

International Design Competition of Social Housing
2009/2010

UNA COMUNITÀ PER CRESCERE
Milano - via Cenni

Competition Rules

Fondo Immobiliare Etico “Abitare Sociale 1”

On the initiative of:

Fondazione Cariplo

Fund Manager

Polaris Investment Italia SGR

Promoter of Social Housing Programme

Fondazione Housing Sociale

Investors of the Ethical Real Estate Fund “Abitare Sociale 1”

**Fondazione Cariplo, Regione Lombardia, Cassa Depositi e Prestiti,
Intesa San Paolo, Banca Popolare di Milano, Assicurazioni Generali,
Cassa Italiana Geometri, Pirelli & C. Real Estate, Telecom Italia.**

Support

Comune di Milano

**Ordine degli Architetti, Pianificatori, Paesaggisti
e Conservatori della Provincia di Milano**

PROMOTER

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PRINTING

Arti grafiche Corbella

ACKNOWLEDGEMENTS

This work represents the outcome of a long process directed by the Social Housing Programme, whose current contributors include:

Angelo Abbondio, Alessandro Balducci, Gianpaolo Barbetta, Viviana Bassan, Silvia Botti, Antonella Bruzzese, Isabella Cavallini, Carlo Cerami, Fiorenzo Cerati, Francesca Cognetti, Roberta Conditì, Nicola D'Angelo, Giovanni Di Corato, Mariella Enoc, Bruno Ermolli, Lorenzo Fabian, Silvia Fara, Alessandro Fea, Marco Frey, Cecilia Guidetti, Giuseppe Guzzetti, Ayca Haksal, Francesco Infussi, Davide Invernizzi, Elena Jachia, Annamaria Liggeri, Ubaldo Livolsi, Francesco Lorenzetti, Gian Carlo Magnoli, Roberto Mari, Paolo Morerio, Gianfranco Orsenigo, Pietro Ponticelli, Gabriele Rabaiotti, Don Gino Rigoldi, Gianni Risari, Cristina Ruisi, Carlo Sangalli, Kate Shirley, Marco Spadacini, Massimo Torchiana, Michele Tosi, Pier Mario Vello.

Sincere thanks also go to all the not for profit sector organizations who have contributed to the success of this process.

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Introduction

This Design Competition is promoted by Polaris Investment Italia SGR (Polaris) in the name of and on behalf of the ethical real estate fund “Abitare Sociale 1” (Fondo AS1). The object of the Competition is an area within the municipal limits of Milan near Via Cenni as defined in DD 69/2008 of 31 July 2008 and awarded to the Fondo AS1 by DD 114/2008 of 23 December 2008.

The contents of these Competition Rules have been prepared by Polaris in collaboration with the Fondazione Cariplo and the Fondazione Housing Sociale (FHS) as part of the implementation of the Social Housing Programme, a social housing construction plan promoted by the Fondazione Cariplo as part of its mission of philanthropic works and support for the development of the Region of Lombardy. The Competition takes place within the context of a partnership between the City of Milan, the Fondazione Cariplo and the Fondazione Housing Sociale initiated in 2005 with the goal of promoting ongoing experimentation in innovative approaches to housing management.

1. Promoter

Polaris Investment Italia SGR (Polaris), in the name of and on behalf of the ethical real estate fund “Abitare Sociale 1” - Via Cordusio 4 – 20129 Milan.

2. Procedures Supervisor and Planning Body

Procedures Supervisor: Fabio Carlozzo, Director of the Polaris Real Estate Division.
Planning Body: Fondazione Housing Sociale.

3. Competition Purpose and Objective

3.1 Competition Purpose

Polaris announces an International Design Competition for a social housing project in Via Cenni, Milan.

3.2 Competition Objective

The objective of the Competition is to select the best social housing project, one that optimally exploits opportunities for refurbishing services and amenities in the area, supplementing and developing them to create a new focus for social aggregation as described in the Preliminary Project Document (PPD) and the Additional Document: Design Content and Guidelines (AD), which are annexed to and integral parts of these Competition Rules.

3.3 Project Area

The area that is the object of this Competition is delimited by Via Cenni, a residential lot with access from Via Domokos, the Santa Barbara Barracks, the Campo di Marte, La Triestina Sports Club, and Via Gabetti, and is circumscribed in red in the documents annexed to these Rules.

3.4 Project Costs

The total expected costs for project construction, including costs for worksite safety and excluding technical charges and VAT, are **15,000,000 euros** (fifteen million euros). The designs submitted by Competition Entrants must be developed on the basis of these costs. Projects having a higher cost will not be eligible for participation in this Competition.

4. Procedures

4.1 Informative Materials

The following materials, which are integral parts of these Rules, provide the information necessary for project development:

Annex 1. Preliminary Project Document

Annex 2. Additional Document: Design Content and Guidelines

Annex 3. Topographical Survey

Annex 4. Technical Map

Annex 5. Site Dimensional Plan

Annex 6. Aerial Photos

Annex 7. Tables

Annex 8. Historical Maps
Annex 9. Photographic Survey
Annex 10. Competition Forms
Annex 11. Information about “Cascina Torrette di Trenno”

The informative material for prospective Entrants may be downloaded from the website www.housingsociale milano.it. Annexes 1 and 2 above are available to all, while the others require online registration.

4.2 Competition Procedure

The Design Competition will take place in a single phase. Entrants must participate anonymously. Entrants must submit the materials specified herein in Art. 5.4 of these Rules. Said materials and the documentation specified in Art. 5.5 must be received by the Competition Secretariat on or before the date indicated in Art. 5.7 and must be submitted according to the procedures and methods specified herein. The costs for delivering the materials must be borne by the sender, the recipient will not accept responsibility for any unpaid postage.

The Jury is supported by a Technical Committee whose task will be to verify:

- the conformity of the submitted documents and materials to the requirements of the Rules, the PPD and the Annexes;
- conformity of project to forecast costs.

The Jury will make all final decisions, including those regarding any reasons for excluding Entrants.

The winner will be awarded a cash prize of 20,000 euros and assigned, according to terms and conditions to be determined, the task of preparing final architectural designs, including an illustrative report, urban design study, descriptive graphics, technical specifications for any utility systems within the purview of the Entrant, itemized service estimate, environmental impact assessment and environmental feasibility study (if required), and all other documents and materials necessary for obtaining pertinent legal permits. The cash prize is to be considered an advance payment for these professional services.

The Promoter reserves the right to commission the winner, via private contract and upon completion of a cost-benefit analysis, to provide one or more of the following services: documents and supporting materials regarding plants and systems, structures, itemized estimates, or financial assessments and any other documents or materials necessary for complete final design, executive design, worksite supervision, and safety coordination during design and execution.

4.3 Official Language

The official language of the Competition is Italian. English is accepted.

4.4 Eligibility

Participation in the Competition is open to architects and engineers who are citizens of European Union (EU) member states or Switzerland and are regular members of the corresponding professional orders per law of their country of citizenship and to those who are entitled to practice the profession of architect or engineer in Italy. None of the above subjects may participate if they are barred from practicing their profession as of the date of publication of these Competition Rules.

The Competition is also open to engineering companies and other subjects who are eligible on the basis of EU directives and who are not barred from practicing their profession by law, contract or disciplinary measure, or subject to the exclusion criteria specified in Art. 4.5 of these Rules.

Entrants may participate individually or as a group, including temporary groups or associations. A single professional or legal representative must be indicated as the group leader. The group leader will act as sole liaison with the Competition Secretariat. Entrants may avail themselves of the services of collaborators and consultants who do not meet Competition eligibility requisites provided that none of the exclusion clauses specified in Art. 4.5 applies to said collaborators and consultants.

The Promoter is responsible solely toward the group leader and is relieved of any and all responsibility regarding relations within the group. No Entrant may take part in more than one group, whether as group leader, group member, group consultant or group collaborator. No Entrant (group or individual) or member thereof may compete both as itself and as a component, in any form, of any another Entrant. No Entrant or member thereof may take part in two or more competing Entrants. The same prohibition applies to any independent professional in cases where said professional is affiliated in any way (director, partner, employee or worker with a project-specific contract) with a professional or engineering company which participates in the Competition as a distinct Entrant (separate from said professional).

4.5 Exclusion Criteria

The following subjects are ineligible for participation in the Competition:

- a. Administrators and employees of the City of Milan (Comune di Milano);
- b. Administrators and employees of the Promoter;
- c. Members of the Fondo AS1 Advisory Committee;
- d. Administrators and employees of the Competition Secretariat or Planning Body;
- e. Anyone who has participated in the drafting of the Competition Rules or the organization of the Competition;
- f. Sitting or alternate Jury members;
- g. Family members up to the third degree of kinship as defined in the Italian Civil Code, employees, or collaborators of, or anyone having continuous, attested, formal or informal collaborative relations with, the subjects specified above in Points a, b, c, d, e or f.

5. Participation Procedures

5.1 Competition Secretariat

The Competition Secretariat is located within Studio EVDS facilities.

Daniela Sarracco

Tel. (+39) 02-83241965

Fax (+39) 02-8376660

Via Sapeto 5, 20123 Milan

e-mail: housingsociale milano@evds.it

Hours:

Monday through Thursday: 9:00 am to 1:00 pm and 2:30 pm to 6:30 pm

Friday: 9:00 am to 1:00 pm and 2:30 pm to 5:00 pm

5.2 Admission to the Competition

Admission to the Competition is free of charge and is accomplished by formal delivery of the required documents and materials on or before the specified deadline.

5.3 Supporting Information

Information regarding the Competition Rules may be found at:

www.housingsociale milano.it

5.4 Required Project Materials

Entrants must submit the following project materials. Given the requirement of anonymity, the materials must not be signed by Entrants. Each project must be identified by an Entrant ID composed of a maximum of five alphanumeric characters. This ID must appear on each of the project materials.

A. Two A0 format panels (landscape orientation, 1188 mm wide x 840 mm high) mounted on flat, lightweight, rigid and robust supports.

- **Panel 1** - Site setting, 1:2000 scale, that must illustrate the design chosen for the project area and its relation to the areas immediately adjacent to the project area; site plan with ground floor plan of building(s) and landscaping design, 1:500 scale; functional distribution plan; optionally plans, sections, elevations and details in appropriate scales and any other information that the Entrant deems useful for conveying the project can be included.
- **Panel 2** - Floor plans of at least 1 dwelling of each type (A, B, C) in 1:100 scale

with graphic materials that aid in illustrating typology, elevations and axonometry; details of plans, sections, elevations and architecture features in appropriate scales; other materials deemed useful by the Entrant to illustrate the project.

B. A paper copy of the Panels reduced to A3 format

C. A written presentation of the project in A4 format (Report A) no longer than 15 p.s (where 1 p. = 2,500 keystrokes¹) which describes how the objectives and requirements laid out in the PPD will be met by the submitted project. The presentation must contain at least one section providing a general introduction to the project and one section for each of the criteria specified in Art. 6.3. The presentation may contain tables, figures, drawings or photographs deemed useful in illustrating the proposed design choices, provided that the limit of fifteen p.s in A4 format is not exceeded. Furthermore, the presentation must provide a clear and accurate idea of any circumstances which are relevant to the proper evaluation of the project but are not evident in other submitted materials.

D. An abstract not exceeding 2,500 keystrokes for the presentation in Point C in A4 format.

E. Three tables in A4 format and **a cost report** (Report B):

- **Table 1** - areas and costs table (Annex 7.1);
- **Table 2** - apartments and areas table (Annex 7.2);
- **Table 3** - commercial areas build (Annex 7.3);
- **Report B** - a report in A4 format not exceeding 2,500 keystrokes where the assessment criteria and references (similar projects designed or realized, directly or indirectly, price lists, etc.) are specified for each unit construction cost included in Table 1.

F. A DVD with the digital versions of:

- **Project Panels** - the panels must be reproduced digitally in four versions:
 - one jpg file in A0 format, landscape orientation, resolution 72 dpi, with the following title format: “<Entrant ID>_<panel format>_tav <panel number>_<resolution>.<extension>” (for example: 00000_A0_tav 1_72.jpg);
 - one jpg file in A4 format, landscape orientation, resolution 300 dpi, with the following title format: “<Entrant ID>_<panel format>_tav <panel number>_<resolution>.<extension>” (for example: 00000_A4_tav 1_300.jpg);
 - one jpg file in A4 format, landscape orientation, resolution 72 dpi, maximum file size of 20 Kb, for publication on the website, with the following title format: “<Entrant ID>_<panel format>_tav <panel number>_<resolution>.<extension>” (for example: 00000_A4_tav 1_72.jpg);
 - one jpg file in A3 format, landscape orientation, resolution 300 dpi, with the following title format: “<Entrant ID>_<panel format>_tav <panel number>_<resolution>.<extension>” (for example: 00000_A3_tav 1_300.jpg).
- **Project Report** - two versions of Report A must be provided: one as a Word file with .doc extension (97-2003), and another as a pdf file, both with the following title format: “<Entrant ID>_relazione A.<extension>” (for example: 00000_relazione A.pdf).
- **Abstract** - two versions of the abstract must be provided: one as a Word file with .doc extension (97-2003), and another as a pdf file, both with the following title format: “<Entrant ID>_abstract.<extension>” (for example: 00000_abstract.pdf).
- **Tables** - two versions of the tables must be provided: one as an Excel file with .xls extension (97-2003), and another as a pdf file, both with the following title format: “<Entrant ID>_tabella <table number>.<extension>” (for example: 00000_tabella 1.pdf).

¹ Keystrokes = characters plus spaces

- **Cost Report** - two versions of Report B must be provided: one as a Word file with .doc extension (97-2003), and another as a pdf file, both with the following title format: “<Entrant ID>_relazione B.<extension>” (for example: 00000_relazione B.pdf).

Materials different from those described above or submitted after the deadline will not be accepted.

5.5 Submission of Project Documents and Materials

Entrants must ensure delivery of the following documentation and materials to the Promoter at the offices of the Planning Body in Via Monte di Pietà 12, 20121 Milano, Italy:

Envelope A – Administrative Documentation

The prospective Entrant must produce the following documents and seal them into a closed, opaque envelope marked on the outside with: “busta A – Documentazione Amministrativa” and the Entrant ID as indicated on each item of the project materials:

- Information identifying the entrant (or entrants in the case of a group) specifying, for each member of the design group, specific qualifications and roles, and complete personal and professional information (see Annex 10.1);
- If the Entrant is a group and:
 - a. The group has not yet been officially constituted, each member of the group must sign a statement (Annex 10.2) which:
 - i. Names the intended group leader, who will function as the exclusive liaison with the Promoter, and his or her address, email address and telephone number to which the Competition Secretariat may address any and all communications;
 - ii. Constitutes a binding pledge by the members to officially constitute the group prior to undersigning the design contract per Art. 4.2 in the event that they are named as winners of the Competition;
 - b. The group has already been officially constituted, an authenticated copy of the articles of association must be included;
- If the Competition Entrant is an employee of a public authority, authorization from the public authority must be provided.

Envelope B – Project Materials

The Entrant must produce all the project materials described in Art. 5.4 above and seal them into a separate, closed, opaque envelope marked on the outside with “busta B –Elaborati di Progetto” and with the Entrant ID as indicated on each item of the project materials.

Envelope A, containing administrative documentation, and Envelope B, containing the project materials, must be enclosed in a single packet. On the outside of the packet, only the following must be written:

a. Address of recipient:
Fondazione Housing Sociale
Via Monte di Pietà 12
20121 Milano (Italy)

b. the words: “CONCORSO DI PROGETTAZIONE – VIA CENNI: UNA COMUNITA’ PER CRESCERE”.

5.6 Questions and Answers

Entrants may request clarifications of the Rules and the informative materials from the Secretariat via www.housingsociale milano.it no later than 23 October 2009.

Within 7 days after the question has been received, the question and response will be posted and visible on the website of the Competition.

5.7 Submission Deadline for Project Materials

Project materials must be received by the Competition Secretariat no later than 12:00 pm (midday) on 9 December 2009.

6. Evaluation Criteria

6.1 Competition Jury

The Jury is composed of eleven sitting members and two alternates.

Sitting Members:

- Fabio Carlozzo, Direction of the Polaris Real Estate Division, Chairman of the Jury
- Sergio Urbani, Deputy Board Member of Fondazione Housing Sociale
- Francesco Bargiggia, representative of the Advisory Committee
- Luciano Simonato, representative of the Advisory Committee
- Franco Zinna, Director of Development of Municipal and Non Municipal Areas Department, City of Milan
- Raffaele Pugliese, representative of the Milan Order of Architects
- Maurizio Sabbadini, AAA Architetti Cercasi
- Rogier Noyon, Chief Strategy and Innovation officer of Stadgenoot Housing Association, Amsterdam
- Franziska Ullmann, Atelier Ebner - Ullmann, Vienna - Munich
- Joan Roig, Batlle i Roig Arquitectes, Barcelona
- Sergio Croce, BEST Department, Milan Polytechnic

Alternate Members:

- Alberto Defendi, representative of the Milan Order of Architects
- Andrea Sica, Polaris

6.2 Jury Sessions

Jury sessions are valid if at least 80% of the members are present. Should a sitting member be unable to take part in the Jury, he or she will be permanently replaced by one of the alternate members designated by the Jury President at the opening session or during any session of the Jury. Alternate members participate fully in Jury sessions but do not have the power to vote. Jury sessions are also attended by a minute-taker appointed by the Promoter and a representative of the Planning Body. Neither of these two figures has the power to vote. Jury decisions are made on the basis of a simple majority vote among those present with the approval of the President and the FHS representative. Jury decisions are binding and cannot be appealed.

6.3 Evaluation Criteria

The Technical Committee verifies the conformity of the submitted documents and materials to the requirements of the Rules. After having reviewed the project materials, the Technical Committee will report to the Jury during the first Jury session. The Jury will make all final decisions, including those regarding any reasons for excluding Entrants.

The submitted projects will be evaluated by the Jury on the basis of the following criteria:

- a. Incorporation into the urban fabric, design and usability of open spaces and the facilitation of encounters among people (15 points maximum);
- b. Overall architectural quality of the project (20 points maximum)
- c. Functional, typological and constructive characteristics with special emphasis on the proposed habitational model (15 points maximum);
- d. Architectural and technical system design for energy efficiency and environmental sustainability (15 points maximum);
- e. Materials, technologies and designs to reduce construction costs and/or times; performance characteristics, ease of maintenance, pleasantness and durability of chosen materials (25 points maximum);
- f. Project costs (10 points maximum).

A project merit ranking will be developed on the basis of the sum of the scores for each of the above criteria assigned by the Jury. Points will be awarded applying a method adopted autonomously by the Jury prior to receiving delivery of the anonymous project packets.

Once the projects have been ranked, the sealed administrative envelopes (Envelope A) will be opened and the documents contained therein will be examined. If the documents conform to the requirements laid out in the Rules, the ranking is confirmed. In the event of any non-conformities in the administrative documentation, the Entrant will automatically be excluded from the Competition and the next ranked Entrant will take their place.

6.4 Announcement of Winners and Publication of Winning Designs

The conclusions will be made public with notification to each winning Entrant no later than 31 December 2009. The results will also be published on the website: www.housingsociale milano.it. The Promoter reserves the right to publish all project materials on this website.

7. Prizes

The Competition winner will receive the sum of **20,000 euros** as an advance on the professional assignment for the final architectural design as described in Art. 4.2. The full recompense will be determined in private negotiations. The 2nd and 3rd place finishers will win the following sums, respectively: **10,000 euros** and **8,000 euros**. The sums attributed are considered exclusive of charges, withholdings and contributions required by law.

8. Final Clauses

8.1 Rights of Promoter

These Competition Rules in no way oblige or commit the Promoter to accept any of the designs submitted by Entrants. The Promoter bears no obligations or limitations prior to the undersigning of the contract that will formalize the assignment per Art. 4.2.

The Promoter reserves the right, with no obligation to provide reasons or justification, not to make said assignment or draw up a contract for the assignment per Art. 4.2, without being liable in any way for claims of indemnity or compensation of any sort, including those specified in Articles 1337 and 1338 of the Italian Civil Code. Specifically, the Promoter reserves the right to:

- a. Modify, suspend, or interrupt the Competition, temporarily or permanently, at any time and with no obligation to provide reasons or justification;
- b. Reject all submitted designs and abort the Competition prior to its conclusion.

8.2 Ownership of Competition Project Materials

The copyright and intellectual property rights to submitted designs belong to the Entrants who have created said designs, with the exception of winning designs, whereby ownership is transferred to the Promoter upon payment. The Promoter additionally reserves the right to publicly exhibit, publish or allow publication of the submitted designs for purposes of cultural promotion in whatever form that the Promoter deems most opportune, without incurring any obligations whatsoever with respect to the Entrants who have created said designs.

Project materials that are not awarded a prize may be collected within 60 days of the conclusion of the Competition, after which time the Promoter will not be responsible for the safe keeping of said materials.

In respect for privacy laws, personal data of Entrants will be collected and processed exclusively for the purposes of the Competition and the publication of project materials.

9. Calendar

23 October 2009	deadline for requests for clarification
30 October 2009	deadline for the publication of responses
9 December 2009	deadline for the submission of project materials
31 December 2009	deadline for the announcement of winners

This is the English translation of the original Italian "Disciplinare di Gara". In the event of any discrepancies of interpretation between the two documents, reliance will be placed on the Italian version.