



**GRANULATI
ZANDOBBIO**

STONE CITY[®]
INTERNATIONAL EXPO FOR CREATIVE GARDENS



STONE CITY INTERNATIONAL DESIGN TENDER

13.03.2017

Tender organiser

Granulati Zandobbio spa
via Selva 29

24060 Zandobbio (BG)

VAT no. 01368480164

Website: www.granulati.it

project manager architect Remo Capitanio

Notice and Preliminary Design Document author

Remo Capitanio

Marco Poma

Ilaria Ambrosini

Tender information

stonecity.concorrimi.it

www.granulati.it

TABLE OF CONTENTS

CHAPTER I - TENDER DEFINITION

1. NATURE OF THE TENDER
2. TYPE OF PROCEDURE

CHAPTER II - PARTICIPATION IN THE TENDER

3. PERSONS ADMITTED TO THE TENDER: PARTICIPATION REQUIREMENTS
4. CAUSES OF INCOMPATIBILITY
5. ACCEPTANCE OF THE RULES
6. TENDER DOCUMENTS
7. QUESTIONS AND REQUESTS FOR CLARIFICATIONS - SURVEY
8. DOCUMENTS REQUIRED
9. METHOD AND DEADLINE FOR TENDER PARTICIPATION - SUBMISSION OF THE DOCUMENTATION
10. TENDER CALENDAR

CHAPTER III - THE WORK OF THE SELECTION BOARD - TENDER RESULTS

11. SELECTION BOARD
12. PUBLIC MEETINGS
13. WORK OF THE SELECTION BOARD
14. ANNOUNCEMENT OF THE WINNER

CHAPTER IV - FINAL COMPLIANCE

15. PRIZES AND EXPENSE REIMBURSEMENT - DOCUMENT PROPERTY
16. PUBLICATION OF THE TENDER RESULTS

CHAPTER V - FINAL RULES

17. PRIVACY
18. EXHIBITION AND PUBLICATION OF DESIGN PROPOSALS
19. ASSIGNMENT OF ADDITIONAL DESIGN LEVELS
20. TENDER NOTICE ADVERTISING AND CIRCULATION - PROCEDURE MANAGER
21. LANGUAGE
22. FINAL RULES

CHAPTER I - TENDER DEFINITION

1. NATURE OF THE TENDER

Granulati Zandobbio spa (hereinafter referred to as "Tender organizer") announces an international tender, with open procedure, for the design of a new office and event building at the location called Stone City located in Bolgare.

The guidelines for the design, with detailed descriptions of the content and the objectives to be pursued, are in the Preliminary Design Document (hereinafter, for brevity, D.P.P.), enclosed and integral part of this Notice.

The maximum cost of the intervention to be carried out (economic framework, including cost of the work, design costs, construction management, testing, safety costs, tender expenses and amounts available to the Contracting Authority) is set in the amount of € 2,500,000.00 VAT excluded.

Maximum amount for the works € 2,000,000.00, as per detailed contents published in the Preliminary Design Document.

2. TYPE OF PROCEDURE

The tender, with open procedure, is divided into a single phase aimed at identifying the best design proposal among those submitted by the deadline. To ensure anonymity and uniform conditions for participation in the tender procedures and the relationship between the tender organiser and application will occur exclusively electronically through the stonecity.concorrimi.it website.

The applicant shall have access to the site mentioned above through registration and may download the material necessary to participate, formulate questions, consult the appropriate "news" page and deliver design proposals by uploading documents.

The system will assign a code to each of applicant and will ensure the anonymity of entire procedure.

CHAPTER II - PARTICIPATION IN THE TENDER

3. PERSONS ADMITTED TO THE TENDER: PARTICIPATION REQUIREMENTS

The tender is open to architects and engineers enrolled in their respective professional associations or professional boards in their home countries, qualified to practice their profession at the date of publication of this tender notice in possession of the requirements of Art. 83 of Legislative Decree 50/2016 and which do not incur in grounds for exclusion under Article. 80 of Legislative Decree 50/2016.

Specifically, all subjects in art. 24 letter. d) and art. 46 of Legislative Decree 50/2016 are eligible to participate in the tender.

Architects and engineers who have only received his bachelor degree, taking into account the provisions of art. 15 and following (for the architectural profession), as well as art. 45 and following (for the engineering profession) of the Presidential Decree 328/2001.

Applicants can participate individually or jointly by groupings.

A group leader, solely responsible and contact person for the tender organiser, must be nominated for temporary groups.

The temporary group constitutes a single entity for the purposes of the tender and the authorship of the given design proposal will be recognized, for equal rights and titles, to all group members.

Temporary groups, although not yet formally constituted, must provide, as a designer, the presence of at least one graduate professional, qualified to practice for less than five (5) years preceding the date of publication of this notice.

Participants may use consultants and collaborators, even if not registered with the professional orders or registers. Every individual consultant or contractor must declare his position and the nature of consulting or collaboration. Tasks and assignment of consultants and/or contractors are defined within the applicant group without this having importance in the relations between the applicant and tender organiser.

Participation in any capacity (group leader, group member, consultant, contributor) of an applicant in more than one group entails exclusion from the tender of both the single applicant and group or groups in which the same is a member.

4. CAUSES OF INCOMPATIBILITY

The following cannot participate in the tender:

1. those who participated in the drafting of this notice and enclosed documents, their spouses and their relatives up to third degree and anyone who entertains an employment relationship or other known relationship with them. A known relationship means that shared situation, even in the same working environment, which has resulted in a mutual interpenetration of their professional activities from the technical and organisational point of view;
2. the employees of the tender organiser and individuals who, at the date of publication of this notice, have a collaborative relationship of any kind with the tender organiser concerning the topic of the tender. The incompatibility extends to their spouses and relatives up to the third degree.
3. the members of the Jury, their spouses or partners and their relatives and relatives up to the fourth degree;
4. employers and employees of members of the Commission of Judges and those who are going with them an employment relationship or other known relationship. It is based on the known relationship, even in the same working environment.

5. ACCEPTANCE OF THE RULES

By participating in the tender, applicants accept, without reservation, all the rules contained in this notice.

Failure to comply with its terms means an automatic exclusion from the tender, without prejudice to the provisions of art. 83 paragraph 9 of Legislative Decree 50/2016 and with application of the sanction to the minimum extent provided by Article. 83 of Legislative Decree.

6. TENDER DOCUMENTS

The tender organiser provides the following documents that can be downloaded from the website stonecity.concorrimi.it:

Tender notice

(documento_bando.pdf)

Preliminary design document

(GZ-Preliminary design document.pdf)

Aerial plan

(Aerofotogrammetria.zip)

P.G.T. extracts of the City of Bolgare

(Estratti PGT.zip)

Work area pictures

(Fotografie area di intervento.zip)

Orthophoto

(Ortofoto con nuovo prefabbricato.jpg)

Work area map

(2017-02-15-STATODIFATTO+STATODIPROGETTO.dwg)

New industrial building design

(Progetto nuovo prefabbricato.zip)

stonecity video link

STONE CITY Headquarter - Video aereo del sito

(<https://www.youtube.com/watch?v=AD8pOdtxRqw&list=PLVeYbR6F1U-Bosgx4Nm2QPli7brziN0Zv&index=2>)

STONE CITY - SUNRISE & SUNSET

(<https://www.youtube.com/watch?v=UtFqRDxncHQ>)

7. QUESTIONS AND REQUESTS FOR CLARIFICATIONS - SURVEY

Those interested in the tender and applicants can submit requests for clarification to the tender organiser, only through the procedures provided in the website by the day 02.05.2017 at 12:00:00.

The deadline for publication on the website of the clarifications, even in summary form, is the day 12.05.2017 at 12:00:00.

An area inspection is recommended. An appointment can be set by contacting concorso@granulati.it by or before 14.04.2017. Inspections will be held during the weeks between 17/04/2017 and 28/04/2017.

Requests for clarification must be submitted exclusively by filling out the electronic form, activated by the deadline specified on the tender website.

8. DOCUMENTS REQUIRED

The design proposal required for participation, must be composed of the following documents:

1. explanatory and technical report contained in a maximum of 5,000 characters including spaces, in UNI A4 PDF file format according to the specifications on the stonecity.concorrimi.it website, vertically oriented, for a total of up to 5 sides that illustrates the guidelines also through diagrams and images, the design choices in relation to the objectives of the tender and the intervention characteristics;
2. graphs: 3 (three) in UNI A1 PDF file formats according to the specifications on the stonecity.concorrimi.it website, oriented horizontally, illustrating the design idea.

Document files must be printable and must not exceed the size of 10 MB.

The alphanumeric code (registration code) that the system assigns to each participant upon registration should not be reported on the document, under penalty of exclusion.

Additional documents or other than those indicated in the notice and provided by the platform shall not be admitted.

9. METHOD AND DEADLINE FOR TENDER PARTICIPATION - SUBMISSION OF THE DOCUMENTATION

The stonecity.concorrimi.it website will be used to participate in the tender where the individual participant or group leader must register via certified e-mail address or, in the case of participants from other countries, e-mail address based on technologies that meet equivalent requirements and formalities. In particular the following documents must be filled out:

1. Application form
2. Affidavit
3. Authorisation
4. Group sheet

5. Identification Document

The completed documents must be printed, signed and uploaded along with the files containing the non-authenticated photocopy of an identity document and a photocopy of authorization to participate and in the case of public administration employee participant ex art. 53 of Legislative Decree n. 165/2001.

Participation methods other than those described and specified in the notice on the website are not admitted. Registering to the website provides access to all the information necessary for the delivery of administrative documents and deliverables.

Entries must be transmitted, through the conclusion of the on-line procedure, under penalty of exclusion, no later than the day 30.06.2017 at 12:00:00. The website will not accept the finalization of the procedure after the deadline.

10. TENDER CALENDAR

The main deadlines of the tender procedure are as follows:

- 02.05.2017 at 12:00:00
Time limit for receipt of requests for clarification;
- 12.05.2017 at 12:00:00
Deadline for the publication of responses to requests for clarification received by 02.05.2017;
- 30.06.2017 at 12:00:00
Deadline for receipt of design proposals;
- 10.07.2017 at 09:00:00
The first public session of the selection board.

CHAPTER III - THE WORK OF THE SELECTION BOARD - TENDER RESULTS

11. SELECTION BOARD

The following cannot be members of the selection board:

1. participants, their spouses or partners and their relatives and relatives up to the fourth degree;
2. employers and employees of participants and those who have an employment or other known relationship with them. A known relationship means that shared situation, even in the same working environment, which has resulted in a mutual interpenetration of their professional activities from the technical and organisational point of view.

Selection board members are subject to the provisions on incompatibility and abstention in art. 77 paragraph 6 of Legislative Decree 50/2016.

The selection board, the only one in the first and second phases, consists of 5 (five) standing members of which

- *Andrea d'Antrassi (MAD Architects associated partner)*
- *Alberto Mottola (studio Demogo)*
- *Granulati Zandobbio shareholder*
- *Novella Cappelletti (Media Partner Paysage)*
- *Guglielmo Pelliccioli (il Quotidiano Immobiliare)*

2 (two) alternate members will also be nominated in case it becomes necessary to replace one or more of the standing members. The selection board will make use of a secretary, without voting rights, chosen by the tender organiser.

Selection board sessions are valid with the attendance of all members.

Selection board decisions are taken by majority vote and are binding for the tender organiser.

The selection board will meet in one or more private sessions; special minutes are drafted and signed by all members and kept by the procedure manager whose name is indicated in art. 23.

Session minutes will contain the identification of the method followed and work procedure.

The final minutes should contain the ranking with motivation for all participants.

12. PUBLIC MEETINGS

Selection board sessions are preceded by a public hearing, during which anonymity is guaranteed.

During the first session, the selection board recognises the submitted design proposals: reading the alphanumeric code assigned by the computerized system to the different proposals.

The public session to launch selection board work will be held on 10.07.2017 at 09:00:00 at Stone City site.

13. WORK OF THE SELECTION BOARD

In the first private session, the selection board defines the work method. The choice of design proposals to be admitted to the second stage of the tender will be based on the following evaluation criteria

1. *Ability to communicate the business brand (20 points)*
2. *Architectural quality of the design proposal (max. 45 points)*
Evaluation of the ideational proposal in consideration of the internal and external spaces provided under the profile of research,

technological and design innovation, distribution and general architectural composition and detail.

3. Hygrothermal, sound, lighting and visual well-being level (max. 10 points)

The proposals will be examined by evaluating the design and technological solutions in order to meet the requirements relating to environmental well-being in relation to energy efficiency (NZEB), acoustic, lighting and visual aspects.

4. Quality of technical and technological solutions (max. 10 points)

Quality of technical and technological solutions and choice of materials in relation to environmental sustainability and maintainability: attention to cleanliness and maintainability of the surfaces, the natural and recyclable nature of materials, the planned replacement of components in a perspective of the life cycle.

5. Estimate of implementation and management costs (max. 15 points)

The solutions will be evaluated on the basis of the consistency of the construction and management costs estimated by participants, in relation to the proposed design solutions.

14. ANNOUNCEMENT OF THE WINNER

The tender organiser, in the second public session, shall proclaim the tender winner and read out the ranking of 3 participants associating the alphanumeric codes with the names of the corresponding participants, subject to the necessary checks on the administrative documentation and incompatibilities.

The day and time of the public meeting will be published on the tender website.

CHAPTER IV - FINAL COMPLIANCE

15. PRIZES AND EXPENSE REIMBURSEMENT - DOCUMENT PROPERTY

The tender winner will receive a prize of € 12,000.00 (inclusive of VAT and any other legal charges).

With this payment, as required by Article. 152 paragraph 5 of Legislative Decree 50/2016, the ownership of the winning technical and economic feasibility design is acquired by the tender organiser.

The second place participant shall be awarded a prize of € 7,000.00 (inclusive of VAT and any other legal charges).

The third classified is recognized a prize of € 4,500,00 (inclusive of VAT and any other legal charges).

The board may award special mentions at no charge to deserving projects at its discretion.

Payment of prizes and reimbursement of expenses as determined above, will be made within ninety (90) days from the date of enforceability of the administrative decision with which the selection board's work is approved.

In the case of groups, prizes/expense reimbursements will be paid exclusively to the subject indicated as the leader in the application form.

Participant authors maintain intellectual property and copyright of the designs submitted in accordance with statutory provisions relating to copyright and intellectual property rights.

For designs, images and all material made available to the tender organiser and required for participation, the participant assumes all liability arising from the breach of patent rights, copyright, intellectual property and, in general, of other private deprivation.

16. PUBLICATION OF THE TENDER RESULTS

Except as required by applicable legal provisions, the outcome of the tender will be published on the tender organiser's website within 10 (ten) days from the date of approval of the selection board's works and will be communicated to the pertinent territorial professional boards.

CHAPTER V - FINAL RULES

17. PRIVACY

The personal information provided with the application for participation in the tender will be processed by the tender organiser for the sole purpose of enabling the identification of the same tender finalists, after the analysis and evaluation of designs. They may be disclosed to other parties only for the purposes related to the tender and disclosed at the award of the design proposals referred to in the following paragraph.

Pursuant to Leg. Decree June 30, 2003 n. 196, with the acceptance of this notice, participants give explicit consent that their personal data may be processed for purposes related to the performance of the design tender, in compliance with current regulations.

The data controller in question is: architect Remo Capitanio.

18. EXHIBITION AND PUBLICATION OF DESIGN PROPOSALS

The tender organiser agrees to present the initiative to the national press and to evaluate tender results through the actions it deems necessary.

By participating in the tender, participants authorise the exposure and the possible publication of delivered documents, without anything due by the tender organiser.

19. ASSIGNMENT OF ADDITIONAL DESIGN LEVELS

The tender organiser reserves the right to decide to launch subsequent design phases related to winning technical and economic feasibility design. In that case, the tender winner shall be entrusted with the assignment to draft the final and executive design and safety coordination during the design

phase, with negotiated procedure without notice, applying for that purpose the amounts envisaged by Ministerial Decree 143/2013, upon stipulation of fees, provided they satisfy the following requirements: to have rendered professional services to public administrations or private entities in the last 10 years prior to the publication of the notice related to works belonging to each of the classes and categories of work which refer the services to be contracted, for a total amount for each class and category equal to the estimated amount of work referred to the service, with the exception of VAT. In case of temporary groups, not all group members must meet the above requirements, it is sufficient that the group as a whole, is in possession of the same.

In the event of a temporary group, you will have to provide for the formal establishment of the same prior to assignment for the development of further design levels.

If the tender winner is not in possession of the requirements mentioned above, it must be associated with professionals who are in possession in the form of a temporary group according to art. 152, paragraph 5 of Legislative Decree 50/2016, submitting express commitment to that effect when applying to the tender.

20. TENDER NOTICE ADVERTISING AND CIRCULATION - PROCEDURE MANAGER

In addition to the methods provided by law, the notice is published on the tender organiser's website and on website stonecity.concorrimi.it
Procedural manager: arch. Remo Capitanio

21. LANGUAGE

The official language is Italian. The use of the English language is admitted.

22. FINAL RULES

Access to the records of the entire procedure is allowed for after approval of the selection board's works.
Current law applies to all matters not governed by the tender notice. For disputes are settled by the Regional Administrative Court Lombardy region in Bergamo.

REFERENCE STANDARDS

- D.Lgs. 18 April 2016 n. 50
- d.P.R. 5 October 2010 n. 207 for the articles still in force
- D.Lgs. 30th June 2003, n. 196
- D.P.R. 5 June 2001 n. 328 (arts. 15 and 45)
- D.M. 2 December 2016 n. 263

NOTE OF CLARIFICATION

Art. 2. To ensure anonymity and uniform conditions for participation, the platform for each registration assigns two unique alphanumeric codes:

- only one available to the participant (registration code)
- only one available to the procedural manager (platform code)

As a further guarantee of anonymity the procedural manager will carry out its activities with the sole unique "platform code".

Art. 3. With reference to provision in question, it is best to clarify that the expression single entity, in the event of temporary group participation, does not imply that any temporary groups will be considered, for the purposes of the tender, as a new legal entity and independent of the subjects that compose it.

It is therefore understood that the unitarity of the group is found, under this contest, for the sole purpose of authorship for ideas and design proposals submitted.

For the right to appeal, by the affected parties, collaborators and external consultants who will not become participants are reminded that:

- pursuant to art. 31, paragraph 8 of Legislative Decree 50/2016, subcontracting is prohibited, for the person with design duties, except for activities related to the geological, pyrotechnical and seismic studies, surveys, measurements and staking, the preparation of speciality and detail documents, with the exclusion of the geological reports, as well as for the sole graphic preparation of the design documents;
- under art. 105 paragraph 3 letter. a) Legislative Decree 50/2016, outsourcing self-employed professionals is not considered subcontracting. Attention is focused on the above rules to ensure that unacceptable forms of subcontracting are not employed.

Art. 8. Please note that information on the methods by which the proposals will be formulated by participants are due to technical reasons related to the operation of the system and its stability in terms of operations during the procedure.

Art. 9. By the expression "the conclusion of the on-line procedure" means the final operational step of the document upload procedure

in the system.

Artt. 11 and 13. Work of the selection board. The identification of the method will not lead to any integration to the evaluation criteria set out in the notice that will not be modified or integrated by the board.