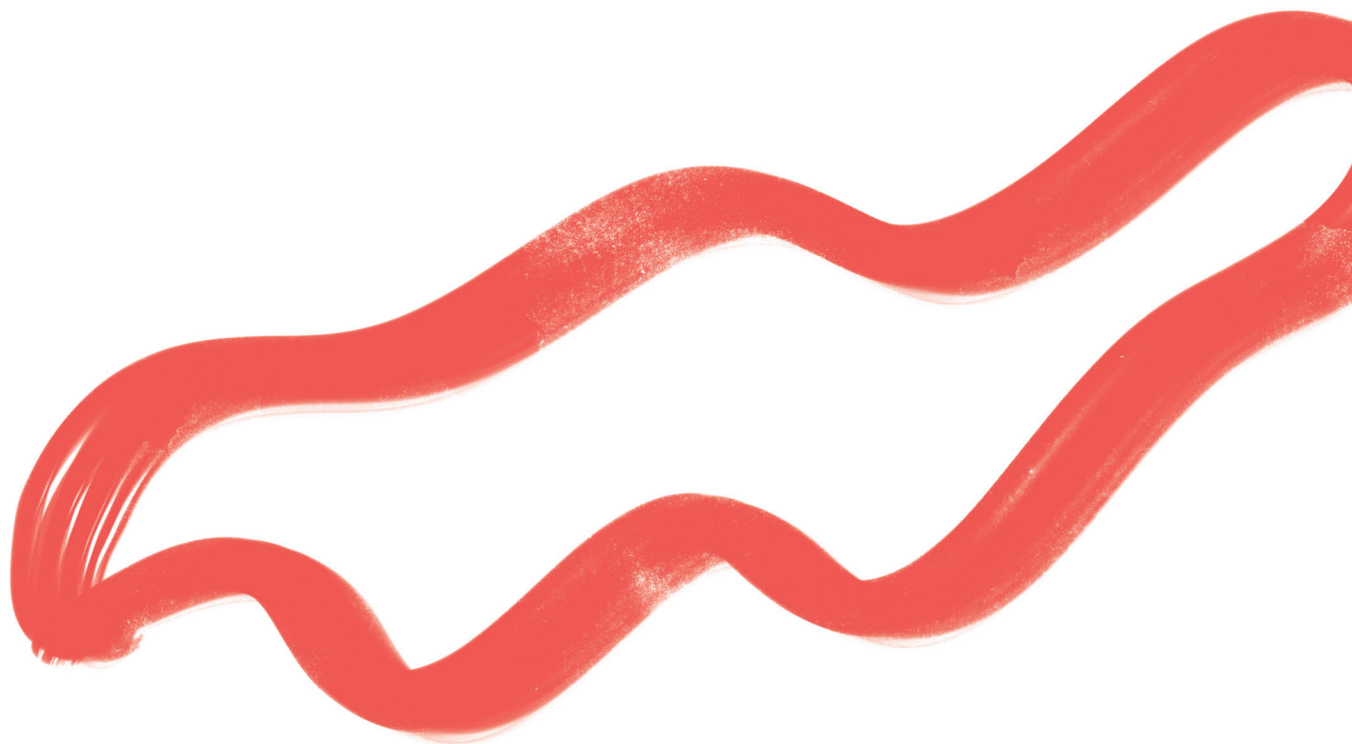


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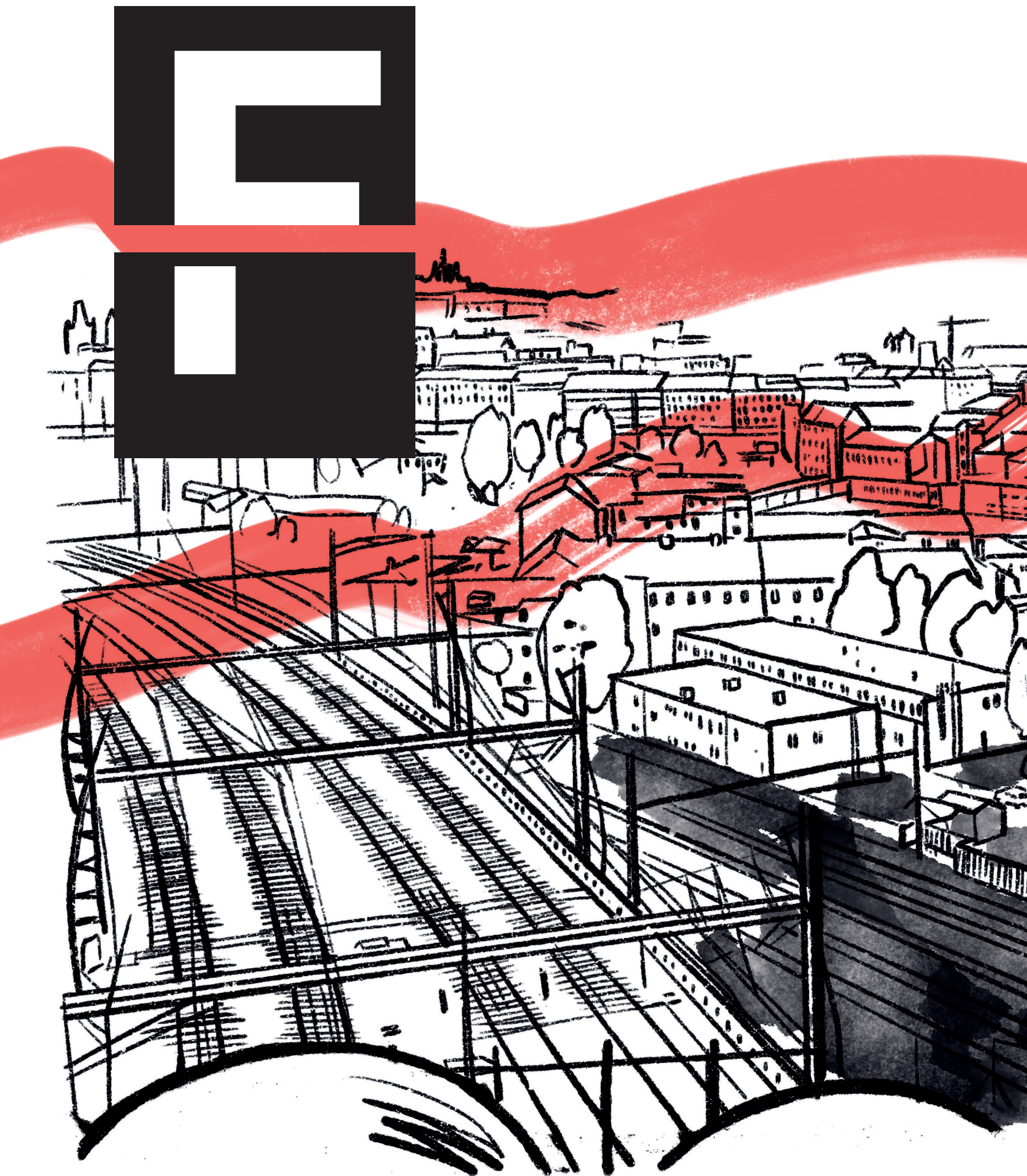
PRAGUE  
CZECH  
REPUBLIC  
RULES OF THE  
COMPETITION



**The Rules of the Competition apply to all four competitions for the design of the individual blocks on the development site of Florenc21: Phase West, which are the following:**

- Florenc21: Phase West – B01,
- Florenc21: Phase West – B02,
- Florenc21: Phase West – B03
- and Florenc21: Phase West – B04.







# FLORENC21: PHASE WEST

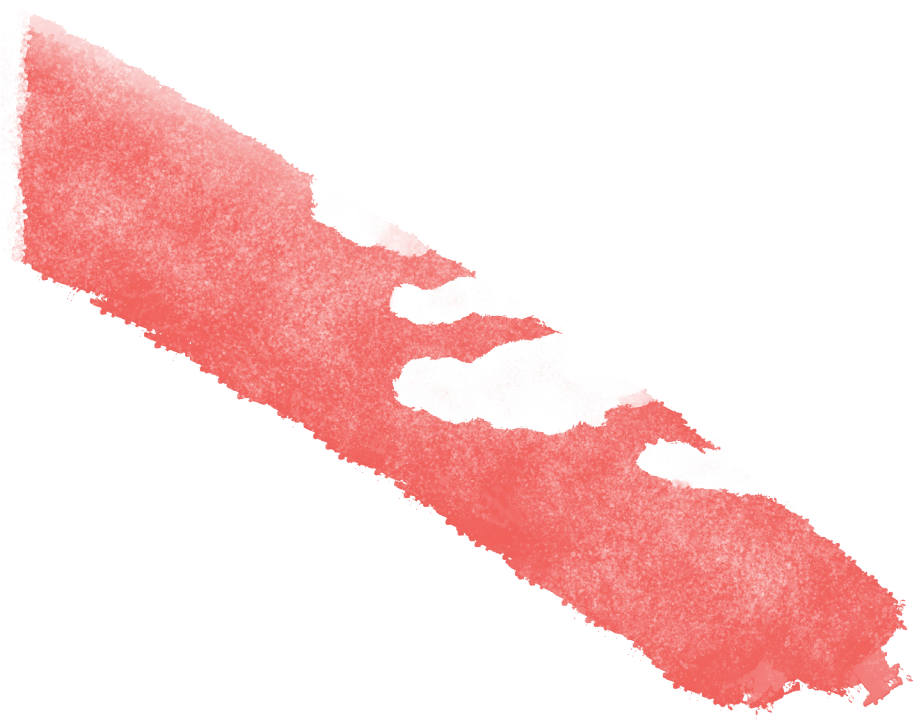
FOUR PARALLEL  
ARCHITECTURAL COMPETITIONS  
PRAGUE – CZECH REPUBLIC  
**RULES OF THE COMPETITION**







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# **KEY INFORMATION ABOUT THE COMPETITIONS**









# FOUR PARALLEL ARCHITECTURAL COMPETITIONS

## **Four parallel architectural competitions**

**Florenc21: Phase West – B01**

**Florenc21: Phase West – B02**

**Florenc21: Phase West – B03**

**Florenc21: Phase West – B04**

**seek for an optimal architectural design of each block on the site of Florenc21: Phase West.**

All four competitions are organised in compliance with the Competition Guidelines of the Czech Chamber of Architects. The Czech Chamber of Architects granted the Certificate on Competition Compliance on 14 November 2024.

The competition Jury approved the Rules of the Competition and the General Competition Brief for all four competitions at its constitutive meeting on 1 November 2024.

**The key documents for all four competitions and for the site coordinated development are:**

- **Site Regulation and Development Principles,**
- **and the Site Coordination,**

**that further elaborate on the winning master plan of the International Urban Design Competition Florenc21, Prague – Czech Republic held in 2021.**



# TYPE OF COMPETITIONS

**The competitions will take the form of Competition Workshops** with the following parameters:

- Pursuant to their objective they are **architectural competitions**, and pursuant to their purpose they are design competitions;
- They are **international** competitions, all communication will be done in Czech and in English;
- The Competition Workshops are **non-anonymous**, both the Jury and the Client will engage in a dialogue with the competition participants during the workshops;
- Each of the competitions will consist of **three phases** – in Phase 1 of the competitions, participants will submit a design idea and a portfolio of reference projects; in Phase 2, participants will submit a design concept, which will be developed into a more detailed design proposal in Phase 3;
- Each of the four competitions will be **limited** – the jury will shortlist 6 to 10 teams in each competition for Phase 2, and 3 to 4 teams in each competition for Phase 3.



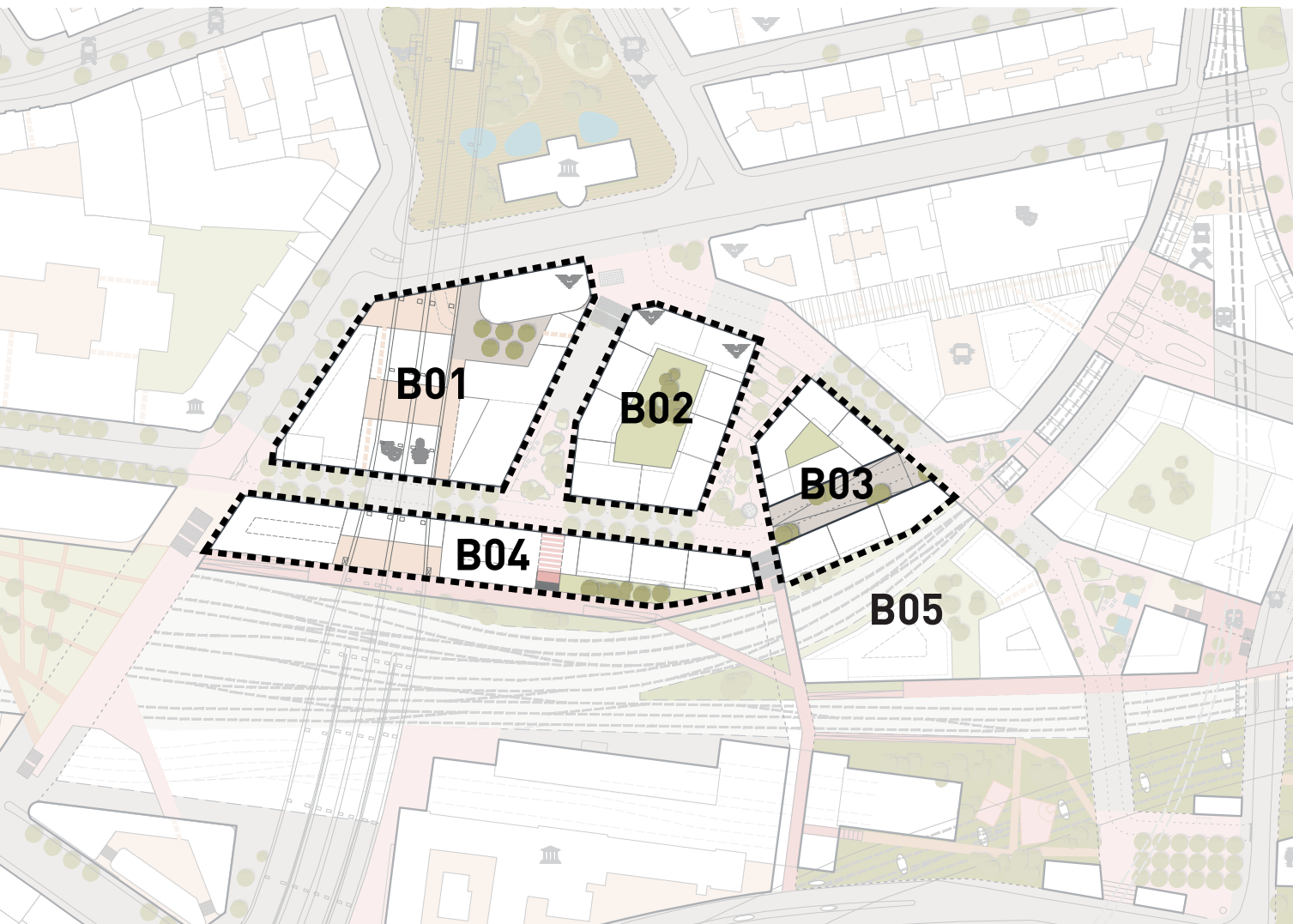


# COMPETITIONS SCOPE AND OBJECTIVES

The aim of the architectural competitions is to find architecturally high quality, economically feasible, socially and environmentally sustainable architectural design for each block of the Florenc21: Phase West site.

- The scope of the **Competition Florenc21: Phase West – B01** is architectural design of block B01 as shown in Figure 1.
- The scope of the **Competition Florenc21: Phase West – B02** is architectural design of block B02 as shown in Figure 1.
- The scope of the **Competition Florenc21: Phase West – B03** is architectural design of block B03 as shown in Figure 1.
- The scope of the **Competition Florenc21: Phase West – B04** is architectural design of block B04 as shown in Figure 1.

After the completion of all four competitions, the Client expects to enter contract negotiations with the winner of each competition on the further elaboration of the competition design into an architectural study and the work of a design architect for all subsequent project stages (for more information, see Chapter 6 of these Rules of the Competition).



**Figure 1** Outline of individual blocks to be addressed by the relevant architectural competition of Florenc21 Phase West, extract from the Coordination Study, UNIT Architekti, A69 Architekti and Jakub Cigler Architects, 2024



# COMPETITION PROCESS AND COORDINATION

The competitions will run in parallel, and the process will be coordinated so that the outcome of the development of entire Florenc21: Phase West site forms a harmonious whole, even though it will be intentionally composed of different parts.

The following table shows the timetable of all competitions and the process coordination.

**Dates may change depending on the course of the Competition Workshops, but the minimum time for the preparation of the design idea, design concept and design will always be adhered to.**

Unless the jury decides otherwise, these dates are considered valid. Any changes to the dates will be communicated by the organiser to all participants.

COMPETITION PROCESS				COORDINATION OF THE COMPETITIONS
PREPARATORY PHASE AND COMPETITION ANNOUNCEMENT	1st Jury meeting	At a constitutive meeting of the Jury the Rules of the Competition and General Competition Brief for all competitions be approved.	1 November 2024	same for all 4 competitions
	Competition announcement	Call for applications to the competitions published.	14 November 2024	
SELECTION OF COMPETITION PARTICIPANTS	Submission of applications	<p><b>Applicants submit applications to the competitions.</b></p> <p>Applicants can submit their applications for one or more competitions.</p>	by 13 December 2024 15:00 CET	same deadline for all 4 competitions
	2nd Jury meeting	<p><b>The Examiner will examine received applications</b> for all four competitions in terms of meeting the requirements for participation in the Competition and submit a report of the examination to the Jury.</p> <p><b>The Jury</b> will discuss the report of the examination of all four competitions and <b>approve the list of all competition participants who have met the conditions of participation in the competition.</b></p>	<p>in 7 days from the applications submission date</p> <p>17 December 2024</p>	

PHASE 1 OF THE COMPETITION	Submission of the design idea and portfolio	Competition participants will <b>submit a design idea</b> developed for this competition and <b>a portfolio of reference works</b> .	minimum of 45 days from the date of delivery of the invitation to participate in Competition Phase 1	
			7 February 2025	at the same time for all 4 competitions
	3rd Jury meeting	<b>The Jury will evaluate the design ideas and portfolios submitted for each competition and select 6–8 teams for each competition to proceed to Phase 2 of the competition.</b>  The same team can be selected to participate in more competitions.	20–21 February 2025	
PHASE 2 OF THE COMPETITION	1st Competition Workshop and the 4th Jury meeting	At the 1st Competition Workshop the <b>Client's specifications, the site regulation and coordination will be presented</b> to the competition participants in Phase 2 of each competition. The ideas of the Client and key stakeholders in the site development will also be presented and the questions of the competition participants answered.  At the end of the 1st workshop the <b>4th closed Jury meeting will take place at which both the assignments and the requirements for design concept submissions can be refined.</b>	in 21 days of delivery of the invitation to participate in Competition Phase 2  18 March 2025	at the same time for all 4 competitions
	Submission of the design concept	<b>Participants will submit their design concepts</b> in the competition they participate in.	minimum of 75 days from the date of delivery of the invitation to participate in Phase 2  23 May 2025	
	2nd Competition Workshop and the 5th Jury meeting	<b>At the 2nd Competition Workshop the Phase 2 participants will present their design concepts</b> , then the Jury will provide their feedback, the jury and other stakeholders will be able to ask them questions.  At the end of the 2nd Competition Workshop <b>at its 5th closed meeting the Jury will select 3–4 competing teams in each competition to proceed to Competition Phase 3</b> and formulate recommendations for finalising the designs.  The Client will invite the competition participants for the submission of their designs.	in 28 days of the Phase 2 submission date  9–13 June 2025	4 x one full day of the Competition Workshop for each competition  at the end 1 day for the Jury deliberations on all four competitions at the same time
	Design submission	<b>Competition participants will submit their designs</b> in the competition they participate in.	at least 70 days after the delivery of the invitation to participate in Competition Phase 3  12 September 2025	
PHASE 3 OF THE COMPETITION	3rd Competition Workshop and the 6th Jury meeting	<b>At the 3rd Competition Workshop the Phase 3 participants will present their designs</b> , the jury and other stakeholders in the site will be able to ask them questions.  At the end of the 3rd <b>Competition Workshop the Jury will select the winner in each competition</b> and will formulate recommendation for the Client on how to finalise the selected designs.	within 30 days of the Competition Phase 3 submission date  30 September to 3 October 2025	4 x half to full day of the Competition Workshop for each competition  subsequently one day of Jury deliberations for all four competitions
	Joint exhibition of the designs in all four competitions			will be held in parallel for all four competitions





# COMPETITIONS' CLIENT

**Prague CBD2, s.r.o.**

Na Florenci 2139/2  
110 00 Praha 1

The competitions are organised in cooperation with the City of Prague and the Prague Institute of Planning and Municipality Districts of Prague 1 and Prague 8.



# COMPETITIONS' ORGANISER

**ONplan lab, s.r.o.**

Karmelitská 18/379  
118 00 Praha 1

Competition Organiser Representative:	Petr Návrat
Competition Secretary:	Gabriela Šimůnková
Competition Design Examiner:	Karolína Koupalová



# COMPETITIONS' JURY

The selection of the participants and the results of all four competitions will be decided by competition jury.

The independent section of the Jury will be identical for all four competitions.

The jury will coordinate the interim results of each competition phase so that the Phase West of the Florenc21 development forms a harmonious whole.

Due to the administrative boundaries between the Prague 1 and Prague 8 districts and different programmes of the individual blocks, the members of the dependent part of the jury for the city districts and the Client are, unlike the independent part, not the same for all competitions.

## INDEPENDENT JURORS FOR ALL FOUR COMPETITIONS

Regular members	Alternate members
Stefan Behnisch	Julião Pinto Leite
Kees Christiaanse	Linda Obršálová
Gilma Teodora Gylyté	Matyáš Sedlák
DaeWha Kang	
Maria Alessandra Segantini	
Štěpán Valouch	

**DEPENDENT JURORS FOR BLOCK 01**

<b>Regular members</b>	<b>Alternate members</b>
Petr Zeman City of Prague	Tomáš Pek City of Prague
	Zdeněk Völfl City of Prague
	Luboš Křižan Prague Institute of Planning and Development
Karel Grabein Procházka Municipal District Prague 1	Ivo Herman Municipal District Prague 8
	Pavel Kryštof Municipal District Prague 8
David Musil Penta Real Estate	Rudolf Vacek Penta Real Estate
Pavel Streblov Penta Real Estate	Tomáš Popadič Penta Real Estate
Filip Tittl UNIT architekti	Vladimír Vacek Jakub Cígler architekti

**DEPENDENT JURORS FOR BLOCK B02**

<b>Regular members</b>	<b>Alternate members</b>
Petr Zeman City of Prague	Tomáš Pek City of Prague
	Zdeněk Völfl City of Prague
	Luboš Křižan Prague Institute of Planning and Development
Radomír Nepil Municipal District Prague 8	Ivo Herman Municipal District Prague 8
	Pavel Kryštof Municipal District Prague 8
David Musil Penta Real Estate	Pavel Streblov Penta Real Estate
Rudolf Vacek Penta Real Estate	Tomáš Popadič Penta Real Estate
Filip Tittl UNIT architekti	Václav Vacek Jakub Cígler architekti

**DEPENDENT JURORS FOR BLOCK B03**

<b>Regular members</b>	<b>Alternate members</b>
Petr Zeman City of Prague	Tomáš Pek City of Prague
	Zdeněk Völfl City of Prague
	Luboš Křížan Prague Institute of Planning and Development
Radomír Nepil Municipal District Prague 8	Ivo Herman Municipal District Prague 8
	Pavel Kryštof Municipal District Prague 8
David Musil Penta Real Estate	Rudolf Vacek Penta Real Estate
Pavel Streblov Penta Real Estate	Tomáš Popadič Penta Real Estate
Filip Tittl UNIT architekti	Václav Vacek Jakub Cígler architekti

**DEPENDENT JURORS FOR BLOCK B04**

<b>Regular members</b>	<b>Alternate members</b>
Petr Zeman City of Prague	Tomáš Pek City of Prague
	Zdeněk Völfl City of Prague
	Luboš Křížan Prague Institute of Planning and Development
Radomír Nepil Municipal District Prague 8	Karel Grabein Procházka Municipal District Prague 1
	Ivo Herman Municipal District Prague 8
	Pavel Kryštof Municipal District Prague 8
David Musil Penta Real Estate	Pavel Streblov Penta Real Estate
Rudolf Vacek Penta Real Estate	Tomáš Popadič Penta Real Estate
Filip Tittl UNIT architekti	Václav Vacek Jakub Cígler architekti



# 1-8 JURY EXPERTS

To assist the Jury, the competition proposals will be also reviewed by the following jury experts with expertise in the topics of:

- urban design and planning,
- cultural heritage and historic preservation,
- mobility, accessibility and transport,
- environmental sustainability (resilience, materials, energy efficiency etc),
- real-estate project financial feasibility,
- technical feasibility and assessment of investment and operating costs.

During the competition process, the jury may ask the Client to invite more experts.





# COMPETITION DOCUMENTS

**The following documents form an integral part of the Rules of the Competition:**

- Annex 1 – **General Competition Brief**, which contains information about the Florenc21: Phase West project coordination and the general brief for each of the four competitions,
- Annex 2 – **Form F1** – Entry form and Sworn Statement.

**The Client will provide to the participants selected for Phase 1 of each competition** at least the following documents via Karel information system (IS) accessible on the competition website [www.florenc21.eu](http://www.florenc21.eu):

- **Client's Brief** for all four competitions in \*pdf format,
- **Site Regulation and Development Principles** in \*pdf format and a set of drawings in \*dwg format,
- **Site Coordination** in \*pdf format and a set of drawings in \*dwg format,
- **digital technical map** of Prague in \*dwg format,
- **cadastral (Land Registry) map** in \*dwg format,
- **orthophoto map** in \*dwg format,
- and **3D model of Prague**.

These documents will be identical for all four competitions. The participants in each competition will thus have information and documents for all four competitions.



# SELECTION OF PARTICIPANTS TO COMPETITIONS









## ELIGIBILITY TO PARTICIPATE

**A/ Each of the four competitions is open to natural and legal persons, or associations thereof, who meet the following requirements:**

- a. They were not directly involved in the preparation of the Competition and its announcement; with the exception of persons who prepared maps and analytical documents;
- b. They are not regular or alternate members of the Jury, the Competition Secretary, Competition Examiner, an invited expert of the Jury, or the spouse, partner, relatives, direct in-laws, permanent project partners, immediate superiors or collaborators of the non-eligible persons;
- c. They are not members of the Client's Board of Directors, Management, Client's employees or employees of Client's subsidiaries and other organisations established and controlled by the Client, they are not employed by the organisations that were involved in the discussion and approval of Rules of the Competition and General Competition Brief and/or will be involved in the subsequent project negotiation resulting from this Competition.

The compliance with this requirement will be proven by the Sworn Statement (Form F1).

**B/ The Client requires applicants to prove by means of the Sworn Statement (Form F1) that they have at least one person in their team who is an certified architect,** as stipulated in Act No. 360/1992 Coll., on the Professional Practice of Certified Architects and on the Professional Practice of Certified Engineers and Technicians Active in Construction (Authorisation Act) as amended.

Authorised persons according to this requirement also mean persons authorised under the law of the country of which the applicant is a citizen or in which the applicant is established. This refers to a person who will be involved in the preparation of the design, whether as an employee of the applicant or a person in another relationship with the applicant.

**C/ The Client requires to prove by means of the Sworn Statement (form F1), that the competition applicant has experience with a project development and implementation of at least 15,000 m<sup>2</sup> GFA.**



## COMPETITION APPLICATION FORMS

**Those interested in participating can apply for one or more competitions. If an applicant wishes to apply for more than one competition, the full version of the application form including the Sworn Statement (Form F1) must be submitted separately for each competition.**

**The application form(s) for the competition(s) (including the completed and signed Form F1 for the respective competition) must be submitted electronically via Karel information system (IS)** accessible at the competition website [www.florenc21.eu](http://www.florenc21.eu) no later than 13 December 2024 15:00 CET.

If the applicant for participation in the competition is composed of several entities, they must specify in the application form the name of the leading entity with which the organiser and the client will communicate during and after the competition. This lead entity must then ensure that the information reaches the other entities of the applicant's or later participant's team.

By submitting the application form, applicants agree to all the terms and conditions of the competition(s) as a contract and to the decisions of the Jury made thereunder and in accordance therewith.

If the applicant does not receive confirmation of receipt of the application form, it will be deemed as not submitted. Entry forms received after this date will not be submitted to the Jury for consideration.

To be able to submit the application form, applicants must first register with Karel IS.



## QUESTIONS ABOUT APPLICATION

Questions on the Rules of the Competition and the General Competition Brief for all four competitions will be published in an anonymised form in Karel IS on the competition website. Participants of all four competitions will be informed about the questions and answers related to all competitions.

Applicants may raise questions on the Rules of the Competition and the General Competition Brief for all four competitions no later than 15 days before the deadline for the submission of applications for the competition(s). The answers, including the anonymised questions, will be published in Karel IS no later than 10 days before the deadline for submission of the competition application form.

Questions shall be sent to the following email address: [questions@florenc21.eu](mailto:questions@florenc21.eu). Communication via other communication channels will not be allowed.



## EVALUATION OF THE APPLICATIONS TO THE COMPETITIONS

All applicants who have met the eligibility criteria (see 2.1) and have submitted completed application forms (including completed and signed form F1 for the respective competition) will be selected by the Jury to participate in the competition(s) for which they have applied. The selected teams will be invited by the Client to submit a design idea and a portfolio of reference works in Competition Phase 1 and will be given access to the competition document data store in Karel IS.

The evaluation of applications for all four competitions will be carried out in the following two steps:

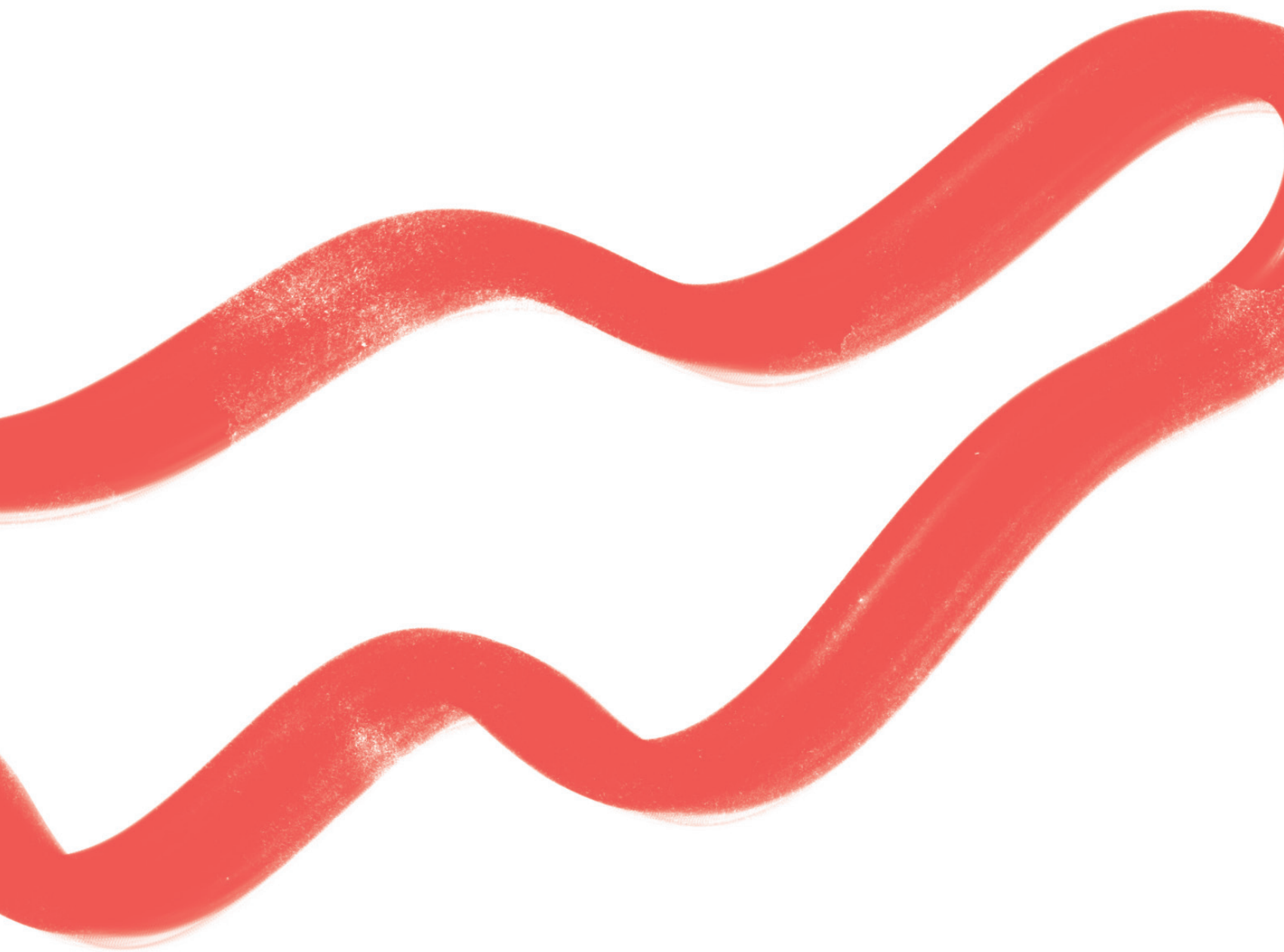
- a. verification by the Examiner of satisfying the eligibility criteria (see 2.1) and the completeness of the entries (see 2.2),
- b. the Jury's review of all entries for compliance with the eligibility and completeness requirements.

The Organizer will immediately notify those applicants who have failed to be selected by the Jury to participate in the Competition Workshops.



# **PHASE 1 OF THE COMPETITIONS - DESIGN IDEA**









## INVITATION TO PARTICIPATE IN PHASE 1 OF THE COMPETITIONS

**The participants in Phase 1 of each competition will be the teams invited by the Organizer on the Jury's recommendation of the teams to participate in Phase 1 of each competition. The invitation will state to which competition(s) of the four ones the team is invited.**



## QUESTIONS

Questions on the Rules of the Competition and the General Competition Brief and on the competition documents (see Chapter 1.9. of the Rules of the Competition) and the answers to them will be published in an anonymised form in Karel IS on the competition website. Participants of all four competitions will be informed about the questions and answers related to all competitions.

The participants may raise questions on the Rules of the Competition and the General Competition Brief for all four competitions no later than 15 days before the Competition Phase 1 submission date. The answers, including the anonymised questions, will be published in Karel IS no later than 10 days before the Competition Phase 1 submission date.

Questions shall be sent to the following email address: [questions@florenc21.eu](mailto:questions@florenc21.eu). Communication via other communication channels will not be allowed.



## SUBMISSIONS IN COMPETITION PHASE 1

The requirements for submission package in Phase 1 will be identical for each of the four competitions. The participants invited to participate in Phase 1 of the competitions will receive more specific requirements for the submission package however it will not result in a significant increase of the scope. The participants in each competition will be required to submit in advance electronically the **“Design idea and portfolio”** document in \*pdf format as an A3 size publication of maximum 10 pages.

The publication should contain:

### a. Design idea

The design idea explained on a maximum of 3 pages. The design idea will be in a form of a short, structured text and graphic representation. Schematic outlines, diagrams, sketches, short explanations and other architectural and urban design tools can be used to express the architectural approach.

### b. Three reference projects

The reference projects should demonstrate the participant's experience in relation to the competition scope and objective; at least one of the reference projects should demonstrate the participant's experience in development and implementation of a project of at least 15,000 m<sup>2</sup> GFA.

Each reference project in the portfolio should:

- be graphically documented by photographs, situations, diagrams, visualisations, 3D views and other drawings, if necessary,
- provided with a short description including the following:
  - client's name,
  - brief project description,
  - total site area in m<sup>2</sup>, project total GFA,
  - year of the project development and status of the project now (implementation or project development stage) and its recognition,
  - exact information (by name) on who from the team (see c.) was involved in the project and what their role was.

**c. Introduction of the competition team**, that will be involved in the preparation of the competition proposals and participate in the competition workshops, including the role of each of its members. If the team consists of external collaborators, the participant must provide a description of their previous collaboration. In case of non-participation of key persons listed in the description of the competition team whose references and experience have qualified the team on the competition workshops, the jury has the right to exclude the team from the competition for violation of the competition conditions.

**If a participant has been invited to participate in more than one competition, they shall submit an “Design Idea and Portfolio” publication for each competition.** It is permissible for parts (b) and (c) to be identical in the portfolios of a participant in more than one competition.



## DATE AND METHOD OF SUBMISSION IN PHASE 1

The submission date is the same for all four competitions, provisionally 7 February 2025 by 15:00 CET. The submission date will be specified in the invitation to Competition Phase 1 but will not be less than 42 days from the delivery of the invitation to Competition Phase 1.

The participants will submit the A3 publication in \*pdf format digitally via IS Karel on the website [www.florenc21.eu](http://www.florenc21.eu) in the section of the competition in which they are participating.

If a competition team participates in more than one competition, they will submit the publication containing the portfolio and design idea for each competition separately.



## EVALUATION OF THE DESIGN IDEAS AND SHORTLIST FOR PHASE 2

The design ideas will be evaluated in the same way for all four competitions. The evaluation will be done in the following steps:

- examiner's summary of the evaluation of the "Design Idea and Portfolio" publications from the aspect of meeting the requirements (see 3.3),
- "Design Ideas and Portfolios" reviewed by the Jury.

The criteria for the evaluation of the "Design Idea and Portfolio" by the Jury are set with equal weight as follows:

- the extent to which the design idea corresponds to the requirements of the General Competition Brief,
- the overall architectural quality of the reference projects and their relevance to the Competition objective.
- the extent of the expertise and experience of the participant's team members in relation to the subject matter of the competition.

**The Jury will select 6–8 participants for each of the four competitions who will be invited by the Client to participate in Competition Phase 2, i.e. the development of the design idea into a design concept.** As for the design ideas selected, the Jury will prepare recommendations for their elaboration into a design concept.

The same competition team may be selected to participate in several of the four competitions.

The Competition Organizer will immediately notify those participants who have failed to be selected by the Jury to participate in the Competition Workshops.



## REWARDS

Participants in Phase 1 of either competition will not receive any reward or other financial compensation for submitting their design ideas.



# COMPETITION PHASE 2 - DESIGN CONCEPT







## INVITATION TO PARTICIPATE IN PHASE 2 OF THE COMPETITIONS

**The participants in Phase 2 of each competition will be the teams invited by the Organizer on the Jury's recommendation of the teams to participate in Phase 2 of each competition. The same team may be selected to participate in Phase 2 of more than one competition.**

The invitation to participate will include the evaluation and recommendation of the Jury for further development of the design idea.



## FIRST COMPETITION WORKSHOP – SITE INFORMATION

The first Competition Workshop will be common to all four competitions and will take place within 21 days of delivery of the invitation to participate in Phase 2 of the competitions, on 18 March 2025. Information on the venue and time of the meeting will be specified in the invitation to participate in Phase 2 of the competitions. The workshop will not be public.

The first competition workshop will focus on acquainting the participants of all four competitions with the regulation and coordination of Phase West of Florenc21 site development and presenting the ideas and expectations of the Client, the City of Prague and other stakeholders in the area. During the following discussion between the competition teams, the Jury, the Client, the key stakeholders in the area and invited experts it will be possible to finalise the assignment for the design concept development based on the information provided.



## QUESTIONS

Participants in all four competitions may raise questions about the Rules of the Competition, specifically questions on the procedure, no later than 15 days before the Competition Phase 2 submission date. Answers, including anonymised questions, will be published in IS Karel within 5 working days of receipt of the question. Participants in all four competitions will be notified of the questions and answers to all competitions.

Participants may raise questions about the General Competition Brief for all four competitions, other competition documents (see Chapter 1.8 of the Rules of the Competition) and the Jury's recommendations no later than 35 days before the Competition Phase 2 submission date. The answers, including the anonymised questions, will be published in IS Karel no later than 25 days before Competition Phase 2 submission date. Participants in all four competitions will be notified of the questions and answers to all competitions.

Questions shall be sent to the following email address: [questions@florenc21.eu](mailto:questions@florenc21.eu). Communication via other communication channels will not be allowed.





## SUBMISSIONS IN PHASE 2 OF THE COMPETITIONS

After the first Competition Workshop, the selected Participants will receive requirements for submissions in Phase 2 of all four competitions specified in more detail, however the scope of the assignment will not be significantly increased by this detailed specification.

The participants will deliver in their concepts comprehensive, an economically feasible and sustainable architectural design concept addressing the subject of their relevant competition and responding to the requirements of the General Competition Brief, the Regulation and Site Development Principles, the Site Coordination and the Client's specification. As a provisional requirement, the competition participants shall submit electronically the following:

- a. Publication in A3 format** of a maximum 30 of pages in \*pdf which will include the following:
  - architectural design concept of the block addressed in the relevant competition;
  - concept of operational links of the block addressed and its links to the adjacent areas;
  - programme of the relevant block including the concept of functions and distribution of activities;
  - concept of the access to the building by all means of transport including connections and changes between the modes of transport and concept of parking,
  - energy and technical concept of the building.

Schematic outlines, diagrams, sketches, outlines in photographs, short explanations and other means can be used to express these concepts and architectural design details.

- b. Separate A0 format drawings** with dimensions in \*pdf and \*dwg format showing the architectural concept of the building:

- ground floor plan with an overlap of at least 20 m into the adjacent public spaces, scale 1 : 500,
- floor plan of the typical floors in the building, scale 1 : 500,
- typical building sections with an overlap of at least 20 m, which, not only show the building as such but document how it relates to adjacent public spaces and existing buildings, scale 1 : 200,
- 3D representation of the proposed concept including the key principles of the facade design, demonstrating the setting of the building in its surroundings and the relation of the building to public spaces or inner courtyards if applicable.

- c. Presentation in \*pdf of the concept** for the 2nd Competition Workshop.

All parts of the concept will clearly state the full name of the competition for which the concept is being submitted



## DATE AND METHOD OF SUBMISSION IN PHASE 2

**The submission date is the same for all four competitions, 23 May 2025 by 15:00 CEST.**

The participants have to submit all parts of their design for Competition Phase 2 in electronic format via IS Karel at [www.florenc21.eu](http://www.florenc21.eu), in the relevant competition section they participate in.

If a team participates in more than one competition, they will submit the concept for each competition separately.



## SECOND COMPETITION WORKSHOP

The second Competition Workshop will take place in the span of five days. Each of the first four days of the workshop will be dedicated to one of the four competitions, and on the fifth day the Jury will have its closed deliberations on all four competitions.

The second Competition Workshop will take place on 9–13 June 2025. The date of for each competition will be specified in the invitation to participate in Competition Phase 2.

At the Competition Workshop the competition participants will present their design concepts of the block addressed by the relevant competition followed by the discussion with the objective to provide written feedback to those competition participants who will be shortlisted for the next phase of the competition on how to further elaborate their concepts for Competition Phase 3. The Competition Workshop will not be open to the public.

The programme of the second Workshop will include:

- a. competition participants' presentations of their design concepts of the blocks addressed in relevant competitions to the Jury, the Competition Client and members of the Competition Preparation Working Group in a closed meeting,
- b. discussion between the presenting team and the Jury, experts, the Competition Client and members of the Competition Preparation Working Group,
- c. closed deliberations of the Jury to evaluate the presented concepts and to shortlist 3–4 concepts for each of the four competitions, whose authors will be invited to develop them further in Phase 3.

At the 2nd Competition Workshop each competing team will have about 20 minutes for the presentation of their concept followed by a discussion with the Jury. The team presentation and Q&A with the Jury shall take up to 30 minutes.



## EVALUATION OF THE DESIGN CONCEPTS AND SHORTLIST FOR PHASE 3

The criteria used by the Jury for the evaluation of the concepts submitted in all four competitions are provisionally set with equal weight as follows:

- a. overall quality of the architectural design concept,
- b. meeting the requirements for the site regulation and coordination as well as the requirements stated in the Client's Brief,
- c. overall sustainability of the concept.

**The jury will shortlist 3–4 design concepts for each of the four competitions, whose authors will be invited by the Client to participate in Competition Phase 3 to develop the concept into more detailed design.**

The same competition team may be selected to participate in Phase 3 of more than one competition.

The Client will immediately notify those competition participants who failed to be selected by the Jury to participate in Competition Phase 3.



## REWARDS

All participants in Phase 2 of all four competitions who participated in the second Competition Workshop, met the Competition Phase 2 submission date, and subsequently presented their design concept at the second Competition Workshop and complied with the Rules of the Competition will be compensated for their effort in the amount of:

CZK 280,000 (EUR 11 200) for Competition  
Florenc21: Phase West – B01,

CZK 250,000 (EUR 10 000) for Competition  
Florenc21: Phase West – B02,

CZK 250,000 (EUR 10 000) for Competition  
Florenc21: Phase West – B03,

CZK 250,000 (EUR 10 000) for Competition  
Florenc21: Phase West – B04.



# COMPETITION PHASE 3 - DESIGN







## INVITATION TO PARTICIPATE IN PHASE 3 OF THE COMPETITIONS

**The participants in Phase 3 of each competition will be the teams invited by the Competition Client on the Jury's recommendation of the teams to participate in Phase 3 of each competition. The same team may be selected to participate in Phase 3 of more than one competition.**

The invitation to participate will include the evaluation and recommendation of the Jury for further development of the design concept.



## QUESTIONS

Participants in all four competitions may raise questions about the Rules of the Competition, specifically questions on the procedure, no later than 15 days before the Competition Phase 3 submission date. Answers, including anonymised questions, will be published in IS Karel within 5 working days of receipt of the question. Participants in all four competitions will be notified of the questions and answers related to all competitions.

Competition participants may raise questions about the General Competition Brief for all four competitions, other competition documents (see Chapter 1.8 of the Rules of the Competition) and the Jury's recommendations no later than 35 days before the Competition Phase 3 submission date. The answers, including the anonymised questions, will be published in IS Karel no later than 25 days before Competition Phase 3 submission date. Participants in all four competitions will be notified of the questions and answers to all competitions.

Questions shall be sent to the following email address: [questions@florenc21.eu](mailto:questions@florenc21.eu). Communication via other communication channels will not be allowed.



## SUBMISSIONS IN PHASE 3 OF THE COMPETITIONS

The shortlisted competition participants will receive the invitation to participate in Phase 3 of the relevant competition which will include more specific requirements for the design to be submitted in Phase 3 however this will not result in a significant increase of the scope.

The design will further elaborate the concept design of the relevant block. The design shall be more detailed and structured as defined in the invitation to participate in Competition Phase 3.

As a provisional requirement, in Phase 3 the competition participants will have to submit electronically the following:

### **a. Graphic part – A0 drawings:**

The graphic part will be used for Jury deliberations. It will be presented on A0 drawings submitted in \*pdf format and selected data layers in \*dwg, and, as a provisional requirement, they will include the following:

- ground floor plan an overlap of at least 20 m into the adjacent public spaces, scale 1 : 200,
- floor plans of all floors, scale 1 : 200,
- views showing the design of all elevations (external and internal in the case of inner courtyards, atriums), scale 1 : 200,
- roof plan, scale 1 : 200,
- typical building sections with an overlap of at least 20 m, which, not only show the building as such but document how it relates to adjacent public spaces and existing buildings, as a minimum vertical and horizontal cross-sections of the block will be required, scale 1 : 200,



- design of other significant parts of the proposal such as inner courtyard, technical design of the facade, use of artworks, etc.,
- at least 3 renderings from a pedestrian perspective,
- renderings from above,
- renderings showing the design of the inner courtyards (wherever applicable).

#### **b. Text part – A3 size publication**

The text part will be used for the Jury deliberations. It will be presented in an A3 sized publication, which will be submitted in \*pdf format, and, as a provisional requirement, it will contain the following:

- design annotation of a maximum recommended length of 1 000 characters,
- design description documenting the satisfaction of the Regulation and site Development Principles and meeting the Site Coordination requirements
- description how the design meets the Client's requirements as stated in the Client's Specification,
- expert estimate of the building capex and opex,
- projected energy balance of the building,
- projected environmental burden of the design and its CO<sub>2</sub> footprint,
- the estimated schedule of design work,
- a balance sheet with GFA.

#### **c. Exhibition panels 120 x 180 cm in height**

The panels will be used to present the design to the public. The public presentation of the design will be on two exhibition panels of 120 x 180 cm each in height, and it will be submitted electronically in \*pdf format. In general, the panels will include the following:

- site plan,
- floor plan of a typical floor,
- typical views showing elevations design,
- rendering from the street level showing the character of different parts of the block,
- rendering from above,
- texts, diagrams, etc. explaining the design to the public.

The scale at which the drawings will be presented on the panels is at the discretion of the competition participants, but the legibility and comprehensibility of the drawings should not be compromised.

The panels will have uniform headers (the design will be provided to the competition participants together with the invitation to participate in Phase 3 of the competitions).

**d. Presentation in \*pdf format of the design to be presented at the 3rd Competition Workshop.**

**e. Physical model with insertable pieces.**

**f. Digital 3D model of the site.**



## **DATE AND METHOD OF SUBMISSION IN PHASE 3**

**The submission date is the same for all four competitions, 12 September 2025 by 15:00 CEST.**

The submission date can be specified in the invitation to Competition Phase 3 but will not be less than 70 days from the delivery of the invitation to Competition Phase 3.

In Competition Phase 3 the competition participants will submit all parts but the physical model of the design, in electronic format via IS Karel at [www.florenc21.eu](http://www.florenc21.eu), in the section of the relevant competition they participate in.

The physical model with insertable pieces has to be submitted on the day of the 3rd Competition Workshop.

If a team participates in more than one competition, they have to submit their design for each competition separately.



## THIRD COMPETITION WORKSHOP

The third Competition Workshop will take place in the span of five days. Each of the first four days of the workshop will be dedicated to one of the four competitions, and on the fifth day the Jury will have its closed deliberations on all four competitions.

The third Competition Workshop will take place on 30 September – 3 October 2025. The date of the meeting for each competition can be further specified in the invitation to participate in Competition Phase 3.

At the third Competition Workshop the competition participants will present their designs of the blocks addressed in the relevant competition followed by the discussion of the design and its evaluation by the Jury. The Competition Workshop will not be open to the public.

The programme of the second Workshop will include:

- a. competition participants' presentations of their design of the relevant block to the Jury, the Competition Client and to the Competition Preparation Working Group members in a closed meeting,
- b. discussion between the presenting team and the Jury, experts, the Competition Client and members of the Competition Preparation Working Group,
- c. closed deliberations of the Jury to evaluate the presented designs and to select the winner in each of four competitions.

Every team participating in Competition Phase 3 will have 30 minutes for the presentation of their design at the 3rd Competition Workshop which will be followed by Q&A with the Jury. In total the team presentation and Q&A with the Jury shall take 45 minutes.



## EVALUATION OF THE DESIGNS AND SELECTION OF THE WINNERS IN EACH COMPETITION

The criteria used by the Jury for the evaluation of the designs submitted in all four competitions are provisionally set with equal weight as follows:

- a. overall quality of the architectural design,
- b. adherence to the requirements of the Site Regulation and Development Principles and the Site Coordination documents,
- c. quality of the programme and the efficiency of its operations and functional use of the building in line with the requirements of the Client's specifications,
- d. technical and financial feasibility,
- e. design environmental sustainability.

**The Jury will select the winner in each of four competitions and prepare recommendations for the Client on how to proceed further.**



## REWARDS

All participants in Competition Phase 3 who submitted their designs on time and then presented them at the third Competition Workshop and complied with the Rules of the Competition will receive a reward in the amount of:

CZK 690,000 (EUR 27 600) for Competition  
Florenc21: Phase West – B01,

CZK 625,000 (EUR 25 000) for Competition  
Florenc21: Phase West – B02,

CZK 500,000 (EUR 20 000) for Competition  
Florenc21: Phase West – B03,

CZK 500,000 (EUR 20 000) for Competition  
Florenc21: Phase West – B04.

In circumstances stipulated in Section 10 (8) and Section 12 (2) of the Czech Chamber of Architects Competition Guidelines, the Jury may decide in special cases on a different distribution among the competitions of the total amount of the reward. The Jury must explain the reasons for their decision in the record of the competition proceedings, together with a record of the voting of the regular members of the Jury.

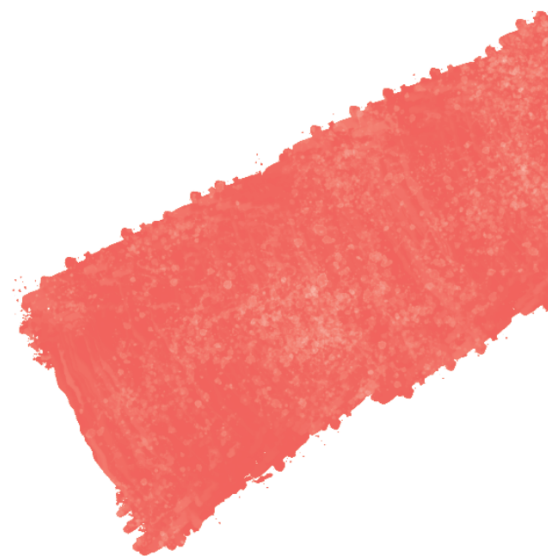


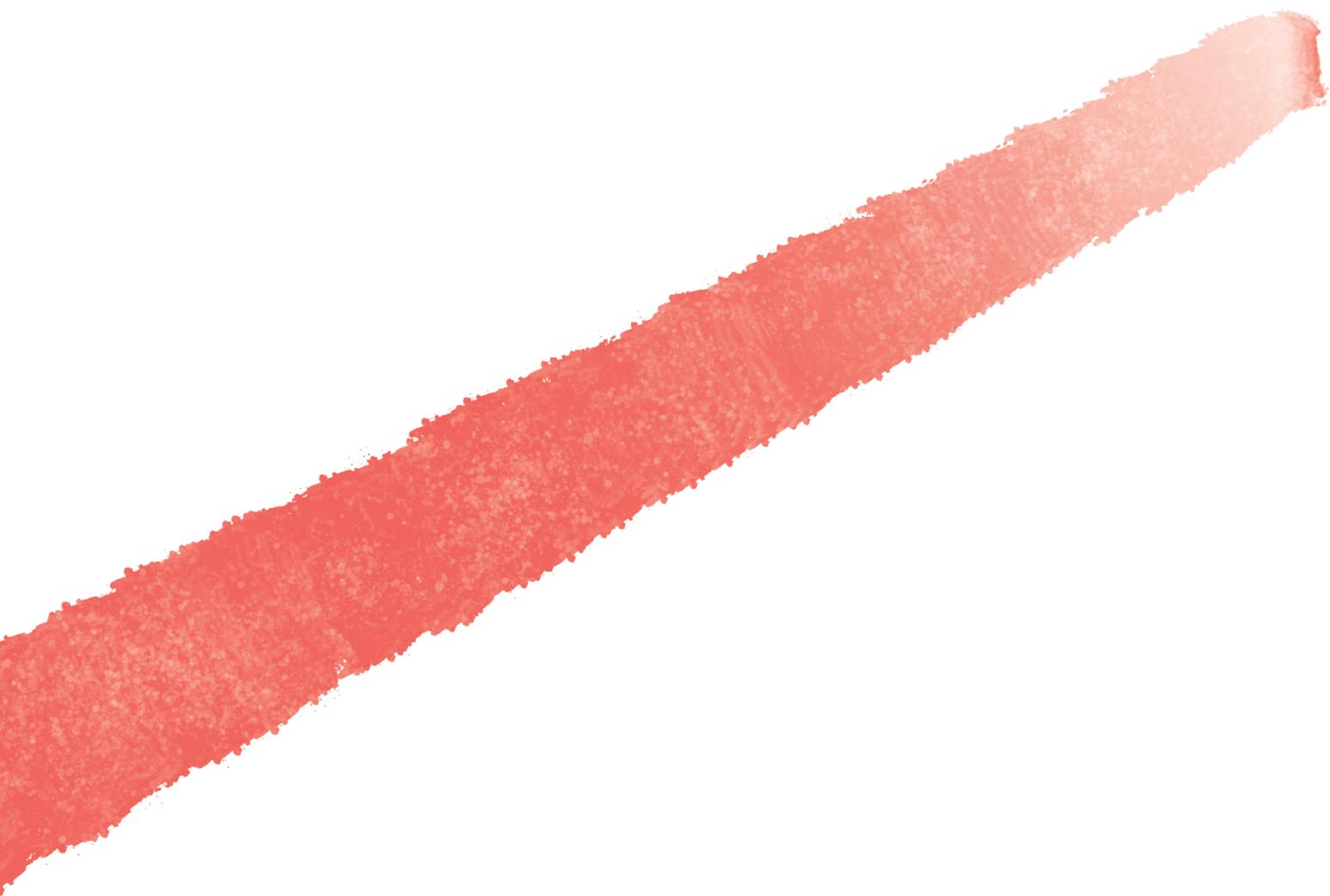
# SUBSEQUENT CONTRACT FOR WORK

After the end of all four competitions the Competition Client expects to enter into contract negotiations with the winners of each competition for the following work:

- a. finalising the competition design into an architectural study – building design taking into consideration all requirements for the coordination of Phase West of Florenc21 project,
- b. work as a design architect (under the leadership of the Main Architect Engineer of the entire Florenc21: West project) in all stages of the project development following the architectural study, which are the following:
  - project approval documentation,
  - project implementation documentation,
  - author's supervision.

The detailed extent of the work will be agreed by the parties in the subsequent contract negotiations.







# GENERAL TERMS AND CONDITIONS









## JURY DELIBERATIONS

Jury deliberations will be conducted in person and by video call with equal validity.

Meeting minutes of all Jury deliberations will be made by the Competition Secretary, the accuracy of which will be verified and signed by all members of the Jury and the person taking the minutes of the meeting.



## PUBLIC EXHIBITION OF THE COMPETITION DESIGNS

A public exhibition of the competition designs from all four competitions will open no later than 90 days after the competitions have ended.



## PROPRIETARY RIGHTS AND COPYRIGHT

The Client declares that it considers the designs resulting from the competitions to be works of authorship as defined in Act No. 121/2000 Coll., on Copyright, on Rights Related to Copyright and on Amendments to Certain Acts (Copyright Act).

Submitting the designs and outputs does not transfer the copyright to the Client or any third party and these rights will be retained by the authors of the designs.

However, without the prior written consent of the Client, the authors may not publish their designs and outputs or use them for any other purpose than participation in the competition. The Client will not decline to grant permission to publish

designs unless there is a serious reason to do so. One of such reasons would be the publication of a competition design by a participant before the end of the competitions and before the official public announcement of the competition results.

By entering one or more of the Four Competitions, the Phase 1 participant (chapter 3) grants an royalty-free licence to the Client to use the work as follows: to make partial or complete copies or reproductions of the participant's competition proposals for the purpose of the jury deliberations and for all other purposes necessary for the conduct of the competitions.

By entering one or more of the Four Competitions, the Phase 2 and 3 participant (chapter 4 and 5) grants an exclusive licence (hereinafter referred to as the licence) to the Client to use the work as follows:

- a. make partial or complete copies or reproductions of the participant's entries for the purpose of promoting the competition and presenting its outcomes,
- b. decide on the form and conditions of publishing or reproducing or distributing the participant's entries submitted in the competition,
- c. publish or reproduce or distribute the participant's entries or any part thereof,
- d. use the participant's designs submitted in the competition for discussion and consultation with the public administration bodies, local councils and third parties in connection with the site development.

The licence is also granted for all other purposes necessary for the conduct of the competitions, their promotion and discussion of their outcomes.

The remuneration for granting this licence is included in the payment according to Article 4.8 and Article 5.7.

The competition participant has no right to grant the license to third parties.

The Client has right to assign or grant the sublicense to any person connected with him, to the Competition organiser, the City of Prague, the Municipal Districts of Prague 1 or 8, or to

organisations established or controlled by the Client, and to other third parties who have a demonstrable and legitimate interest in the site development, in particular the owners of properties on the site. The licence is not limited in time.

The cancellation of the Competition (see 7.4) does not affect the rights of the Client under the licence.

Upon the Client's acceptance of the physical parts of the submission, he becomes the owner of these materials.

The participants must demonstrate to the Client that they are authorised to grant him the licence. The authorisation must be demonstrated together with the submissions in each phase and must be done in the following way:

- a. signed Sworn Statement confirming that the competition participant is the author of the submissions, or
- b. by a signed licence agreement between the author/s and the participant which will, among others, include the granting of the licence to the competition participant to use the work in the competition and for granting the licence.

The use of the designs or any of their parts for purposes other than those set out in these Rules of the Competition is subject to the explicit consent of the authors.



## **CANCELLATION OF THE COMPETITIONS**

The Client reserves the right to cancel the any of the Four Competitions without any reason.

In the event of cancellation of the competitions before the 2nd Competition Workshop, the Client is obliged to pay to those competition participants in the Competition Workshop who were invited to participate in Phase 2 of the competitions and who prove that before the cancellation

of the competitions they have already met the requirements for submission in Phase 2 of the competitions in whole or in part, compensation in the amount corresponding to the amount of the work done, but not more than CZK 250,000.

In the event of cancellation of the competitions before the 3rd Competition Workshop, the Client is obliged to pay those competition participants in the Competition Workshop who were invited to participate in Phase 3 of the competitions and who prove that they have already met the requirements for submission in Phase 3 of the competitions in whole or in part before the cancellation of the competitions, compensation in the amount corresponding to the amount of the work done, up to a maximum of CZK 500,000.

The Client will ask the Jury to review the extent of the work performed by each team and setting a pro rata reimbursement corresponding to the amount of work performed.



## **LANGUAGE OF THE COMPETITIONS**

The competitions will be announced and carried out in English and Czech. All discussions during the Competition Workshops will be in Czech and English and will be simultaneously interpreted.

All parts of the submissions in Competition Phases 1, 2 and 3, and application form will be both in English and Czech.

In case of a conflict, the Czech version of the document prevails.



## CONSEQUENCES OF NON-COMPLIANCE WITH THE RULES OF THE COMPETITION

The requirements specified in the General Competition Brief (and in other Competition Documents see Article 1.9) are to be deemed as recommendations and failure to comply with them does not constitute a reason for the design to be declined consideration and the participant excluded from the competition.

The extent and quality of reflecting the requirements stated in the General Competition Brief in the proposed designs will be judged by the Jury according to the evaluation criteria set in advance.



## REWARDS AND TAXATION

The participants in the Competition Workshops are not entitled to the reimbursement of costs incurred due to their participation in the competitions beyond the rewards and prizes listed above.

The participants are obliged to tax the reward and prize money according to the relevant laws of the country where they are tax residents.

Rewards, prize money and reimbursements are set in Czech crowns; amounts in euro are indicative and were calculated using a 12-month average exchange rate of CZK 25 to EUR 1.



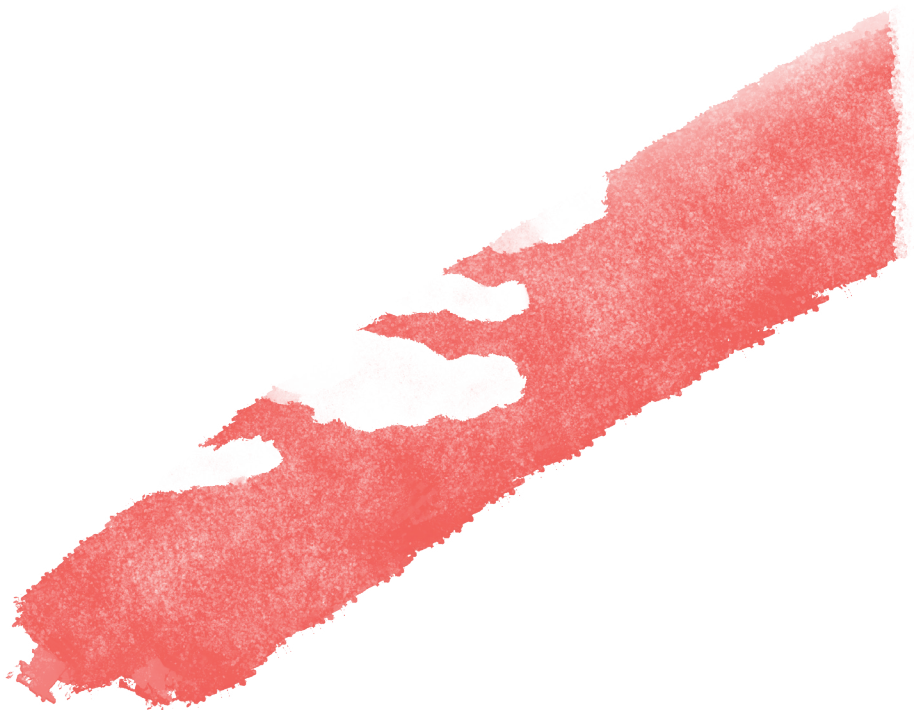
## RAISING OBJECTIONS

Pursuant to the Competition Guidelines of the Czech Chamber of Architects any participant in any of the four competitions may, within 15 days from the date of delivery of the notification of the results of the competitions, raise justified objections to the Competition Client against acts of the Client related to the competition in question and to the formal procedure the Jury.

The objections must state which competition they concerned, which procedure of the Jury or act of the Client is objected to, what is deemed to be the alleged breach of the Rules of the Competition, and what redress the complainant is seeking.

The Client together with the Jury will examine the objections raised and, within 10 days of their receipt, will send a written decision to the complainant as to whether or not it accepts the objections stating whether they accept the objection or not.

If the Client fails to meet the objections, the complainant may, but no later than within 5 working days of receipt of the Competition Client's decision on the objections, file a motion with the President of the Architects Tribunal of the Czech Chamber of Architects to initiate arbitration proceedings.





## **FLORENC21: PHASE WEST**

FOUR PARALLEL ARCHITECTURAL COMPETITIONS

PRAGUE – CZECH REPUBLIC

RULES OF THE COMPETITION

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