

AFRICAN UNION		UNION AFRICAINE
الاتحاد الأفريقي		UNIÃO AFRICANA

## ARCHITECTURAL DESIGN COMPETITION FOR RESIDENTIAL BUILDINGS OF AFRICAN UNION SENIOR OFFICIALS

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The African Union is desirous of building two types of residential buildings in Addis Ababa for the Commissioners in two different sites in Lafto Kifleketema. These projects were part of the design competition held in December 2010. But the entries received for these projects were found unsatisfactory. As a result, the jury recommended the competition for this package to be re-announced to all participants who registered for the competition for a second round design competition.

The design program is the same for these two sites, each accommodating four houses. The designers are expected to appreciate the site variations and generate residential units that shall portray unity and variety within each group.

### 1. Objectives

The objective of the competition is to obtain two sets of residential design for the two locations. The first prize winners of the two entries shall be awarded to develop the designs and may eventually supervise the construction of the projects. Competitors are free to work in one or in the two sites. But should there appear significant variation between the two entries of the Commissioners houses; the African Union may make an exception in its selection process for the sake of consistency and uniformity. In such circumstances the African Union may entertain awarding the Construction of the Commissioners' project for the other entry groups that may closely confirm with the program requirements, irrespective of the prize ranges.

### 2. Site Information

#### *Site for Commissioners' Residences:*

Both sites for the two clusters of Commissioners' residences are located in an area called Mekanisa, about 5km from the African Union Head Quarters. Site I is located by the City Ring road, which means noise shall be an issue to be addressed. Site II is situated away from traffic, in a sloppy terrain. Both sites (each 6000m<sup>2</sup>) are bounded by roads from three sides. The designers are expected to parcel each site to four identical plots and propose four residences on each plot.

#### *Climate:*

Addis Ababa is situated in a high plateau and enjoys a mild climate throughout the year. The average altitude is 2300m above sea level. The average annual temperature in the day time ranges from 19° - 23°C. The nights and the early hours of the day are generally cool around 9°C. The daily range is more than 14°C. The average humidity during the dry periods is 50% and during the wet season 80%. The main wet season is from June to August with an average monthly rainfall of about 300mm.

#### *Topography & Site Drawings*

A site plan with contours is included in the competition document.

# Rules and Regulations

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## **1. Competition Promoter**

The African Union

## **2. Invitation**

The competition is open to all eligible Architects or Architectural firms that are registered in any African country. The competition will be a single stage competition.

## **3. Accreditation**

The competition is accredited by the following institutions:

- i. African Union of Architects (AUA)
- ii. The Association of Ethiopian Architects (AEA)

## **4. Eligibility**

The following are eligible to participate in the competition:

1. The competition is aimed at professional African architects working and residing in Africa. Architects participating in the competition shall be licensed/ certified/registered/authorized by a professional body of their country;
2. Architectural teams participating in the competition shall have at least one (1) licensed/certified/registered/ authorized architect who will be the team leader.

## **3. No registration fee is required**

The following shall not be eligible for entry in the competition:

Any architect being part of the Steering Committee, the jury, or expert advisor to the jury or the Competition coordinator; or closely associated to the above.

## **5. The Aim of the Competition**

The aim of the competition is to select a design fulfilling the overall requirements of the African Union. In addition, the winner shall be commissioned to prepare a detailed design and may also be involved in the supervision of construction in collaboration with a local consultant.

The design shall illustrate the following aspects of sustainability with reference to relevant practice and fulfillment of acceptable codes for sustainable buildings or energy and environmental designs: namely, energy efficiency, water conservation, natural ventilation, daylight usage, durable and flexible material usage, eases of maintenance and repair and waste management. Competitors are also required to submit a financial proposal with their design submission in accordance with the details shown in section 17.

## **6. Disqualification**

A design shall be disqualified by the jury if

- It is received after the stipulated date and time. At its sole discretion the jury may accept late submissions if there is evidence that such submissions were posted by priority mail or delivered to a courier seven full calendar days before the required submission date;
- It is not the entry of a registered competitor;
- In the opinion of the jury, it substantially fails to provide the accommodation required by, or meet other stated requirements of the brief;
- The drawings and other documents submitted fail substantially to comply with the stated requirements;

- The author discloses his or her identity improperly;
- Any condition or instruction, other than that of a minor nature, has in the opinion of the jury been disregarded.

## 7. Project Program

<b>Commissioners' Residence Design Program</b>					
<b>No.</b>		<b>Description</b>	<b>No. of Rooms</b>	<b>Area (m2)</b>	<b>Total Area (m2)</b>
		<b>Area 1 (Primary Activities)</b>			
1		Living Room	1	70	70
2		Dining Room (serving area)	1	45	45
3		Family Room	1	50	50
4		Kitchen	1	20	20
5		Storage	1	15	20
6		Common Toilet	1	6	15
7		Main Entrance Lobby	1	25	6
		<b>Sub Total (m<sup>2</sup>)</b>			<b>226</b>
		<b>Area 2 (Guest Quarter)</b>			
8		Guest Bedroom 1	1	15	15
	8.1	Bathroom	1	6	6
	8.2	Closet	1	3	3
9		Guest Bedroom 2	1	15	15
	9.1	Bathroom	1	6	6
	9.2	Closet	1	3	3
10		Sitting Area	1	20	20
		<b>Sub Total (m<sup>2</sup>)</b>			<b>68</b>
		<b>Area 3 (Private Area)</b>			
11		Master bedroom	1	30	30
	11.1	Bathroom	1	15	15
	11.2	Walk-in Closet	1	15	15
	11.3	Dressing Room	1	10	10
12		Bedroom 1	1	20	20
	12.1	Bathroom	1	7.5	8
	12.2	Closet	1	4	4
13		Bedroom2	1	20	20
	13.1	Bathroom	1	7.5	8
	13.2	Closet	1	4	4
14		Sitting area	1	20	20

		<b>Sub Total (m<sup>2</sup>)</b>			<b>153</b>
		<b>Area 4 (Extra Private Area)</b>			
15		Private Office	1	20	20
16		Prayer/ Meditation room	1	15	15
17		Shower Room	1	5	5
		<b>Sub Total (m<sup>2</sup>)</b>			<b>40</b>
		<b>Area 5 (Recreational Facilities)</b>			
18		Gymnasium	1	40	40
19		Sauna	1	6	6
20		Steam	1	6	6
21		Jacuzzi	1	9	9
22		Shower/Toilet	1	6	6
		<b>Sub Total (m<sup>2</sup>)</b>			<b>67</b>
		<b>Area 6 (Service Quarter)</b>			
23		General Store	1	20	20
24		Maid's Room 1	1	12	12
25		Closets	2	1	2
26		Maid's Room 2	1	9	9
27		Kitchen	1	20	20
28		Shower/Toilet	1	6	6
29		Laundry	1	10	10
30		Guard Room	1	6	6
31		Toilet/Shower	1	3	3
32		Technical Room	1	3	3
33		Pump/Reservoir Room	1	12	12
34		Generator Room	1	12	12
35		Charcoal/Firewood Storage	1	9	9
		<b>Sub Total (m<sup>2</sup>)</b>			<b>124</b>
		<b>GRAND TOTAL (m2)</b>			<b>678</b>

## 8. Competition Schedule

• Competition Advertisement	30 July 2011
• Competition Period	01 August – 03 October 2011
• <b>Deadline of Submitting Submission of Design</b>	<b>03 October 2011</b>
• Competition Documents	03 October 2011
• Meeting of the Technical	03 – 04 October 2011
• Meeting of the Jury	06 – 07 October 2011
• Submittal of Jury Report	10 October 2011
• Announcement of Competition Results	19 October 2011

## 9. Adjudication criteria

**The design evaluation shall take up 80% and the financial 20%.** The Sponsor has set the following criteria for adjudication of entries (design evaluation).

- a) Response to program requirements and functionality, (20%)
- b) For site I design ideas to address noise problem, and for both sites how grouping addresses individuality and privacy while creating unity among the group. The design team may consider providing common function such as a swimming pool for the four houses. (30%)
- c) Overall aesthetic quality of building (30%)
- d) Incorporation of inviting interior spaces, (20%)

This 100% of design evaluation shall be converted finally to 80%.

## 10. Documents to be submitted by the competitors

- a) Drawings shall be submitted in 5 panels A1 size mounted on a rigid board.
- b) Group plan of the four houses required.
- c) Model in scale 1:100.
- d) A design report not exceeding 5000 words. The design report shall be firmly bound, with the identification code appearing on the cover page only. The report shall include a cost estimate.
- e) A CD containing the drawings in soft copy in pdf format shall also be submitted.
- f) Competitors shall also submit a detailed financial proposal using the attached African Union format separately for:
  - I. Design development or preparation of implementation (working) drawings for
    - i. Commissioner Residence Type I
    - ii. Commissioner Residence Type II
  - II. Construction supervision fee for implementation separately for
    - i. Commissioner Residence Type I
    - ii. Commissioner Residence Type II

Competitors shall define the scope of their role as they have understood the assignment in their financial proposal.

Drawings shall be in the metric (SI) system and should include the following information:

- Site Plan of a single unit.
- Site plan showing both four-house group

- Plans, Sections, Elevations
- Details as necessary
- Interior and Exterior Perspectives
- Model in scale 1:100

### **11. Submission of Entries**

All prospective competitors are required to submit their design documents in both hard and soft copies to the address below not later than **3:00pm on 3<sup>rd</sup> October 2011.**

The Chairperson, Tender Board  
 African Union Commission,  
 P. O. Box 3243, Addis Ababa, Ethiopia  
 Roosevelt Street  
 3rd Floor, Building C,  
 Telephone+251 (0)11-551 7700 Facsimile+251 (0)11-551 0430

### **12. Awards**

The following prizes shall be paid to the winners of the two entries each

First Prize	USD 10,000.- x 2 = 20,000
Second Prize	USD 5,000.- x 2 = 10,000
Third Prize	USD 3,000.- x2 = 6,000

# Financial Proposal Format

*{Letterhead paper of the Competitor}*

*{date}*

To: *{name and address of Employer}*

We offer to execute the *required works and services* for the Contract Price of *{amount in numbers}*, *{amount in words}* *{name of currency}*.

The Contract shall be paid in the following currencies:

Currency	Percentage payable in currency	Rate of exchange: one foreign equals [rate] US Dollar	Inputs for which foreign currency is required
(a)			
(b)			
(c)			

The advance payment required is:

Amount	Currency (USD)
(a)	
(b)	
(c)	

This design competition and your written acceptance of it shall constitute a binding Contract between us. We understand that you are not bound to accept the lowest or any Bid you receive.

Commissions or gratuities, if any, paid or to be paid by us to agents relating to this Competition, and to contract execution if we are awarded the contract, are listed below:

Name and address of agent	Amount and Currency	Purpose of Commission or gratuity
(if none, state "none").		

We hereby confirm that these Competition documents comply with the Competition Validity required by the Competition documents and specified in the Competition Data.

Authorised Signature: \_\_\_\_\_

Name and Title of Signatory: \_\_\_\_\_

Name of Bidder: \_\_\_\_\_

Address: \_\_\_\_\_