evaluated each proposal against the determined criteria and agreed to eliminate four competition proposals in the second round for failing to meet the required program conditions under the following author's codes:

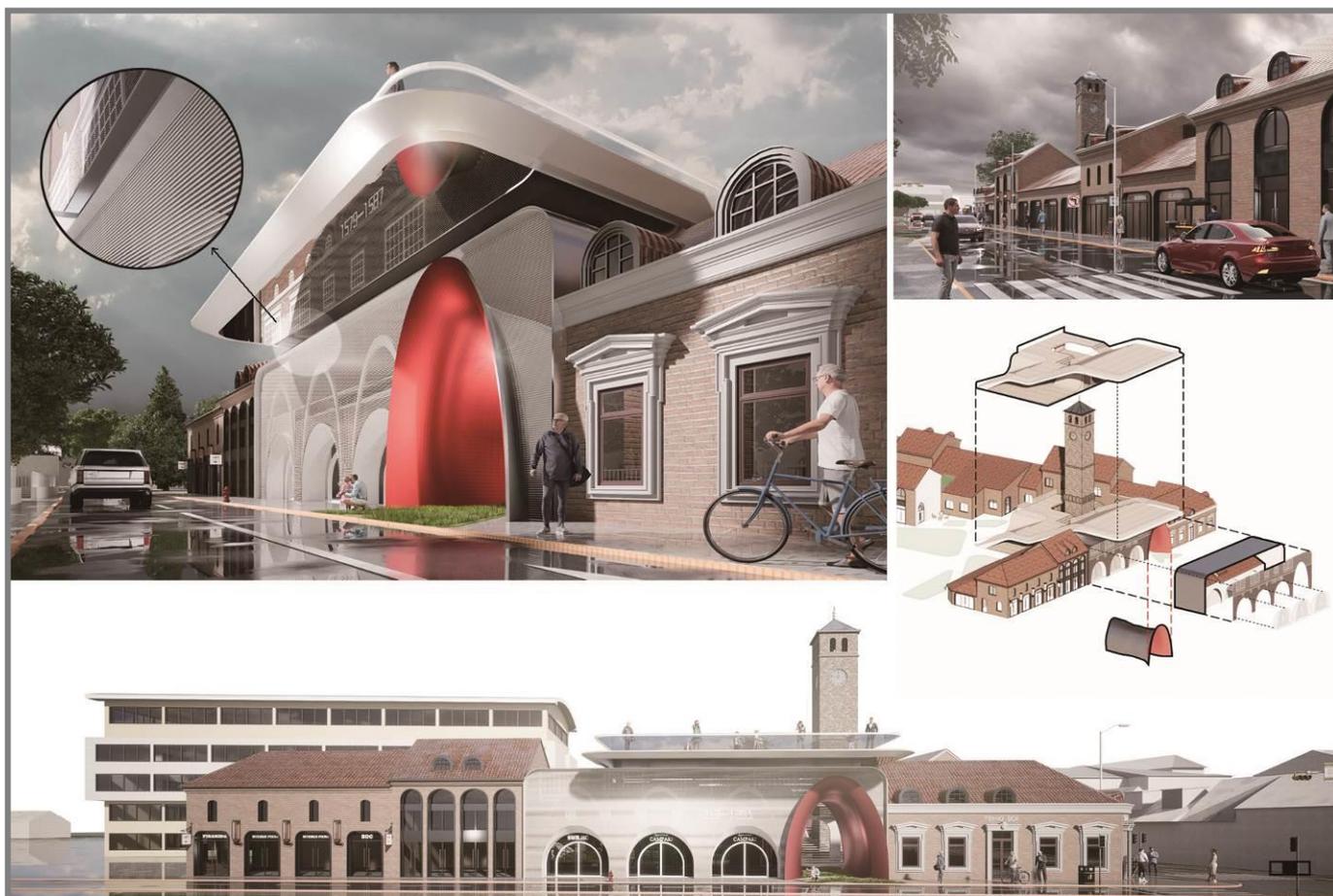
- 01 (author's code „19283AB“) – the offered solution lacks elements of the requested content, the Clock Tower is intended as an interpretation, which does not correspond to the competition task, although in the Jury's opinion it is an interesting concept, though not fully developed containing the elements that are difficult to implement, which would be a problem.
- 02 (author's code „12754OM“) - according to the Jury's opinion, the offered solution is insufficiently elaborated;
- 04 (author's code „77777OK“) - oversized solution with undefined contents, futuristic and expensive concept;
- 06 (author's code „78000BL“) – uninteresting solution, characterized by the lack of a unique architectural concept, several different architectural styles are intertwined with no adequate integration and without a trace of the past time or a stamp of contemporary architecture.

The remaining three competition proposals under the working numbers: 03 (author's code „32261ZL“), 05 (author's code „26099RL“) and 08 (author's code „33336PA“) entered the third (shortlist) round of evaluation.

At the 5th working session held on 2 September 2022, in the third round of evaluation, the remaining three competition proposals were evaluated, and after the evaluation and scoring of the shortlisted competition proposals and their ranking according to the quality of the solutions offered, and considering the purpose of the competition, the objective of the competition task as well as the evaluation criteria, in accordance with the provisions of Articles 41 and 67 of the Guidelines on the organization and conduct of competitions in the field of architecture and urban planning ("Official Gazette of the City of Banja Luka", number 6/18) and Item 6, the Competition Jury decided to award one first prize in the amount of EUR 4,000.00 and one second prize in the amount of EUR 2,000.00. The Jury decided not to award the third prize because none of the proposed solutions was significantly behind the solution chosen for the second prize in terms of quality and value. The third proposal that was shortlisted, provided certain quality solutions, but not to such an extent that it could be singled out as the third-placed proposal.

Accordingly, the Competition Jury decided that the following proposals submitted to the Competition, are to be awarded as follows:

PROPOSAL NUMBER 03, author's code „32261ZL“ – FIRST PRIZE in the amount of EUR 4,000.00.



The competition proposal of the facade concept is characterized by a bold, attractive architectural intervention, especially emphasized from Patrijarha Makarija street. The solution suggested a big step forward compared to other works in terms of space, and particularly in terms of aesthetics. Contemporary architectural elements draw attention and invite the observer/walker to pass through sculpturally emphasized passage, leading to a wide monumental staircase, a platform, which "floats" and visually experiences

valuable cultural heritage (“Kastel” Fortress, Ferhadija Mosque and Clock Tower) from unprecedented perspectives. The competition architectural-planning solution leaves room for concept improvement and development by adding content, such as the use of the staircase and courtyard as an amphitheater stage for cultural activities. The "old" and the “new” harmoniously co-exist in the proposed concept and such transformed neighborhood of valuable cultural heritage will represent a new cultural and architectural attraction for tourists, as well as citizens of Banja Luka. Interventions in the space have contributed to the overall value of cultural assets and their environment, which will leave the mark of the present time and a new generation in the layered urban matrix.

The appearance of other facades in the block was improved to a satisfactory level by a skillful design approach, in terms of respecting the existing architectural values, however, the offered finish should be reconsidered with regard to the materials.

PROPOSAL NUMBER 05, author’s code „26099RL“ – SECOND PRIZE in the amount of EUR 2,000.00



The proposed conceptual solution emphasizes the inner courtyard. Design concept of the inner courtyard with pedestrian paths, small green areas in the form of an island that represent a reminiscence of the river Vrbas, and the introduction of the fountain as a "generator of social activities in the public space" has achieved exceptional attractiveness of the public space. This proposal is characterized by favoring pedestrian traffic. The proposed materials on the square by combining cobblestones and concrete

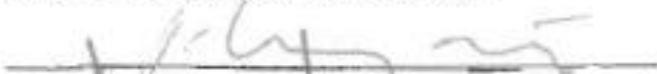
slabs contributes to the effect of permeating the old and modern traces in the space. Although the volumes, proportions and spatial relations were changed, the spatial planning concept of the bazaar was achieved through different floors, openings on the facades and partly through materials. By use of historical periods in the development of the environment, the author offered a contemporary interpretation of the inherited values. However, the first-prized work lacks a distinctive architectural stamp that would become a new benchmark in the central city matrix.

DISSENTING OPINION of a member of the Competition Jury Goran Milojević, B.Arch.:

As a member and deputy chair of the Competition Jury for development of an architectural and urban design of the facades of buildings in the block between the streets situated between the streets King Petar I Karađorđević, Patriarch Makarije Sokolović, Theodors Kolokotronis and Patra in Banja Luka, I agreed with other colleagues, members of the Jury to award the first prize to the proposal under serial number 3, code 32361ZL, however, I dissent my opinion regarding the awarding of the other awards, considering that none of the other submitted works has anywhere near the necessary quality to be awarded.

COMPETITION JURY:

Goran Milojević, B.Arch., deputy chair



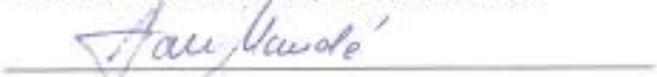
Boris Topara, PhD Arts, member



Bojana Ilišević, B.Arch. member



Valentina Savić Mandić, B.Arch., member



Dejan Todorović, B.Arch., alternate member



Secretary:

Maja Smiljanić, BLL



Chair of Competition Jury
Adrijana Šešić, B. Sc. Arch

