

Concorso internazionale di progettazione

# Abitare Villa Mater.

1.2 Competition notice



*con il patrocinio*



Fondazione  
Ufficio Pio



Fondazione  
Compagnia  
di San Paolo



CITTÀ DI RIVOLI  
PROVINCIA DI TORINO

## **CREDITS**

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*Fondazione Ufficio Pio of Compagnia di San Paolo*

*In collaboration with Fondazione Compagnia di San Paolo and the Fondazione per l'architettura/Torino and with the patronage of the City of Rivoli*

### **Competition Notice**

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with the collaboration of

*Order of Architects, Planners, Landscapers and Conservators of the Province of Turin*

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### **Competition Information**

*[www.abitarevillamater.concorrimi.it](http://www.abitarevillamater.concorrimi.it)*

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## CHAPTER I

# Definition of the competition

### Foreword

- a. Fondazione Ufficio Pio of Compagnia di San Paolo ("Ufficio Pio") owns the real estate compendium known as Villa Mater – Riccardo De Angelis, consisting of a main building (Villa), 3 low isolated buildings and a large area of parkland enclosed by a perimeter wall located at no. 2, Via Rosta, in the town of Rivoli (Turin).
- b. Ufficio Pio (hereinafter also referred to as the "Tendering Organisation") announces an international design competition ("Competition"), called "Abitare Villa Mater", for the complete renovation of the internal and external spaces of the entire compendium located at no. 2, Via Rosta, Rivoli (Turin), to promote collaborative living for longevity, on a Senior Social Housing model, with an open procedure, the purpose of which is to acquire, after completion of the second stage, a design with a level of detail equal to that of a technical and economic feasibility plan.
- c. Ufficio Pio is not an entity subject to Legislative Decree 50/2016 and Legislative Decree 36/2023 with the related and implementing provisions. These rules do not therefore apply to this procedure and the references to Legislative Decree 50/2016 and Presidential Decree 207/2010 and industry standards are to be understood solely as references to identify the content of the design activity.

## 1. Purpose of the competition

The area that is the subject of the Competition is defined in Annex A to the Design Guidelines, within which the design work is required to carry out a residential experiment, returning Villa Mater to the community, maintaining its social vocation to serve the elderly, but acting for this target population in a contemporary and innovative way (Senior Social Housing). The intervention will involve the creation of independent housing units with basic and ancillary services that combine to guarantee an active lifestyle, allowing maximum autonomy, as well as complementary functions (cafeteria, meeting room, etc.) and the recovery of the external park area.

The Design Guidelines, with a detailed description of the contents and objectives to be pursued, are attached and form an integral part of this Competition Notice.

The tendering process requires a design to be produced of a standard equal to that of a simplified *Progetto di Fattibilità Tecnico Economica* (PFTE) or technical and financial feasibility plan.

Competitors who present the winning PFTE will be required to perfect and develop it to PFTE standard in accordance with Presidential Decree no. 207 of 5 October 2010 and the requirements of the Design Guidelines within 45 days. The competition winner may also be entrusted with the additional services referred to in article 23 under a contract substantially in accordance with the outline in the section Other Documents - Outline contract for professional assignment.

The estimated construction cost is €4,279,392.50 excluding VAT, including external safety costs of € 124,642.50 excluding VAT, as detailed in the table below, which shows the classification of the various categories of work envisaged, identified according to the "Works ID" codes referred to in the Ministerial Decree of 17 June 2016 on professional fees for Architecture and Engineering Services.

Category	Purpose	"Works-ID"	Degree of complexity	Percentage %	Amount €
Construction	Furnishings, Supplies, Furnished outdoor areas	E.18	0,95	8,549	355,200.00
Construction	Existing buildings and artefacts	E.21	1,20	53,588	2,226,450.00
Structure	Structures, Specific infrastructure work	S.03	0,95	14,099	585,787.50
Systems	Fluid mechanics systems for construction	IA.01	0,75	5,394	224,102.50
Systems	Fluid mechanics systems for construction	IA.02	0,85	8,650	359,405.00
Systems	Electrical and special systems for construction	IA.03	1,15	9,719	403,805.00
<b>Estimated construction cost</b> (excluding safety costs)					4,154,750.00
<b>Additional costs for safety</b>					124,642.50
<b>Estimated total construction cost</b> (excluding safety costs)					4,279,392.50
Construction	Furnishings, Supplies, Furnished outdoor areas	E.18	0,95		150,000.00
<b>Estimated total construction cost</b> (including safety costs and furnishings)					4.429.392,50

The subdivision by "Works ID" shown in the table is not binding for the purposes of developing the design proposals and is merely a reference parameter for identifying the special technical and organisational requirements and for calculating the fees relating to the professional services required.

## 2. Type of procedure

The competition is divided into two stages:

1. the first, anonymous, stage is intended to select the best 5 (five) design proposals to be admitted to the second stage;
2. The second stage, also anonymous, is intended to identify the best design proposal from among those selected in the first stage.

In order to ensure anonymity and uniform conditions of participation, the competition procedures and the relationship between the Tendering Organisation and the competitor will take place exclusively electronically via the website [www.abitarevillamater.concorrimi.it](http://www.abitarevillamater.concorrimi.it)

Competitors will have access to the aforesaid website by registering and will be able to download the material required to participate in the competition, ask questions, view the relevant "news" page and deliver by uploading the design proposal documents for both the first and second stages.

The system will assign each competitor an alphanumeric code (registration code) and ensure the anonymity of the whole procedure<sup>1</sup>.

## Chapter II

# Participation in the competition

### 3. Parties admitted to the competition: entry requirement

The Competition is open to Architects and Engineers, in the various forms of association and corporation allowed by the law, belonging to the Member States of the European Economic Area, Switzerland and the United Kingdom, duly registered with the respective professional associations in the professional registers of the countries of origin, qualified to practise the profession on the date of publication of this Competition Notice, who are not prevented from practising the profession on the date of publication of the Notice.

The participation of junior architects and junior engineers is permitted within the limits of the provisions of article 15 *et seq.* (for the profession of architect) and article 45 *et seq.* (for the profession of engineer) of Presidential Decree 328/2001, as amended.

Competitors may participate individually or jointly through temporary associations or similar groupings, whether established or to be established.

Between the first and second stages, a competitor, whether single or collective, may modify its composition only by addition: a single competitor may participate in a group with other entities, without prejudice to its role as group leader and provided that these entities have not already participated in any capacity in the first stage of the competition. Recourse to *avvalimento* (pooling) is not allowed.

In the case of a grouping, a group leader must be appointed, who will be the sole person responsible and contact person for the Tendering Organisation, for the entire duration of the procedure, including the assignment of any stages of development of further designs (definitive and executive).

A grouping will constitute a single entity for the purposes of the Competition and the authorship of the respective design proposal will be recognised as belonging, with equal title and rights, to all members of the grouping<sup>2</sup>.

Groupings, even if not yet formally established, must ensure the presence, as designer, of at least one graduate professional qualified to practise the profession less than 5 (five) years prior to the date of publication of this Notice.

Competitors, whether individual or as a group, may make use of consultants and contractors, even if they are not registered in the Professional Orders or Registers, provided that they are not subject to exclusion pursuant to article 4 below.

The qualification and nature of the consultancy or collaboration must be declared for each individual consultant or contractor. The duties and assignments of the consultants and/or contractors will be defined within the competing group without this being of any relevance to the relationship between the competitor and the Tendering Organisation.

Individual or associated professionals, professional companies, engineering companies, temporary associations, permanent consortia of professional companies and engineering companies and EEIGs must meet the requirements set by Ministerial Decree 263/2016, as amended.

The subject of the competition assumes that entities selected for the second stage have significant levels of experience and/or specialisation. Therefore, participants selected and admitted to the second stage must declare, on penalty of exclusion, by and no later than **16:00:00** on **31/10/2023**, that they fulfil the technical, professional and financial suitability requirements set out below.

For the purpose of demonstrating and/or fulfilling the aforementioned requirements, the selected participants will be able to form a grouping, possibly by expanding the grouping already proposed for participation in the first stage, with other entities, provided that these entities have not already participated in any way in the first stage of the Competition. At this point, the participants selected for the second stage will be required to name the group representative, if necessary changing the name previously given at the first stage. Note in this respect that the representative does not necessarily have to be the group leader named by the competitor at the first stage, which cannot be changed until the end of the Competition.

To this end, a declaration confirming the grouping already proposed for participation in the first stage must be presented, signed by all participants, or alternatively a declaration of expansion of the grouping must be presented, naming the new entities, provided that they have not already participated in the first stage, in the manner and according to the provisions of article 12 of this Notice. The aforesaid declarations must state the name of the group representative.

Failure to submit the documentation, whether to confirm or supplement the grouping as described above, and of the application to take part will make it impossible to progress to the second stage, preventing use of the platform and resulting in exclusion from the Competition.

### 3.1 Economic and financial requirements

The competition winner will be required to demonstrate that they have an adequate level of professional liability insurance cover.

In particular, the winner must submit a copy, which may be self-certified pursuant to article 2(2) of Presidential Decree 403/98 and article 19 of Presidential Decree 445/2000, of their professional policy providing cover of at least €500,000.00 or more than 10% of the value of the works to be designed. If the policy held by the competitor is not adequate, the requirement may be fulfilled, when confirming or supplementing the grouping, by means of a specific undertaking, issued by a leading insurance company, relating to a new suitably sized policy, to be activated in the event of additional design stages being assigned.

In the event of participation through temporary associations or similar groupings, whether established or to be established, the professional liability insurance cover requirement must be satisfied by the grouping as a whole, according to one of the options indicated below:

- a. sum of the cover provided under the policies of the individual operators in the group; in any case, each member of the group must have cover that is proportionate to the value of the services it is performing;
- b. single policy of the representative providing the cover indicated, with cover extended to all operators in the group.

### 3.2 Technical and organisational requirements

In order to address the complexity of the work required, the Competitor (whether individual or in a temporary grouping) must include at least the following professionals, with a degree or diploma and registered in the relevant professional registers:

- 1 x Head of architectural design acting as group leader, coordinating the various disciplines and having the title of architect or engineer;
- 1 x Head of landscape design;
- 1 x Head of structural and anti-seismic design;
- 1 x Head of electrical and special systems design;
- 1 x Head of mechanical, plumbing and heating systems design;
- 1 x Head of fire prevention systems design, registered in the appropriate lists held by the Ministry of the Interior pursuant to article 16 of Legislative Decree no. 139 of 8 March 2006, as amended and supplemented;
- 1 x Safety coordinator for the design and implementation stages, fulfilling the professional requirements of article 98 of Legislative Decree 81/2008.
- 1 x Professional for the geological aspects of the project, qualified as a geologist;
- 1 x Acoustics technician;
- 1 x Lighting technician;
- 1 x BIM Manager.

One or more of the aforementioned duties may be carried out by a single professional, if they have the qualifications required for each of them.

The resources making up the design team must be named in the administrative documentation, within the application form, providing the details requested above.

### 3.3 Technical and administrative requirements

When confirming or supplementing their group, competitors must, on penalty of exclusion, fulfil the following technical and administrative requirements:

1. having performed architectural and engineering services for public bodies or private entities, over the course of their entire professional career, involving works included in each of the "Works IDs" of the services to be awarded, identified on the basis of the lists contained in the Ministerial Decree of 17 June 2016, for a global amount for each "Works ID" of once the estimated value of the works to which the service refers, calculated for each of the "Works IDs" excluding VAT;
2. having performed two architectural and engineering services for public bodies or private entities, over the course of their entire professional career, involving works included in each of the "Works IDs" of the services to be awarded, identified on the basis of the lists contained in the Ministerial Decree of 17 June 2016, for a global amount for each "Works ID" of 0.40 times the value of the works to which the service refers, calculated for each of the "Works IDs". Each member must fulfil the requirement of the two main services referred to above.

For the purposes of qualifying within the same category, activities carried out for works similar to those that are the subject of the services to be awarded are considered suitable for proving fulfilment of the requirements if the degree of complexity is at least equal to that of the services to be awarded.

The requirement for the services referred to in points 1 and 2 above, in the case of a temporary grouping, must be fulfilled by the grouping as a whole, both by the representative, to a majority extent, and by the members of the grouping (principals).

## 4. Causes of incompatibility and reasons for exclusion

Participants will be excluded for any of the reasons stated in article 80 of Legislative Decree 50/2016, as amended.

The following are barred from taking part in the competition on penalty of exclusion:

- a. directors and employees of Ufficio Pio;
- b. individuals involved in drafting of this Notice and organising the Competition, members of the Competition office and all individuals involved in preparing this procedure;
- c. individuals who, as of the date of publication of this Notice, are employed by the Tendering Organisation in any capacity related to the subject of the competition;
- d. members of the Selection Committee;
- e. employers and employees of the members of the Selection Committee;
- f. anyone who has a lawsuit pending with Ufficio Pio;
- g. spouses or cohabitants and relatives and in-laws, up to and including the second degree of kinship and anyone who has an ongoing employment relationship or other interconnected relationship with the subjects referred to in letters a), b), c), d) and e).

The term interconnected relationship is understood to refer to a sharing situation, even of the same work environment, as a result of which people are involved in each other's professional activities in technical and organisational terms.

Competitors must comply with the environmental, social and employment obligations established by European and national legislation, collective agreements or the international provisions listed in Annex X of Legislative Decree 50/2016, as well as the rules on occupational health and safety and social security contributions, according to Italian legislation or the legislation of the State in which they are established.

Participation in any capacity (group leader, group member, consultant, contractor) by a competitor in more than one group shall lead to exclusion from the competition of both the individual competitor and the group or groups of which they are a member. The same ban applies to freelance professionals if a professional company or an engineering company of which the professional is a director, partner, employee or coordinated and continuous contractor takes part in the Competition.

Recourse to avvalimento (pooling) is not allowed.

All contact between the participants and Selection Committee members regarding the subject of the competition is forbidden for the duration of the same, on penalty of exclusion.

Exclusion from the Competition will ensue:



1. if the participant does not fulfil the requirements of the law and this Notice for carrying out the services required or if one of the declarations or a substantial part of one of the declarations in the Application form is not presented or is missing;
2. if the bans stated in this article are violated;
3. if the finalist Competitor discloses, publishes or has the design or parts thereof published before the Selection Committee has officially expressed and formalised its judgement and before the results of the Competition are announced;
4. if the Competitor presents the required documentation after the stated deadlines or if it fails to comply with the conditions and limitations imposed by the Notice;
5. if the Competitor attempts to influence, directly or indirectly, the decisions of members of the Selection Committee.

## 5. Acceptance of the regulations

Participation in the competition implies unconditional acceptance by each Competitor, without any reservations, of all the rules contained in this Notice and the attached documentation.

Competitors expressly exempt the Tendering Organisation from any liability for any malfunction or defect relating to the connectivity services required to access the data communication system needed to submit design proposals and documentation.

Ufficio Pio reserves the right to interrupt the Competition at any time for justified reasons. If the interruption occurs before the start of the second stage, no refunds or compensation of any kind will be due.

## 6. Remedying of deficiencies

Any deficiencies in any formal element of the application, with the exception of those pertaining to the design proposal, can be made up at the request of Ufficio Pio, which will grant the Competitor a maximum term for this purpose established according to the fulfilment requested.

## 7. Competition documents

The Tendering Organisation provides the following documentation, which can be downloaded from the following website [www.abitarevillamater.concorrimi.it](http://www.abitarevillamater.concorrimi.it):

### 1. Competition notice

- 1.1 *Competition notice*
- 1.2 *Competition notice*
- 1.3 *Competition diagrams and reports layout*
- 1.4 *Functional programme summary*

### 2. Design guidelines

- 2.1 *Design Guidelines*
- 2.2 *Appendix A - Framework of the intervention area*
- 2.3 *Appendix B - The local context*
- 2.4 *Appendix C - Graphic diagrams*
- 2.5 *Appendix D - Structural fact-finding investigations*
- 2.6 *Appendix E - Absence of restriction pursuant to Legislative Decree 42/2004*

### 3. Maps

- 3.1 *Technical map*
- 3.2 *Survey (plans, elevations and sections in dwg format, extracted from the BIM model)*
- 3.3 *BIM model in native Revit and IFC format*

### 4. Photographic documentation

- 4.1 *Photographic documentation identifying the views*
- 4.2 *Photographs of the real estate compendium*

### 5. Other documentation

- 5.1 *Sample professional assignment contract*

## 5.2 Calculation of consideration pursuant to the Ministerial Decree of 17.06.2016

## 8. Questions and request for clarifications - inspection

### 8.1 Requests of clarifications

People interested in the competition and competitors can submit requests for clarification to the Tendering Organisation exclusively by completing the appropriate electronic form provided following registration on the website, both for the first and second stages of the competition, respectively by **24.07.2023 at 16:00:00** and **14.11.2023 at 16:00:00**.

The deadlines for publication of the clarifications on the website, even in summary form, are respectively **31.07.2023 at 16:00:00** for stage 1 and **21.11.2023 at 16:00:00** for stage 2.

### 8.2 Inspection

The on-site inspection of the of the real estate compendium for those interested in the Competition and the Competitors is optional.

The Competition Office will announce the possible dates for carrying out the optional inspection on the Competition website with the relevant instructions.

A summary of any relevant additional information provided during the inspection will be made available to all bidders and published on the website at [www.abitarevillamater.it](http://www.abitarevillamater.it)

## 9. Stage 1 – documents required

The design proposal required to take part in the first stage of the competition must consist of the following documents, as per the specifications in the Competition Notice - Layout boards and competition reports section:

1. **Illustrative and technical report** in UNI A4 format in a PDF file, portrait orientation, covering a total of up to 9 pages (excluding cover sheet), which illustrates the principal criteria, also using diagrams and images, for the design choices in relation to the objectives set by the Notice and the characteristics of the intervention;
2. **Graphics: 1 (one) diagram** in UNI A1 format in a PDF file, portrait orientation, containing the design idea, representing the current status, with a functional diagram and the work envisaged by the proposal (on an appropriate scale). The design idea will be presented by means of a plan and sections of the urban context, plans of all floors, elevations and significant sections, functional diagrams, construction details, moodboards of materials, three-dimensional views, in the form and with the representative technique chosen by the competitor to describe and provide a full understanding of the idea that will be developed in the stage 2.

The document files must be printable and must not exceed 10MB each in size.

**The alphanumeric code (registration code) that the system assigns to each participant at the time of registration must NOT be stated on the documents, on penalty of exclusion.**

Documents that differ from the aforementioned specifications, or that contain identifying elements (such as titles, logos, slogans, etc.) that could identify the authorship of the creative proposal, will result in exclusion from the competition.

On penalty of exclusion, the files must be anonymous in terms of both content and properties, as per the specifications on the site.

Additional or different documents from those stated in the announcement and required by the platform are not permitted.

## 10. Procedure and deadline for entering the competition – submission of documents for stage 1<sup>3</sup>

The website [www.abitarevillamater.concorrimi.it](http://www.abitarevillamater.concorrimi.it) must be used to enter the competition. Each individual

participant or group leader must register here using a certified email address or, for participants resident in other countries, an email address based on technologies that fulfil equivalent formalities and requirements.

In particular, on penalty of exclusion, the following documents must be completed and uploaded:

1. Entry application;
2. Authorisation of the Organisation (if any);
3. Identity document;
4. Self-declaration confirming the absence of any grounds for exclusion.

Documents 1) and 4) must be completed and digitally signed and uploaded together with the required files, containing a non-authenticated photocopy of an identity document of the person signing and a photocopy of the authorisation to participate only for competitors employed by public administration bodies pursuant to article 53 of Legislative Decree no. 165/2001, as amended.

Regardless of the legal nature of the Competitor, the composition of the design team must be stated, with express reference to the professional people responsible for the professional services performed, including their personal details and specifying the respective professional qualifications and registration details in the professional register. The individual in charge of integrating the various specialist services must also be named. These declarations are included in the application form.

On penalty of exclusion, any forms of entering the competition in ways other than those described in the Notice and specified on the website are not permitted. By registering on the website, competitors will have access to all the information needed to deliver the administrative documentation and documents.

The documents must be submitted, **by completing the on-line<sup>4</sup> procedure**, on penalty of exclusion, by **19.09.2023 at 16:00:00** at the latest. Once the procedure has been completed, the Competitor will receive an email at the certified email address used for registration stating the date and time of transmission of the first stage envelope.

The website will not accept finalisation of the procedure beyond the stated deadline.

## 11. Stage 2 – documents required

Competitors admitted to the second stage of the competition will be required to develop the project idea presented for the first stage based on the Design Guidelines and the documentation provided, with the following documents, as per the specifications in the Competition Notice - Layout boards and competition reports section:

1. **Illustrative and technical report** - contained in UNI A4 format in a PDF file, portrait orientation, covering a total of 15 pages (excluding cover sheet) which illustrates the principal criteria, also using diagrams and images, for the design choices and the design concept in relation to the objectives set out in the Guidelines for the design and the characteristics of the intervention, specifying;
  - compliance with the urban planning, historical and architectural constraints of the buildings and the regulatory compliance of the design;
  - characterisation of the project in terms of its inclusion in the reference context and the relationship with the existing buildings and external areas;
  - qualitative and functional aspects of the design solution (for interiors and exteriors) that create welcoming spaces and interaction between residents, also accompanied by diagrams showing the main dimensional data of the project and detailed data relating to the intended functions, in addition to the functional diagrams;
  - characteristics of the spaces, materials, types of furnishings and fittings of the kitchens of each housing unit, common areas, service/commercial activities and external areas, and their characteristics;
  - accessibility, use, ease and cost of maintenance and management of the design solutions;
  - solutions intended to ensure environmental, energy and social sustainability, with particular reference to the technologies and materials envisaged;
  - rough schedule showing the main executive phases and the total duration of the works;
  - any further information useful to gain a better understanding of the design.

The report must also contain an illustrative abstract of the project, of no more than 1,500 characters, which can be used for exhibitions, displays and online or offline publications pursuant to article 22 of this Notice. The abstract must also be provided in English.

- 2. Graphics: 4 (four) diagrams** in UNI A1 format in a PDF file, portrait orientation, representation technique chosen by the competitor, which illustrate the design idea to give an understanding of the technical, technological and structural aspects and systems that characterise and enhance the adopted architectural solutions. These documents must contain at least the following elements drawn up on a scale suitable for describing the project:
- general plan with the external arrangements, showing the vehicular and pedestrian connections to the site, accesses to the area that is subject to the intervention and the relationship with open spaces, in particular characterising the park and the arrangement of greenery and urban furniture of the uncovered areas; the functional distribution of the compendium and the intended uses;
  - floor plans of all levels and of the roof showing all the spaces as per the functional programme envisaged by the design guidelines and any technological and innovative solutions adopted, which allow the identification of all the distributive, typological and functional characteristics of the project, including proposals for the internal fitting out of the new functions (1:200 scale or smaller);
  - all elevations and at least 2 significant sections of the buildings and any construction details with building and technological insights;
  - typological and constructive excerpts as plans, sections and elevations;
  - three-dimensional representations and images, perspective views with free technique (rendering, sketches, photomontages, etc.) that illustrate the project and its place in the context;
  - explanatory diagrams freely chosen by the participant (functional, constructive, distributive diagrams, etc.);
  - design details of a housing unit deemed most representative by the Competitor (scale 1:50 or lower) with particular focus on the characteristics of the spaces, materials, interior fittings, lighting, detailed study of internal comfort and accessibility;
  - design details of the local "meeting room" (scale 1:50 or smaller) with particular focus on the characteristics of the spaces, the materials, the interior layout, lighting, detailed study of the furnishings and the possible configurations in relation the various uses stated in the design guidelines;
  - functional programme (checking consistency with the programme presented in the design guidelines).
- 3. System evaluations** - in a PDF file of up to 5 (five) pages (excluding cover sheet), UNI A4 format, portrait orientation - containing design indications relating to the coordination of architectural and furnishing choices with forecasts of the type and distribution of systems of the spaces (heating, sanitary, electrical and lighting system) with particular regard to the relationship with the pre-existing structure.
- 4. Summary calculation of expenditure** - in a 4-page file (excluding cover sheet), portrait orientation, UNI A4 format - containing a sufficiently detailed estimate of the works: the amount must be estimated using a concise procedure based on parametric costs referred to individual categories of uniform works and/or classes of technical elements of the individual buildings and related uncovered areas, guaranteeing the construction of the work with the greatest possible reliability. The PFTE must not in any case state a cost that exceeds the amount stated in article 1 of this Notice by more than 10%, unless appropriately justified by the Competitor and illustrated in this report.

The document files must be printable and must not exceed **20MB** each in size.

In developing the design proposal, competitors must take into account any instructions given by the Selection Committee at the end of the first stage of the competition. Competitors admitted to the second stage of the Competition may be provided in digital format with some additional graphics and documents useful for drafting the design.

**The alphanumeric code (registration code) that the system assigns to each participant at the time of registration must NOT be stated on the documents, on penalty of exclusion.**

Documents that differ from the aforementioned specifications, or that contain identifying elements (such as titles, logos, slogans, etc.) that could identify the authorship of the creative proposal, will result in exclusion from the competition.

On penalty of exclusion, the files must be anonymous in terms of both content and properties, as per the specifications on the site.

Additional or different documents from those stated in the announcement and required by the platform are not permitted.

## 12. Procedure and deadline for presenting documents for stage 2<sup>3</sup>

Participants admitted to stage 2 of the competition must present an application to take part by **16:00:00** on **31.10.2023** at the latest.

For the purpose of demonstrating fulfilment of the technical, professional and financial suitability requirements stated in article 3 above, in respect of the subsequent levels of planning that will be entrusted to the winner of the Competition, the competitors admitted to stage 2 must present either a declaration confirming the grouping already proposed for participation in the first stage, signed by all the participants, or alternatively a declaration of expansion of the grouping naming the new parties, as long as they have not already participated in the first stage.

In these declarations, the participants selected to take part in the second stage will be required to name the group representative, if necessary changing the name previously given at the first stage.

Failure to submit the documentation, whether to confirm or supplement the grouping as described above, and of the application to take part will make it impossible to progress to the second stage, preventing use of the platform and resulting in exclusion from the Competition.

Any forms of participation in ways other than those described and specified on the website are not permitted. The documents must be submitted, **by completing the on-line<sup>4</sup> procedure**, on penalty of exclusion, by **19.12.2023 at 16:00:00** at the latest. Once the procedure has been completed, the Competitor will receive an email at the certified email address used for registration stating the date and time of transmission of the second stage envelope.

## 13. Competition calendar

The main Competition deadlines are the following:

- 24.07.2023 at 16:00:00  
Deadline for receipt of stage 1 clarification requests
- 31.07.2023 at 16:00:00  
Deadline for publication of responses to stage 1 clarification requests
- 19.09.2023 at 16:00:00  
Deadline for receipt of stage 1 design proposals and administrative documents
- 13.10.2023 at 16:00:00  
Deadline for communication of design proposals admitted to stage 2
- 31.10.2023 at 16:00:00  
Deadline for receipt of stage 2 administrative documentation relating to fulfilment of the requirements for the definitive and executive design
- 14.11.2023 at 16:00:00  
Deadline for receipt of stage 2 clarification requests
- 21.11.2023 at 16:00:00  
Deadline for publication of responses to stage 2 clarification requests
- 19.12.2023 at 16:00:00  
Deadline for receipt of stage 2 design proposals (Technical and Financial Feasibility Designs)
- 26.01.2024  
Indicative deadline for convocation of the public session to announce the competition winner

## CHAPTER III

# Operation of the selection committee - result of the competition

### 14. Selection committee – preliminary examination

The Selection Committee, which will be the same for both stages and will consist of 5 (five) members (appointed on the basis of their specific skills) with proven experience and competence in the fields of architecture, landscape, social housing, welfare and Social ed economical science.

The names of the members of the selection Committee will be stated before the deadline set for receipt of stage 1 design proposals and administrative documents on the Platform website [www.abitarevillamater.concorrimi.it](http://www.abitarevillamater.concorrimi.it).

Meetings of the Selection Committee will be valid if all the members are present, except for purely preliminary activities.

The decisions of the Selection Committee will be taken by majority vote and will be binding on the Tendering Organisation.

The work of the Selection Committee, which will be able to operate remotely with telecommunication systems that safeguard the confidentiality of communications, will take place in one or more confidential meetings, of which specific minutes will be drawn up and signed by all members.

The minutes of the meetings, which must be signed by all the members, will identify the method<sup>5</sup> used and the process of the work. The final report for stage 2 must contain a ranking with reasons stated for all the competitors.

The Selection Committee will therefore establish a ranking, identifying the winner, who cannot be in joint first place, and the winning proposals, with any differentiated distribution of the prize money. The Selection Committee will also be able to identify further design proposals worthy of mention. For each winning or mentioned design, the Selection Committee will draw up a concise critical opinion. The Selection Committee will be free to draw up an overall opinion on the proposals received and examined.

The Selection Committee will be supported by Competition Office, which will carry out the following tasks:

- supporting the Selection Committee in general and with specific questions;
- assisting with the work of the Selection Committee, without the right to vote, particularly in order to provide it with any useful information on the organisational aspects of the Competition;
- publishing the answers to the questions received during the pre-selection and Competition;
- drawing up and sending out the minutes relating to the inspection to the selected candidates;
- drawing up the Committee meeting minutes;
- carrying out a preliminary verification of the documents.

The preliminary verification of the documents will consist of verifying the conformity and completeness of the documentation received before the Selection Committee's meeting, on the understanding that any definitive decision will be taken by the Selection Committee, also as regards the reasons for the exclusion of Competitors.

The Competition Office may be expanded, at the request of the Selection Committee's Chairman, to include interpreting and translation service personnel who, if requested, may take part in the meetings.

### 15. Public session

Publication of the alphanumeric codes assigned by the online system to the stage 1 design proposal will be announced, once the deadline for presentation of the proposals has passed, on the website at [www.abitarevillamater.concorrimi.it](http://www.abitarevillamater.concorrimi.it).

The deadline for communication and publication of the design proposals admitted to stage 2 of the Competition is indicatively set for **13.10.2023 at 16:00:00**.

The day, time and place of the public session at which the ranking will be read out and the winner will be announced on completion of the stage 2 assessment will be published on the Competition website.

## 16. Operation of the stage 1 selection committee

On expiry of the deadline for presentation of the design ideas, at its first confidential meeting, the Selection Committee will establish the operating method. The selection of design proposals to be admitted to the second stage of the competition will be carried out on the basis of the following evaluation criteria:

- C.1 – Quality of the urban-architectural and landscape project with particular attention to the relationship of the compendium with the surroundings.*
- C.2. – Quality of the architectural composition, focusing on the well-being and safety of the residents, clarity of the distribution and functional layout, organisation of the internal and external spaces.*
- C.3. – Quality of the technological, environmental sustainability and durability solutions adopted with particular reference to the consistency between design choices and construction and management costs.*

The design ideas will be selected by the Selection Committee in one or more confidential sessions by making an overall comparative evaluation based on the above criteria. The Selection Committee will pay particular attention to the suitability of the ideas proposed for the design development in stage 2 of the Competition and to the possibility of achieving a high quality result at the end of the Competition.

The competitors selected for the stage 2 development of the design proposal, numbering no more than 5 (five) Finalists, will be listed without any ranking and will be considered to be of equal rank.

The platform, respecting anonymity, will invite the selected competitors to participate in stage 2.

## 17. Operation of the stage 2 selection committee

On expiry of the deadline for presentation and completion of the checks stated in article 14, at its first confidential meeting, the Selection Committee will establish the operating method. In one or more confidential meetings, the Selection Committee will assess the proposals admitted based on the following criteria/assessment elements and scores:

- C.1– Urban planning concept, architectural quality - maximum 40 points, subdivided into the following sub-criteria:*
  - C.1.1 – Organisation of routes and quality of external spaces in relation to the existing context - maximum 15 points*
  - C.1.2 – Compositional and architectural quality of the buildings and internal spaces - maximum 25 points*
- C.2 - Functional aspects and environmental well-being factors for the specific target (senior social housing) - max 40 points, divided into the following sub-criteria:*
  - C.2.1 - Implementation of the functional programme, location of the functions and related connections, internal and external routes, also with reference to the relationship and the combined presence of private spaces and common spaces for residents and public use - maximum 20 points*
  - C.2.2 – Well-being, safety and accessibility, design solutions intended to promote and support initiative, independent living and fulfilling social relationships, as well as the ability to adapt to changes in the living conditions and health of residents - maximum 20 points*
- C.3 - Technical, economic and management aspects - maximum 20 points, divided into the following sub-criteria:*
  - C.3.1 - Technological solutions, environmental sustainability and durability - maximum 10 points*
  - C.3.2 - Efficiency in terms of quality/cost ratio - maximum 10 points*

There will be a minimum barrier threshold, below which designs will not be included in the ranking (and therefore cannot be awarded the prizes), if the Selection Committee deems that one or more of the designs presented do not comply with the Design Guidelines and do not reach the minimum score of 40 points out of 100 attributable points. In any case, all Finalists will be reimbursed for expenses pursuant to article 19, provided that the documents produced are complete and in accordance with the requirements of the Competition.

The Selection Committee's decision will be binding and irrevocable.

## 18. Announcement of the winner

The Tendering Organisation will announce the competition winner in a public session, during which it will read out the ranking of the 5 participants by associating the names of the corresponding competitors with the alphanumeric codes, without prejudice to the necessary checks on the administrative documentation

and the incompatibilities.

On completion of the public session held to announce the winner, the platform will send the 5 participants the ranking. The date and time of the public session will be published on the competition website.

For the purposes of the final awarding of this Competition and the attribution of the relevant prize as per Article 19, the first classified Competitor shall have to prove its possession of the general requirements, as per Article 80, Legislative Decree 80/2016, and special requirements, as per Article 3 above of the Notice.

Failure to demonstrate fulfilment of the aforementioned requirements will result in the competitor being excluded from this Competition and the ranking being scrolled.

The Competition will be awarded to the competitor who is first in the provisional ranking and fulfils the general and special requirements for entering the Competition.

In order to award the reimbursement of expenses as per Article 19, the aforementioned requirements must also be demonstrated - at the request of the Tendering Organisation - by the other ranked Competitors.

## CHAPTER IV

# Final formalities

### 19. Prizes and reimbursement of expenses - ownership of documents

The competition winner will be awarded a prize of €30,000.00 (thirty thousand/00) net of social security contributions and VAT if payable.

Within 45 (forty-five) days of the announcement (subject to any agreed extensions), the competition winner will be required to complete the development of the competition documents to technical and financial design feasibility level. Ufficio Pio may ask the competition winner to make changes and improvements to the design proposal presented for the second stage. This service will be included and paid for by the prize awarded to the winner.

Each of the remaining 4 (four) Finalists, who deliver the Design, will receive a reimbursement of expenses of €5,500.00 (five thousand five hundred/00) net of social security contributions and VAT if payable. Provided that they have delivered the Design complete with all the documents required by article 11 of the Competition Notice and in accordance with the Competition specifications.

Only competitors who achieve a score of no less than 40/100 in stage 2 of the competition will be entitled to receive the prize and reimbursement of expenses.

The announcement of the winner will be effective once the winner has been found to fulfil the requirements. If the checks are negative or the fulfilment of the requirements cannot be demonstrated, the Tendering Organisation will revoke the award.

On request, subject to the positive outcome of the verification of fulfilment of the requirements, the authors of the winning designs, those worthy of mention and those for which a reimbursement of expenses has been granted will be issued with a Certificate of Good Performance of the Service, which can be used in their curriculum. Therefore, competitors who have been awarded the prize or reimbursed for expenses will be able to assimilate their performance to a technical and economic feasibility project. These certificates can be used in their curriculum to fulfil participation and technical merit requirements in the context of procedures for the award of architectural and engineering services.

The prizes and reimbursements of expenses are all inclusive of all charges and taxes in force in Italy. Prizes and reimbursements of expenses as determined above will be paid within 60 (sixty) days from the date of publication of the final Competition ranking.

The amount awarded to the winner will be paid in two instalments: 50% on announcement of the winner and 50% on delivery of the technical and economic feasibility project.

In the case of groupings, the prizes/expense reimbursements will be paid exclusively to the person named as group leader in the application form.

On payment of the prize and refunds, the Tendering Organisation will take ownership of the design proposal and the Finalists will not be able, under any circumstances, to make any claim regarding the design they



have presented, deeming themselves satisfied in all their claims and duly remunerated with receipt of the prize/reimbursement. There will always be a duty to acknowledge the authors in publications.

On payment of the winner's prize and reimbursement of expenses to the Finalists, all the exclusive rights of use and commercial use of every design, project, material, work, invention, development and any other information, created, developed or conceived by the Finalists, including in particular the right to modify, process, adapt and disseminate to the public, will be transferred to Ufficio Pio. To this end, by entering the Competition, all the competitors waive, both for themselves and on behalf of their professionals and consultants, in favour of Ufficio Pio, any future right of commercial use of all material and documents (also in electronic format) conceived, developed, created, used and produced as a result of participating in the Competition, without prejudice to the right of paternity due to the authors who must always be acknowledged.

For designs, images and all the material made available to Ufficio Pio and required in order to take part, the competitor assumes all responsibility resulting from the infringement of patent rights, copyright, intellectual property and, in general, the rights of others.

No remuneration will be paid for taking part in stage 1 of the competition.

## 20. Publication of Competition results

The result of the competition will be published on the Tendering Organisation's website and the Competition website at [www.abitarevillamater.concorrimi.it](http://www.abitarevillamater.concorrimi.it) with 10 (ten) days of the date of the Selection Committee's work and will be communicated to the relevant local professional associations.

## CHAPTER V

# Final provisions

## 21. Privacy

The personal data provided with the application to enter the Competition will be processed by the Tendering Organisation (data controller) for the sole purpose of allowing identification of the competition finalists, after the analysis and assessment of the projects.

They may only be communicated to others for purposes strictly connected to the Competition, the management of information systems and the assessment of the design proposals referred to in the following paragraph.

Pursuant to EU Regulation 679/2016 and Legislative Decree 196 of 30 June 2003, as amended, as far as applicable, by accepting this Notice, the participants confirm that they have been duly informed of the processing purposes and methods and give explicit consent for their personal data to be processed for purposes connected to the Design Competition, in the compliance with the provisions in force and with the notice attached to the application form.

## 22. Exhibition and publication of design proposals

The Tendering Organisation reserves the right to exhibit and/or publish the designs presented, also on the website at [www.concorrimi.it](http://www.concorrimi.it), without owing anything to the Finalists. The designs may be exhibited to the public at a suitably set up and advertised exhibition. The exhibition may involve the publication of all the documents presented by the winner and by all the Finalists. A debate may be scheduled during the exhibition with the participation of the awarded designers. By entering the Competition, competitors agree, without further formalities, to authorise the exhibition and related publication of the designs without any charge or recognition for the authors involved.

The Tendering Organisation reserves the right to present the initiative to the press and promote the results of the Competition however it deems appropriate, stating the names of the individual authors and without any additional compensation for them.

Participants are entitled to publish their work without restriction, but only after the end of the competition procedure.

By entering the competition, competitors authorise use of the documents delivered, free of charge and for all the purposes described in this article.

## 23. Assignment of the development of further designs

The Tendering Organisation reserves the right to entrust the winner of the Competition with an assignment to prepare the definitive and executive design and coordinate safety during the design phase, to manage the works, provide accounting and safety coordination in the execution phase, containing all the documentation and drawings, in accordance with the indications of D.P.R. 5 October 2010 no. 207 and of Ufficio Pio itself, and in any case conforming to the Guidelines for Designing and to the PFTE submitted and completed pursuant to art. 19, as well as to the regulations in force and necessary to obtain the opinions of the authorities in charge (Local Health Authority, Fire Brigade Department, etc.), provided that the Competitor includes the professional skills stated in article 3 of this Notice and fulfils the technical, professional and financial requirements set out in article 3.

In this case, based on the value of the works as defined by the Design Guidelines, the professional fee for the definitive and executive design and safety coordination in the design phase, works management, accounting and safety coordination in the execution phase, will be a maximum of €524,819.52 (five hundred and twenty-four thousand, eight hundred and nineteen/fifty-two) net of VAT and any other legal charges, estimated by applying the parameters established by the Ministerial Decree 17 June 2016, with the application of a 20% discount.

An analytical description of the fee and of the required services is given in the Other Documentation - Calculation of fees section pursuant to Ministerial Decree of 17 June 2016" section, which sets out the analytical calculation of the fees.

For the assignment of the aforementioned services, the assignee will enter into a specific contract with the Tendering Organisation, the general conditions of which are shown in the Other Documents section - Outline contract for professional assignment.

In the event of assignment of the subsequent design work stages, the Competition winner will be required to prove that, as of the date of the assignment, it fulfils the technical, professional and financial requirements stated in article 3 and that there are no grounds for exclusion declared when entering the Competition.

The competition winner cannot further modify the group proposed for participation in the second stage of the competition by adding other entities in order to demonstrate fulfilment of the requirements for the assignment.

In the case of a temporary grouping, this must be formally established before the assignment is given for the development of the further design work stages.

The competition winner must demonstrate that it fulfils the technical, professional and financial requirements stated in article 3 within a maximum of 30 (thirty) days, starting from the date of the announcement of the winner, by any suitable means.

The following are considered suitable for demonstrating fulfilment of the technical and professional requirements:

- copy of the certificates of good performance issued by the public and/or private client, stating the subject, amount and period of provision of the services;
- declaration by the competitor, stating the subject of the contract, the CIG (where available) and the respective value of the services to which it refers, the name of the client and the date of the contract and copies of the invoices relating to the requested period.

If the aforementioned subsequent design work stages are not assigned, no compensation of any kind will be due to the competition winner.

## 24. Publicity and dissemination of the competition notice

The Notice is published on the Tendering Organisation's website and on at [www.abitarevillamater.concorrimi.it](http://www.abitarevillamater.concorrimi.it).

## 25. Language

The official language of the Competition is Italian. English may be used. This Notice is also published in English.

## 26. Final provisions – legal protection

The Civil Court of Turin will have exclusive jurisdiction in the event of any dispute.

### Clarifications

#### <sup>1</sup> Article 2

In order to guarantee anonymity and uniform entry conditions, the platform assigns two unique alphanumeric codes for each registration:

- one only available to the competitor (registration code)
- one only available to the Tendering Organisation (platform code)

As a further guarantee of anonymity, the Tendering Organisation will operate only using the unique "platform code".

#### <sup>2</sup> Article 3

Note that the expression single entity, in the event of participation in a temporary association, does not imply that temporary associations will be considered, for the purposes of the Competition, as a new and independent legal entity with respect to its constituent parties.

It is therefore understood that the unity of the association is relevant, in the context of this Competition, for the sole purpose of the authorship of the creative proposals and design proposals that will be presented.

With respect to the right of the interested parties to resort to external contractors and consultants who will not become competitors, note that:

- it is forbidden for the party entrusted with design assignments to resort to subcontracting, with the exception of activities relating to geological, geotechnical and seismic investigations, soundings, surveys, measurements and stakeouts, the preparation of specialised and detailed documents, excluding geological reports, and the graphic production of the design documents;
- specific activities entrusted to self-employed workers are not considered to constitute subcontracting.

Attention is therefore drawn to the aforementioned rules to prevent the use of unacceptable forms of subcontracting.

#### <sup>3</sup> Articles 10-12

Note that the instructions regarding the methods to be used by competitors to draw up the proposals are given for technical reasons connected with the operation of the system and its stability in terms of operation during the procedure.

#### <sup>4</sup> Articles 10-12 The expression "completion of the online procedure" refers to the final operation of uploading the documents to the system.

To confirm completion of the procedure, as per the instructions on the competition website, the online system will send an email to the certified email address used at the time of registration by the competitor stating the date and time of closing of the envelope.

#### <sup>5</sup> Article 14 Identification of the methodology will not lead to any addition being made to the assessment criteria established in the competition notice, which the Selection Committee will not be able to amend or supplement.