



The long-term development vision of the Old City Harbour area will be established during a planning competition.

ABOUT THE COMPETITION

Port of Tallinn announced a planning competition for the Old City Harbour development Master Plan in order to find a long-term comprehensive solution that will become the basis for real estate developments in the harbour area and the connection of the urban and public space with the harbour's functions.

Within the planning competition, we are expecting architectural firms from Estonia and beyond to present their visions of the integrated whole that the harbour and the harbour area could be designed to become from the perspective of the needs of the harbour and urban development alike for the period up to 2030.

THE ASSIGNMENT

Port of Tallinn publishes the planning competition invitation, rules, and annexes to the rules in the register of public procurements <https://riigihanked.riik.ee/register/hange/178647> and on the home pages of the Port of Tallinn www.portoftallinn.com and Estonian Association of Architects (www.arhliit.ee).

Documents required to participate in the **planning competition** stage one must be filed and received by the organizer no later than by **December 15, 2016 4 PM EET**.

THE PROCESS, QUALIFICATION AND FEES

The **planning competition** will be held in two stages, followed by a **framework agreement** to further develop the designs and to finalize the master plan.

During **planning competition stage one** participants undertake to submit their applications/participation requests and portfolios. The objective of **planning competition stage one** is to nominate *six participants* whose previous professional experience and approach best match the requirements of Port of Tallinn.

The jury assesses participants' portfolios considering their experience in planning city centers, preparing architectural parts of large-scale plans, planning harbor areas situated in the city center, and the adherence of participants' methodologies of preparing the master plan.

The *six participants* are then invited to participate in **planning competition stage two** and to submit a conceptual design. Port of Tallinn pays each **planning competition stage two** participant an equal participation fee of 30,000 euros.

In **planning competition stage two** the jury assesses the submitted conceptual designs and *up to three winners* of the planning competition are declared.

The winners of the **planning competition** enter a negotiated procedure for the purpose of awarding a **framework agreement** for a stage-by-stage preparation of the master plan.

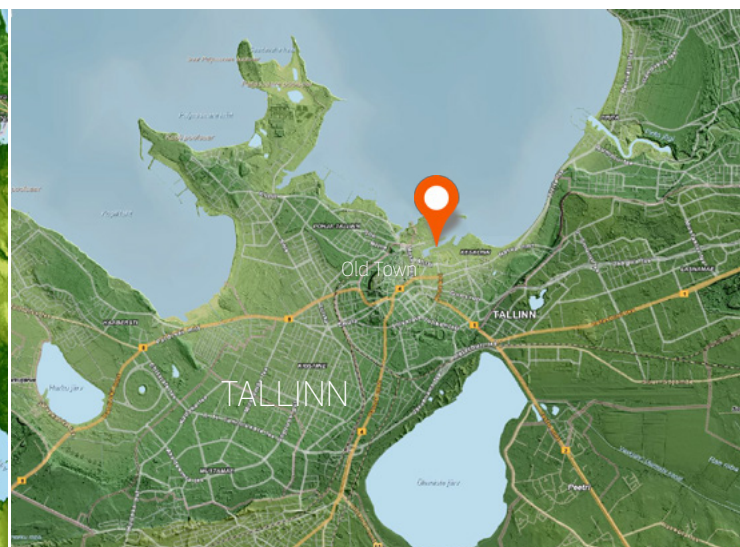
In order to participate in the framework agreement, a team must fulfill the following requirements:

- Net turnover of rendering design services for the past three years (2013-2015) at least 400,000 (four hundred thousand) euros in total;
- Team must include an architect key person who participated in the planning competition as a key person;
- Team must have experience during the past three years of planning an architectural part of a project in a city center, which included solutions relating to volume and traffic as well as joining different functions.

The winners (up to three) of the **planning competition** participate in **framework agreement stage one** – based on ideas gained from the planning competition. By the end of **framework agreement stage one** INITIAL SITE STUDY & MASTER PLAN OPTIONS (which correspond to the results of traditional master plan stage one) will have been prepared and submitted. Port of Tallinn pays each **framework agreement stage one** participant an equal participation fee of 50,000 euros.

At the end of **framework agreement stage one** a winner is selected to prepare the final stages of the master plan.

Framework agreement final stages entitled ILLUSTRATIVE CONCEPT MASTER PLAN and FINAL CONCEPT MASTER PLAN are prepared by the winner of framework agreement stage one. Fee for **framework agreement final stages** will be announced later or agreed on negotiation basis.



ANTICIPATED TIME SCHEDULE

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| • planning competition stage one deadline | <i>applications/portfolios</i> | 15 December 2016 |
| • planning competition stage two (visions) | <i>six participants</i> | January - March 2017 |
| • Framework agreement stage one | <i>three participants</i> | March - May 2017 |
| • Framework agreement final stages | <i>one participant</i> | May - September 2017 |

INFORMATION ABOUT THE COMPETITION

Participants have the right to receive explanations and additional information related to planning competition documents. Any questions must be e-mailed in Estonian or English to **a.ader@ts.ee**. Replies are sent to all interested persons and participants within three working days as of receipt of the corresponding written request.

