

International Design Competition of Social Housing
2009/2010

IL BORGO SOSTENIBILE
Milano - Figino

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**

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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 near Via Rasario, in the Figino district of Milan 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 Rasario, in the Figino district of Milan.

3.2 Competition Objective

The objective of the Competition is to select the project that best integrates a new social housing development into the Figino site, with particular attention to dwelling type, redevelopment of open public areas, the relations between the new development and the center of Figino, and the continuity of the public space of the new development with the surrounding agricultural areas.

The project must conform to the descriptions provided in the Preliminary Design Document (PDD) 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 Rasario, Via Silla, the Materno irrigation canal and a broad municipally owned agricultural area that extends to Via Novara. The project area 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 **40,000,000 euros** (forty 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 Design 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

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 is organized into two phases: an initial phase whereby Entrants will participate anonymously, and a second phase in which the identity of the Entrants will be known. Entrants to Phase One must submit the materials specified herein in Art. 6.1 of these Rules. Said materials and the documentation specified in Art. 6.2 must be received by the Competition Secretariat on or before the date indicated in Art. 6.4 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. A specially appointed Jury will select, on the basis of the documents submitted and the criteria specified in Art 6.7, five projects that will continue on to Phase Two. When the Jury has completed their review of the projects, the five projects selected for participation in Phase Two will be announced.

The Entrants selected for Phase Two may be asked to present their projects to the Fondo AS1 and to the stakeholders it specifies. The Jury reserves the right, once the project review has been completed, to prepare a document containing observations and design guidelines to aid in the development of projects for Phase Two of the Competition. The project materials required for Phase Two must be delivered as indicated in Art. 8.

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

- the conformity of the submitted documents and materials to the requirements of the Rules, the PDD 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 30,000 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 also 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 Milano

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 documents and materials required for Phase One of the Competition on or before the specified deadline.

5.3 Supporting Information

Information regarding the Competition Rules may be found at: www.housingsociale milano.it.

6. Phase One

6.1 Required Project Materials for Phase One

The project materials for Phase One must not be signed by Entrants or bear their names. Anonymity must be maintained. Each project must be distinguished by an Entrant ID composed of a maximum of five alphanumeric characters. The Entrant ID must be indicated on each item of the project materials.

Entrants must submit the following project materials:

A. Six panels in A3 format (420mm x 297mm), landscape orientation, mounted on flat, lightweight, strong and rigid supports.

Panel 1 - General project site setting. The site setting must illustrate the design chosen for the project area and its relation to the surrounding areas (appropriate scale);

Panel 2 - Project site plan with spatial distributions of the ground floors of the buildings and the design of open spaces. The panel must also include a description of functional distribution (appropriate scale);

Panel 3 - Significant plans, sections and elevations, details and any other information that the Entrant deems useful for conveying the project;

Panel 4 - Plans for at least one dwelling of each of the types A, B and C in 1:200 scale, accompanied by diagrams showing how they may be arranged/distributed within the building and designs for a variant of the main types to be used for special purposes, as described in the “Residence Information Sheets” contained in the PDD;

Panel 5 - Construction and/or architectural details and anything else deemed useful for illustrating the project (appropriate scale);

Panel 6 - 3-D massing plans.

B. A written presentation of the project in A4 format not exceeding 8 pages in length (1 page = 2,500 keystrokes¹) which describes how the objectives and requirements laid out in the PDD 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. 6.7. The presentation may contain tables, figures, drawings or photographs deemed useful in illustrating the proposed design choices, provided that the limit of eight pages in A4 format is not exceeded.

C. A folder in A3 format containing copies of the Panels described in Point A above and the report described in Point B.

D. A DVD with the digital versions of:

- **Project Panels** - the panels must be reproduced in the following version:
 - 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 the project report 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);

No other project materials are admissible. No project materials will be accepted after the submission deadline.

6.2 Submission of Phase One 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) specify

¹ Keystrokes = characters + spaces.

ing, 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. 6.1 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 – FIGINO: BORGO SOSTENIBILE”.

6.3 Questions and Answers

Entrants may request clarification of the Rules and 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.

6.4 Submission Deadline for Project Materials

Project materials must be received by the Competition Secretariat no later than 12:00 pm (midday) on 30 November 2009.

6.5 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 the 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

6.6 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.

6.7 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, interpretation of the identity of the place and the interactions with the Figino neighborhood (25 points maximum);
- b. Overall architectural quality of the project (25 points maximum);
- c. Functional, typological and constructive characteristics with special emphasis on the proposed habitational model (10 points maximum);
- d. Usability and design of public and semi-public spaces, organization of road, bike path and pedestrian circulation network (10 points maximum);
- e. Architectural and technical system design for energy efficiency and environmental sustainability (15 points maximum);
- f. Materials, technologies and designs to reduce construction costs and/or times; performance characteristics, ease of maintenance, pleasantness and durability of chosen materials (15 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. The Jury will select 5 projects to be admitted to Phase Two, but will include at least 10 projects in the merit ranking.

Once the projects have been ranked, the sealed administrative envelopes (Envelope A) for the top five projects 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. At the end of the project review process, the list of selected projects will be published, with an explanation of the principal reasons for the choice.

6.8 Publication of Results of Phase One of the Competition

The selected Entrants will be notified of the outcome of the Jury sessions in writing and via email. The results, excluding all but the top five projects, will also be published on the website: www.housingsociale milano.it.

7. Presentation Of Entrants Selected For Phase Two

Entrants admitted to Phase Two will be asked to prepare a document presenting their project and the architect/engineer (individual or group) who designed it. This document must be submitted as specified in Art. 7.1 and Art. 7.2 and will not be subject to the judging process.

The five Entrants selected by the Jury may be asked to present their projects to the Fondo AS1 and to the stakeholders it chooses. A Powerpoint presentation must be used for this purpose as described in Art. 7.1. The Entrants may be asked to provide explanations and clarifications of their projects during this presentation.

The Jury reserves the right to prepare a document containing observations and design guidelines to be considered in the development of materials for Phase Two.

7.1 Entrant Presentation Documentation

The Entrants selected to participate in Phase Two of the Competition must submit the following documents:

- Record of revenues earned over the past three years by the Entrant (if the Entrant is a group—either constituted or yet to be officially constituted—the revenues for the past three years must be presented for each member of the group);
- A Curriculum Vitae not exceeding 5 pages in A4 format for each member of the design group;
- A brochure presenting no more than 10 projects designed or realized by the Entrant (or one or more members of the design group) that are the most meaningful and best representative of the Entrant's qualifications;
- A Powerpoint presentation not exceeding 20 slides providing a thorough overview of the project submitted to Phase One of the Competition. The presentation must be provided in two versions: Powerpoint 97-2003 format (file extension .ppt); and Portable Document Format (file extension .pdf) with the following title: “<last name of group leader>_presentazione.<extension>” (for example: Abcd_presentazione.ppt).

7.2 Submission of Presentation Documentation

Entrants must deliver the documentation described in Art. 7.1 to the Promoter at the facilities of the Planning Body no later than 15 January 2010. The documentation must be enclosed in a single packet. Only the following must be written on the outside of the packet:

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

b. The words: “CONCORSO DI PROGETTAZIONE – FIGINO: “BORGO SOSTENIBILE – Documentazione di presentazione”.

8. Phase Two

Entrants will be asked to further develop the proposed project submitted to Phase One of the Competition as described in Art. 8.1. The project materials submitted to Phase Two will be examined by the Jury, who will invite the Entrants to personally present their projects. The Jury will prepare the final merit ranking and proclaim the winner on the basis of the documentation submitted and the Entrants' personal presentations of their projects.

8.1 Required Project Materials for Phase Two

Entrants must submit, according to the terms and conditions in Art. 8.4 and accounting for any design guidelines formulated at the end of Phase One, the following project materials:

- A. Three project panels in A0 format** (1188 mm x 840 mm), landscape orientation, mounted on flat, lightweight and strong rigid supports containing the following documentation:
- Project Area site setting, 1:5000 scale;
 - Site plan with ground floor plan of building(s) and general landscaping design, 1:500 scale;

- Significant sections and elevations, 1:200 scale;
- Typical floor plan representing the full variety of apartment types and space usages, 1:200 scale;
- Significant project details;
- Illustrative graphics, construction details, sketches, 3-D massing plans as deemed useful by the Entrant to illustrate the project (appropriate scale).

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 pages (where 1 page = 2,500 keystrokes²) which describes how the objectives and requirements laid out in the PDD 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. The presentation may contain tables, figures, drawings or photographs deemed useful in illustrating the proposed design choices, provided that the limit of fifteen pages 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 in A4 format for the presentation in Point C.

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** - built areas calculation table (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 Powerpoint presentation composed of a total of 12 slides, with no moving images, illustrating the design choices. A paper copy of the presentation in A4 format must also be provided.

G. A DVD with the digital versions of:

- **The project panels** - The panels must be digitally reproduced 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);
- **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);
- **The Powerpoint presentation** - Two version of the presentation must be provided: one as a Powerpoint 97-2003 file (file extension .ppt), and another as a PDF file, both with the following title format: “<Entrant ID>_presentazione.<extension>” (for example: 00000_presentazione.ppt).

The above project materials must bear the name of the group leader. Materials different from those described above or submitted after the deadline will not be accepted.

8.2 Submission of Phase Two 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 – Project Materials

The Entrant must produce all project materials described in Art. 8.1 and seal them into an opaque envelope. The Entrant ID and the name of the professional, studio or group leader must be visible on each item of the project materials and on the sealed envelopes containing the materials and documents.

The following and only the following must be written on the envelope containing the project materials, which must be delivered to FHS:

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

b. The words: “CONCORSO DI PROGETTAZIONE – FIGINO: “BORGO SOSTENIBILE”

8.3 Questions and Answers

Entrants may direct any questions regarding Phase Two of the Competition to the Secretariat no later than the date indicated in the invitation letter exclusively via www.housingsociale milano.it.

Within 7 days of receiving each individual question, the question and the answer will be published and viewable on the Competition website.

8.4 Submission Deadline for Phase Two Project Materials

The deadline will be communicated to the 5 finalists after the conclusion of Phase One of the Competition.

8.5 Evaluation Criteria

The evaluation criteria for Phase Two will be autonomously established by the Jury after the results of Phase One have been determined. These criteria will be communicated to the 5 finalists at the beginning of Phase Two.

8.6 Project Presentation

The Entrant will be asked to illustrate the project to the Jury using exclusively the previously submitted Powerpoint presentation. The Jury will be able to ask further explanations and clarification during the presentation.

8.7 Announcement of Winners and Publication of Results

The conclusions will be made public and communicated to each of the selected Entrants according to the timeline established at the conclusion of Phase One. 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.

9. Prizes

The winner of Phase Two will receive the sum of **30,000 euros**, which will represent an advance payment for professional services relating to the final architectural planning and design per Art. 4.2. The total compensation will be determined by private contract. The runner-up will receive the sum of **15,000 euros**, while the third, fourth, and fifth place finishers will receive a total of **10,000 euros** each.

The sums attributed are considered exclusive of charges, withholdings and contributions required by law.

10. Final Clauses

10.1 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.

10.2 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 per Art. 9. The Promoter additionally reserves the right to publicly exhibit, post to the Competition website, 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.

11. Calendar

Phase One

23 October 2009	deadline for requests for clarification
30 October 2009	deadline for the publication of responses
30 November 2009	submission deadline for Phase One project materials
31 December 2009	deadline for the publication of Phase One results

Phase Two

The Phase Two calendar is conditioned by the actual Phase One timeline and thus will be determined following completion of Phase One and promptly communicated to the 5 finals admitted to Phase Two. In any case, the publication of the results of the Second Phase should take place before 30 May 2010.

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.