

**ARCHITECTURAL PRELIMINARY DESIGN COMPETITION FOR THE
CONGRESS CENTRE OF THE CITY OF ALICANTE**

TECHNICAL SPECIFICATIONS DOCUMENT

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1.- OBJECT.

The present specifications establish the general technical conditions for the drafting of the architectural preliminary projects for the Congress Centre of the City of Alicante to be located on the platform between docks 9 and A and in front of dock 7 of the Port of Alicante, whose programme is defined in annex I of the present specifications. The preliminary projects must be drawn up by competent technicians, i.e. at least one architect, and other technicians may be involved in the team, such as civil engineers, industrial engineers, etc.

2.- CONTENT OF THE PRELIMINARY PROJECTS TO BE DEVELOPED.

The work to be presented in the Architectural Preliminary Design Competition consists of an architectural proposal that orders the land on which the building(s) is/are to be built and its/their proposal in accordance with the programme of needs defined in Annex I.

The documentation to be submitted shall be limited to the following:

a) Graphic documentation:

Plans, elevations, sections, perspectives and details of the aspects of architectural and urban design which, in the opinion of the contestants, are necessary and appropriate to define his (their) proposal, with free technique and scale.

The graphic documentation shall be included in a maximum of 6 plans.

b) Written documentation:

Report with an explanation of the project and its main ideas, main materials to be used, texture, qualities and colours in a maximum of 20 A-4, font size 12, 1.5 line spacing.

The preliminary draft must also contain:

1. A descriptive report setting out the needs to be satisfied, the social, technical, economic and administrative factors taken into account in the problem to be solved and the justification of the proposed solution from the technical and economic points of view, as well as the corresponding basic data and calculations.

2. The general and overall situation plans necessary for the definition of the essential aspects of the work.

3. A budget of the work by chapters and sub-chapters, clearly specifying the content of each of them, as well as a summary of the general budget including all the costs involved in the complete execution of the planned action.

4. A study regarding the possible segregation of the preliminary project into partial projects or phases of implementation, with an indication of the portions of the budget which will correspond to each one and the stages and deadlines envisaged for their implementation.

(c) Submission of documentation

c.1.- Presentation on the Public Sector Procurement Platform:

A PDF in DIN A-4 print format will be supplied for the report and DIN A-3 for the plans with all the documentation in sections a and b above, in order to facilitate the work of the members of the Jury.

c.2.- Presentation of the panels in the repository of the website:

<http://concursocentrocongresosalicante.diputacionalicante.es/lema-formulario/>

The information contained in the panels shall be in accordance with that submitted through the Public Sector Procurement Platform, and may not contain other or different documents.

3.- SITUATION, TOWN PLANNING CONDITIONS. PRIOR INFORMATION.

Information on situation, urban planning conditions and prior information is contained in the following annexes to these specifications:

Annex II: Informative plans, topographical survey and images of the current state.

Annex III: Urban development parameters.

4.- REGULATIONS.

The preliminary project must consider the regulations applicable to this type of building, taking into account its use as a congress and office centre, and in particular the one referring to evacuation in case of fires.

5.- BUDGET.

The Provincial Council of Alicante plans to allocate, from its budget, an amount of €50.000.000 for the construction of the Congress Centre of the City of Alicante. It also plans to allocate an amount of €15.000.000 for the office area.

On the basis of the above, the budget for the material execution of the works contemplated in the preliminary project may not exceed the amount of €34.724.633,56 for the Congress Centre and €10.417.390,10 for the office area.

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TECHNICAL ANNEXES

- | | |
|-----------|--|
| Annex I | Programme of needs. |
| Annex II | Information plans, topographical survey and images of the current state. |
| Annex III | Town-planning parameters. |
| Annex IV | Budget and Fees. |

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ANNEX I: PROGRAMME OF REQUIREMENTS.

1.- Congress Centre Programme:

Exhibition area / Foyer (≥ 2.000 m²)

Registration and cloakroom and management offices (≥ 800 m²)

Auditorium 1 ($\geq 2,000$ seats) ($\geq 3,500$ m²)

Auditorium 2 (≥ 500 seats) ($\geq 1,200$ m²)

Auditorium 3 Conference Room (≥ 300 persons) (≥ 600 m²)

Speakers' offices (≥ 200 m²)

VIP Lounge (≥ 200 m²)

Commission Rooms (8 rooms) (≥ 400 m²)

Multi-purpose hall (≥ 300 people) (≥ 600 m²)

Press Room (≥ 200 m²)

Services (≥ 300 m²)

Other

Loading areas

Maximum surface area: 18,000 m²

2.- Office area programme:

Offices (≥ 150 pax) (≥ 3.000 m²)

Online attention service (≥ 65 pax) (≥ 400 m²)

Management offices (≥ 20 px) (≥ 400 m²)

Services (≥ 200 m²)

Maximum surface area: 5,000 m²

3.- Parking:

300 places approx.

Maximum surface area: 7,000 m²

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ANNEX II: INFORMATIVE PLANS, TOPOGRAPHICAL SURVEY AND IMAGES OF THE CURRENT STATE.

Informative plans and topographical survey:

The documentation can be obtained through the Public Sector Procurement Platform and on the competition website in the "Documentación" section:

<http://concursocentrocongresosalicante.diputacionalicante.es/documentacion/>

Images:

The documentation can be obtained through the Public Sector Procurement Platform and on the tender website in the "Galería" section:

<http://concursocentrocongresosalicante.diputacionalicante.es/galeria/>

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ANNEX III: TOWN PLANNING PARAMETERS.

- Maximum buildable area, including spaces below ground level: 30.000 m²
- No parameters are set to limit the buildable volume within the plot.

ASPECTS TO BE TAKEN INTO ACCOUNT IN THE PROJECT

- The planned building may be built in one or more volumes within the space known as the "implantation area", and may not exceed its limits, except for docks 7 and 9, where overhangs of up to 10.00 m are allowed?
- The proposal must solve the circulation and access spaces between building 5 of the Digital District and the planned building.
- Solutions for pedestrian and road access to the complex from outside the port area should be studied and proposed.
- The building must be capable of resolving the permeability between the city and the waterfront, without generating conflicts.
- Citizenship should be able to reach the coastline at this point, as well as along the whole of the project, along the seafront, thus being connected by the inner harbour, leaving behind any approach that could be a barrier.
- Within the built-up area, pedestrian access to the Congress Centre and the Office Area must be independent.
- The level of the current paving of the land is considered as zero level. No built volume below zero level, which is located under free space, may exceed this level.
- The Port Authority plans to draw up an amendment to the Special Plan for the Port, which will take into account the winning solution of the competition in order to make its implementation feasible.

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ANNEX IV: BUDGET AND FEES.

1.- BUDGET OF THE WORKS.

The Provincial Council of Alicante plans to allocate, from its budget, an amount €50.000.000 for the construction of the Congress Centre of the City of Alicante. It also plans to allocate an amount of €15.000.000 for the office area.

On the basis of the above, the budget for the material execution of the works to be carried out may not exceed the amount of €34.724.633,56 for the Congress Centre and €10.417.390,10 for the office area.

2.- FEES.

The total fees of all the technicians involved in the works, both for the drafting of projects and the management of the works, are set at 15% of the resulting material execution budget, amounting to SIX MILLION SEVEN HUNDRED SEVENTY ONE THOUSAND THREE HUNDRED THREE EUROS AND FIFTY SIX CENTS (6,771,303.56 €) once the execution projects for the Congress Centre have been drawn up.

The fees will be paid in the usual stages to the winning team of the competition who will assume the expenses derived from all the drafting of documents and project management, as well as the necessary actions that require their intervention for the delivery of the "turnkey" project.

3.- PREVIOUS DOCUMENTATION.

The body in charge of managing the construction process of the Congress Centre and the office area will provide the drafting team with all the necessary studies for the correct drafting of the technical projects.

4.- JUSTIFICATION FOR THE CALCULATION OF FEES.

	Budget of material execution	45.142.023,66 €
	Percentage	Estimate of professional fees
MULTIDISCIPLINARY TEAM COORDINATION	1,50%	677.130,35 €
BASIC PROJECT	4,00%	1.805.680,95 €
EXECUTION PROJECT		
(includes facilities, foundations, structure, Health and Safety, Waste Management, Quality Control, equipment, interior design, etc.)	4,00%	1.805.680,95 €
CONSTRUCTION DIRECTION	2,00%	902.840,47 €
DIRECTION OF THE CONSTRUCTION EXECUTION	2,00%	902.840,47 €
DIRECTION OF THE EXECUTION OF THE STRUCTURE	0,50%	225.710,12 €
DIRECTION OF THE EXECUTION OF FACILITIES	0,50%	225.710,12 €
PREPARATION OF THE BUILDING BOOK	0,05%	22.571,01 €
COMPLEMENTARY STUDIES	0,45%	203.139,12 €
	Total	15,00%
		6.771.303,56 €