

JSC Verslo investicijos



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**OPEN CONTEST OF THE PROJECT OF THE OFFICE BUILDING AT LVOVO str. 21A,  
VILNIUS. TERMS AND CONDITIONS OF PROCUREMENT PROCEDURE**



*Photo of the developer of the Terms and Conditions of contest*

● Coordinator, developer of the Terms and Conditions of contest:  
certified SPV, SPDV, architect Andrius Bakšys (qualification certificate No A 1021)

● Vilnius 2019

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## 1. General provisions, cognitive object information

- The contest is organised in accordance with the Regulations of the Organisation of Architectural Contests of the Lithuanian Architects' Union (approved by the decision of the Council of Architects of Lithuania dated 2019-02-20), Temporary Regulations of Organisation of Architectural Contests of Lithuanian Chamber of Architects (approved by the Lithuanian Chamber of Architects on 2019-04-13, No T18/01).
- These conditions govern the conditions and procedure of the open project contest for the office building at Lvovo str. 21A, Vilnius (hereinafter referred to as the contest) (hereinafter referred to as the Terms and Conditions). **Name of competition “Contest of the project of the office building at Lvovo str. 21a, Vilnius”.**
- The cognitive information of the object are presented in the feasibility study, analysis study of source data of the open project contest for the office building at Lvovo str. 21A, Vilnius (see Annexes) and the annexes to the Terms and Conditions.**

## 2. Contest organiser

4. Organiser of the Contest, entity preparing the Terms and Conditions of the contest, organiser of exhibition and evaluation of works:  
Lithuanian Architects' Union (LAS) (hereinafter referred to as the Organiser)  
Tel. +370 615 72455  
E-mail: daiva@architektusajunga.lt

### 3. Announcer of contest (Client)

5. Announcer of contest (Customer):  
UAB Verslo Investicijos (member of UAB Eika Group of companies) (hereinafter referred to as the Entity announcing the competition).

### 4. Coordinator of contest

6. Organiser of the Contest, entity preparing the Terms and Conditions of the contest (hereinafter referred to as the Coordinator):  
Andrius Bakšys (certified PV, PDV, architect; qualification certificate No A 1021)  
Tel. +370 686 41650  
E-mail: andrius.baksys@gmail.com

### 5. Rights and obligations of the contest organisers

7. UAB Verslo Investicijos announcing the Contest and the Lithuanian Architects' Union organizing the Contest must comply with these Terms and Conditions and the requirements provided therein, provisions for organising architectural contests of the Lithuanian Architects' Union (approved by decision of the Council of the Lithuanian Architects' Council dated 2019-02-20) and Provisions on Organisation of Temporary Architectural Contests of the Lithuanian Chamber of Architects (approved by decision of the Lithuanian Chamber of Architects dated 2018-04-13, No T18/01).

### 6. Type and stages of the contest

8. Type of competition: Open (project) contest.
9. Contest type: Design competition (Regulations for the organisation of architectural contests of the Lithuanian Architects Union (approved by decision of the Council of the Lithuanian Architects' Council dated 2019-02-20) Description of the term of the Project Contest "4.1. The Project Contest is a contest aimed at finding the best architectural solution"; Rules for organizing the project contest (approved by order No D1-671 of 2017-08-22 of the Minister of the Environment of the Republic of Lithuania) Description of the Project contest deadline – "5. *Project contest is a procedure whereby the contracting authority or contracting entity is given the opportunity to acquire the plan or project submitted and selected by the evaluation committee (usually spatial planning, architecture, engineering, data processing, financial engineering)*. Participants of the Project contest may be awarded prizes in kind or in cash").  
The Contest organiser (Customer) negotiates with the first prize winner on the conclusion of the project implementation contract (the design proposals, preparation of the technical project and procurement of the project execution supervision services); IF the parties do not agree, this is negotiated with the second and third prize winners of the contest.
10. Contest stages: Single stage contest.

### 7. Purpose of the contest, essence of the problem addressed

11. Purpose of the competition: choose the best project by selecting and awarding the winners of the first, second and the third place. The announcer of the competition (Customer) will negotiate with the first prize winner on the contract of the project.
12. To analysed the possibilities of the plot development, to create the best architectural-urban solution suitable for the project plot and complying with the regulations applicable to the project area and the land parcel, the planned program and the principles of high-quality architecture.
13. To design a building that is compatible with the scale of the existing urban environment, by creating connections with the existing system of public spaces and ensuring their visual links with the existing objects of immovable cultural heritage (Vilnius Old Town), preserving the visual-spatial angles of views important for the city and the society.

## 8. Procedure for announcement of the contest

14. The contest is announced on the website of the Lithuanian Architects' Union on 2019-06-03 [www.architektusajunga.lt](http://www.architektusajunga.lt).

## 9. Qualification requirements and registration procedures for Contestants

15. All natural persons, authors, co-authors and legal entities brought together for the competition may take part in the Contest. The natural person-author must have the right to engage in the practice of architect in his home country and submit proposals that meet the Terms and Conditions of the Contest. Co-authors and legal persons must have at least one author/employee with a valid document of qualification as required above and submit proposals that meet the Terms and Conditions of the Contest.
16. In the event of a winning entry, during the negotiations on the design, the participant will be required to provide additional information on the right to pursue his professional activity in the home country. The successful Contestant will have to prove his legal capacity to design the complex and ensure the participation of the specialists necessary for the preparation of the design, in the project (in performing the design work) in accordance with the provisions of the laws of the Republic of Lithuania.
17. Contestants shall be registered by emails [daiva@architektusajunga.lt](mailto:daiva@architektusajunga.lt) and [andrius.baksys@gmail.com](mailto:andrius.baksys@gmail.com). Registration of Contestants will take place from 2019-06-03 to the final due date of submission of competition projects (until 2019-07-22). During the registration, the Contestants must submit an e-mail address for receiving access details to the Terms and Conditions of the Contest, information on the progress of the Contest and responses to the enquiries of participants.

**Note: During the registration, the Contestant must ensure confidentiality – i.e. the e-mail address must not allow the identification of a particular design company and a particular person.**

## 10. Rights and obligations of Contestants, requirements for the Contestant

18. Contestants must comply with these Terms and Conditions and the requirements therein, provisions for organising architectural contests of the Lithuanian Architects' Union (approved by decision of the Council of the Lithuanian Architects' Council dated 2019-02-20) and Provisions on Organisation of Temporary Architectural Contests of the Lithuanian Chamber of Architects (approved by decision of the Lithuanian Chamber of Architects dated 2018-04-13, No T18/01).
19. The Contestant must have the right to engage in the practice of architect in the home country.

## 11. Criteria for the evaluation of the contest works

20. The tenderer's proposal will be evaluated in accordance with the following criteria:
- 20.1. Criteria for preserving cultural values:
    - 20.1.1. Visual links of the designed building with the existing objects of immovable cultural heritage (Vilnius Old Town), by preserving visual-spatial aspects important for the city and society;
    - 20.1.2. Contextuality and coherence with the existing adjacent buildings;
    - 20.1.3. Integrated approach to heritage;
  - 20.2. Urban and architectural criteria:
    - 20.2.1. Urban integrity.
    - 20.2.2. Compliance with the principle of sustainable development;
    - 20.2.3. Quality of construction and the environment being created (ergonomics), longevity.
    - 20.2.4. Innovativeness (use of new technologies, materials, architectural, urban solutions)
    - 20.2.5. Adaptation of the environment to all members of the public – application of the principles of design for all (universal design), ensuring the mobility of people flows and the availability of designed objects.
    - 20.2.6. Solid, seamless architectural idea;
    - 20.2.7. Development of a functional building structure (s);
    - 20.2.8. Aesthetics;
  - 20.3. Technical-economic criteria:
    - 20.3.1. Potential of rationality of solutions, in terms of the optimal price ratio against building design and project implementation. Estimated sales price will be evaluated.

If it is found that the submitted work of the Contestant does not comply with the provisions of legal acts, regulations, requirements in force in the territory of the Republic of Lithuania and in particular, in the territory where the project site is located, the Terms and Conditions of the Contest and the requirements for documents indicated in the item "References" of the Terms and Conditions of the Contest, also the design program presented in the of the Terms and Conditions, this may be the reason for the rejection of the work submitted for the contest. In this case, the submission will be ruled from the competition by the Contest Evaluation Jury.

**Note: The project plot of land was included in the boundaries of the validity of the detailed plan of Šnipiškės district, approved by Decision No 1929V of Vilnius City Board on 27 November 1997, decision No 411 of the Vilnius City Council of 9 July 1999 registered in the Spatial planning Documents Register of the Republic of Lithuania, TPD reg. No T00056082 (old registration No. 000132000187).**

**Vilnius City Council in paragraph 4 of the decision No 1-2036 dated 10 April 2019, approving the report on monitoring the implementation of the decisions of the Vilnius City Municipality General Plan for 2007-2016, acknowledged that, pursuant to Article 18 (1) of the Law on Local Self-Government of the Republic of Lithuania, the part of the report "List No 2 of Territorial Planning Documents by Vilnius City Municipality to be Destroyed", the specified detailed plans are not to be considered as spatial planning documents, and have decided to annul these documents. The aforementioned "List No 2 of Territorial Planning Documents by Vilnius City Municipality to be Destroyed" also contains the detailed plan for the Šnipiškės district, approved by Decision No 1929V of Vilnius City Board dated 27 November 1997, and decision No 411 of the Vilnius City Council of 9 July 1999, therefore, this spatial planning document was declared invalid by Decision No 1-2036 of Vilnius**



City Municipality Council dated 10 April 2019 and its solutions are no longer applicable for the project plot of land.

Currently, the preparation of a new complex spatial planning document of the location level – a detailed plan is initiated for the territory in which the projected land plot is included: Deputy Director of Vilnius City Municipality in its order No A30-934/19 dated 8 May 2019 as a load to prepare a detailed plan of the territory of about 1.5 (one and five tenths) ha between Kalvarijų, Lvovo, L. Kačynskio and Krokuvos streets, in Šnipiškės sub-municipal area, on the basis of initiation, by changing the boundaries of the land plots, determining the intensity of site development, their density, type, permissible height of buildings, number of floors and other regulations of use of the territory in accordance with the general plan of the territory of Vilnius City Municipality (register No T00056038, former No. 1881), also approved a planning work program for the preparation of a detailed planning document.

## 12. Date and address of the submission of the contest works

21. Procedure for submitting proposals to the Contest: contest projects must be submitted in accordance with the procedure and terms specified in these Terms and Conditions.
22. The Contestant shall submit or send a proposal consisting of the documents specified in the Terms and Conditions of the Contest by 2019-07-22 15:00 (local time). Documents are submitted to or sent to the Lithuanian Architects' Union at the address: Lietuvos Architektų Sąjunga, Kalvarijų str. 1, LT-09310 Vilnius, Lithuania (second floor of the building). The submissions to the contest are accepted by the persons authorised by the Organiser of the Contest who have signed the Declaration of Confidentiality and the Declaration of Impartiality – these persons (accepting the submissions) do not participate in the evaluation of the contest works.

## 13. Composition of the jury, chairman of the jury

23. The initial selection – whether the submitted contest projects meet the requirements of the material presented in these Terms and Conditions – i.e. formal requirements for the composition of work (number of map-cases, explanatory note, layouts, digital media, envelope “decoding of identification code”, anonymity) shall be performed by the Contest coordinator and the secretary prior to the Evaluation Jury meeting. Place of selection – Lithuanian Architects' Union, address: Lietuvos Architektų Sąjunga, Kalvarijų str. 1, LT-09310 Vilnius, Lithuania (second floor of the building).

**Note: The purpose of the initial selection is to select and submit to the Contest Evaluation Jury only the competition projects meeting the formal requirements of the Terms and Conditions of the Contest. The persons who perform the initial selection shall be guided by the criteria and principles of independence, professionalism, integrity, reasonableness, justice and the applicable laws. To this end, the persons who perform the initial selection shall sign the Declaration of Confidentiality and the Declaration of Impartiality.**

24. The task of the Evaluation Jury is to evaluate the accepted contest projects and to select those that meet the requirements of the Contest. The Evaluation Jury will announce the final and binding evaluation of the contest projects, taking into account the requirements set for the Contest and following the evaluation criteria.

In evaluating the submissions, the members of the Evaluation Jury will be guided by the criteria and principles of independence, professionalism, integrity, reasonableness, fairness, and applicable legislation. To this end, all members of the Evaluation Jury must sign the Declaration of Confidentiality and the Declaration of Impartiality before starting to evaluate the submissions. The Contest Evaluation Jury will evaluate the submitted works

in accordance with the evaluation criteria of the contest works specified in these Terms and Conditions. The members of the Contest Evaluation Jury will familiarise with all information indicated in the Terms and Conditions of the Contest and information received during the contest (written information, written information received during the exhibition of the Contest works).

The public will be able to submit suggestions and comments in writing on the submitted contest works. Public feedback on the works submitted for the Contest will be forwarded to the Evaluation Jury before its meeting. The feedback will be evaluated and taken into account by the Evaluation Jury. The public can familiarise with the contest submissions on the website of the Lithuanian Architects' Association [www.architektusajunga.lt/category/konkursai/](http://www.architektusajunga.lt/category/konkursai/) and in the public display of the contest works: Lithuanian Architects' Union, Kalvarijų str. 1, LT-09310 Vilnius, Lithuania.

25. The Evaluation Jury for the evaluation of the contest submissions will be composed of 7 (seven) members and 2 (two) reserve members, of whom at least half will have the same or equivalent professional qualifications as required from the Contestants:

Item No	Full name	Represented organisation/position title
1.	Domas Dargis	UAB Verslo Investicijos/UAB Eika Project General Manager
2.	Robertas Grigalis	UAB Verslo Investicijos/UAB Eika Project Management Director
3.	Linas Naujokaitis	UAB Verslo Investicijos/architect
4.	Mindaugas Pakalnis	Lithuanian Architects' Union/architect
5.	Saulius Pamerneckis	Lithuanian Architects' Union/architect
6.	Saulius Motieka	Lithuanian Architects' Union/architect
7.	Gintautas Natkevičius	Lithuanian Architects' Union/architect
Reserve members of the jury		Note: The reserve member of the jury taking part in all meetings without voting rights. Voting rights are acquired by replacing any absent member of the jury delegated by UAB Verslo Investicijos or, as the case may be, the Lithuanian Architects' Union.
8.	Kęstutis Taletas	UAB Verslo Investicijos/
9.	Šarūnas Sabaliauskas	Lithuanian Architects' Union/architect

26. Chairman of the Evaluation Jury is Mindaugas Pakalnis (Lithuanian Architects' Union/architect).
27. Responsible Secretary of the Evaluation Jury – Daiva Šereikienė (Lithuanian Architects' Union/head of administration of Lithuanian Architects' Union) – a person who participates in the meetings of the Evaluation Jury, who is responsible for compliance with the Terms and Conditions of the Contest and recording of the minutes of the meetings of the Evaluation Jury. Jury Secretary shall have no right of vote.
28. Reviewers – 2 (two) qualified experts appointed by the entity announcing the competition and the Organiser who will analyse the projects submitted for the contest, and evaluate the compliance of the project with the Terms and Conditions of the Contest, the evaluation requirements and regulations set out in the Terms and Conditions and the Annexes, the regulations, the design program, and submit a report to the Evaluation Jury.
29. Only the members of the Evaluation Jury have the right to vote at the Evaluation Jury meeting, and if some member of Evaluation Jury cannot attend the meeting, the reserve member of the Evaluation Jury will be appointed instead of him.

#### 14. Design software

## 30. Design program:

Item No	Part of the design program	Description
<b>I. Land plot</b>		
1.	Site development	The building should be developed on the site by maintaining the normative fire distances between buildings.
2.	Height planning	Elevations from the ground surface of the project site the planned with maximum alignment of the heights of the existing streets, pedestrians and bicycle paths, ensuring proper connecting slopes and rainwater drains away from the project site.
3.	Landscaping /Planting	To design hedges, ornamental shrubs, lawn of the area, and a landscaped terrace. Plants should be low maintenance and selected according to our climatic conditions. Provide automatic watering if the number of plants is sufficient so that the irrigation system is cost-effective.
4.	Landscaping	Design pedestrian and bicycle trails in the project area.
5.	Entry/exit to/from the territory	From Lvovo STREET.
6.	Entry/exit to/from the building	From Lvovo STREET.
7.	Location of waste containers	On the ground part, with the access to the waste container service transport. Provide a secure, closed space for waste containers with waste sorting option (municipal waste, paper, plastic, glass). Waste containers are buried in the ground (container capacity: 5.00 m <sup>3</sup> , 3.00 m <sup>3</sup> , 1.00 m <sup>3</sup> and 1.00 m <sup>3</sup> ) or stand-alone (8 containers, 1.00 m <sup>3</sup> each).
8.	Installation of temporary stops on the site	The designed sites should have 2 temporary stops for service transport, supplies and 2 stops for cars (taxis, etc.).
9.	Existing buildings on the site	1. Automatic telephone station – the existing building, not to be demolished, unchanged, it will remain on the plot with all its functions. The building can be included (incorporated) into the designed office building; 2. Modular transformer station – the existing building is not to be demolished, unchanged, remains on the plot with all the functions contained therein. The building can be included (incorporated) into the designed office building; 3. The contour of the competition building – the existing monolithic contour (support wall). At the underground level/level, the contest work (building) is adapted to the contours of the existing foundations.
<b>II. Car parking and bicycle storage</b>		
<b>II.I. General requirements</b>		
10.	Number of parking	No less than 240 places (1 place per 60.00 m <sup>2</sup> of the



	places on the plot	designed useful floor area of the building when the useful floor area is 95% of the total area of the building being designed), i.e. no less than 60-80 places in the above ground parking and at least 160 places in the underground parking.
11.	Width of one parking bay	No less than 2.50 m.
12.	Electric cars and disabled	Provide 4 parking places and a normative number of parking for disabled people (DP).
13.	Access from the ground and underground parking to the building	Provide direct access to the office building from the ground and underground car parks.
14.	Coefficients of the number of parking places	When designing the car parking, refer to the scheme of zoning of the territory of Vilnius City Municipality in accordance with the established number of parking places coefficients.
<b>II.II. Ground parking</b>		
15.	Number of parking spaces on the ground parking	At least 60-80 places.
16.	Ground parking requirements	Design a multi-level covered ground parking. The parking is designed to look like part of the building (using the same elements of the façade) and, if necessary, could be converted to commercial/office space, by refusing part of the parking – the parking should have the same height so that in the future these areas can be easily adapted to another purpose, i.e. the “clear” height of the premises (on the ground floor) must be at least 3.50 m “in the light”.
17.	Alternative car parking	As an alternative, you can consider an automated parking system (lifts, diagonal stacking, etc.), which would allow for more parking spaces in the same area.
<b>II.III. Underground parking</b>		
18.	Number of parking spaces in underground parking	At least 160 places.
19.	Requirements for underground car parking	Underground car parking is designed to accommodate within the contour of existing foundations.
20.	Number of floors	Up to 3 floors (6 levels) – 6 semi-heights.
<b>II.IV. Bicycle storage</b>		
21.	Bicycle storage	Provide at least 70 bicycle storage places with upright U-shaped racks on the ground floor (1 rack for 2 bikes). Bicycle storage should be fenced, guarded. A bicycle trail must be marked to the bicycle storage. The stand layout must meet the BREEAM/LEED requirements.
22.	Lockers – changing rooms	Provide separate dressing rooms for men and women, 30.00 m <sup>2</sup> each. The place is designed next to the bicycle storage, direct access to the first floor of the building. Provide lockers for clothing (36 for men and 36 for women), showers (4 for men and 4 for women), clothes dryers.
<b>III. Building</b>		
<b>III.I. General requirements</b>		

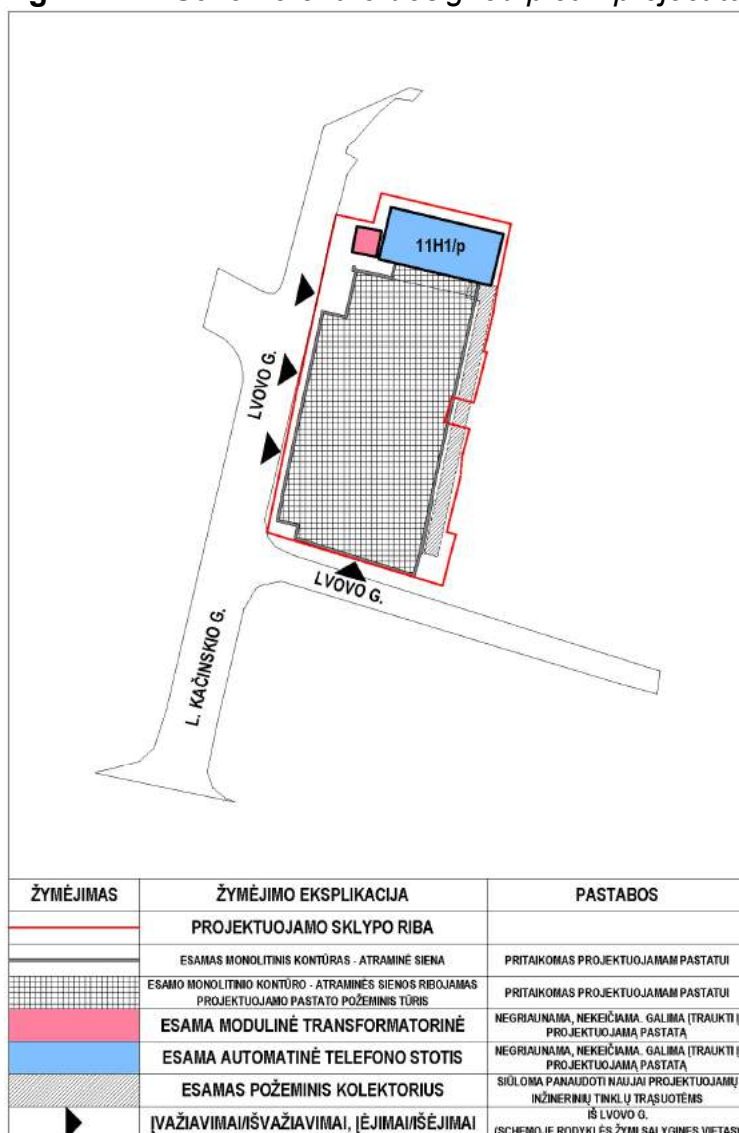
23.	Total area (ground)	15,000.00 m <sup>2</sup>
24.	Useful (leased) area	14,250.00 m <sup>2</sup>
25.	Height of a building	The height of the building should be such as to complement the silhouette of the urban hill in harmony, as viewed from the main distant points of view and the close perspectives (see Annexes – photo panoramas).
26.	Number of floors	Up to 20 floors (the floor area at least 1,000.00 m <sup>2</sup> , top floor no less than 500.00 m <sup>2</sup> ).
27.	Room height (from floor to ceiling)	First floor – 3.50 The second and remaining floors – 3.20 m (clean ceiling height “in the light” from the bottom of the lower ceiling to the bottom of the upper floor).
28.	The ratio of useful (leased) to total area	No less than 95 %.
29.	Energy performance class of the building	A+.
30.	Assessment of building rating and environmental impact	BREEAM new construction for the Excellent rating, or LEED new construction for the Gold rating.
<b>III.II. Architectural-constructive requirements</b>		
31.	Entrance door to the building	Automatically opening sideways or non- automatic swivel (do not design the revolving type doors) with a closed air-lock corridor. Form of cannabis over the entrances.
32.	Windows	Preferred: Aluminium windows. On the office floors, windows are designed higher than the floor. Showcase windows on the ground floor. Provide swing windows only for compensating air intake, when the mechanical smoke extraction is activated.
33.	Facades	Preferred: 1. Design a facade that matches the surrounding business centres so that the facade solutions serve not only as architectural elements, but also help solve climate problems inside the building. Materials should be durable, not prone to getting dirty, easy to clean. Avoid complicated shapes, protrusions, or consoles. Do not design balconies. The transparent part of the façade should comprise not more than – 50% of the total facade area. 2. On the floors of the office, a transparent part of the facade (windows) are designed in a horizontal line, raised from the floor (raised floor level) by at least 0.80 m floor, eliminating the need for safety glass, and lower than the ceiling overlay by at least 0.30 m, leaving the “forehead” space for suspended ceiling. The transparent part of the façade (windows) are designed so that the horizontal transparent part is continuous (i.e. maximum number of workplaces have daylight and direct view through windows). 3. Provide vertical non-transparent inserts for the installation of internal partitions on the facade along the perimeter of the building at every distance of 1.20 – 1.50 m.

		4. Provide the façade cleaning system. 5. Provide the facade lighting.
34.	Roof	Aligned. Design a reliable, easy-to-use storm water collection/drainage system. Provide at least 300.00 m <sup>2</sup> of usable roof terrace for building users. The terrace may not necessary be on the top floor, but on the parking rooftop or on the roof of one of the upper floors (with a smaller floor area). It should include part of the roof with plants, a relaxation area, a sports area, a smoking area. Choose the location of the roof terrace with a shade from the wind. Provide transparent partitions on the operated terrace, at least 1.20 m height above the floor level. The 5th façade is important and should not be overloaded with building engineering equipment.
35.	Logos	Provide places for logos and their sizes – above the entrance to the ground floor, and places for logos of the office companies on each floor of the office. Provide the location and size for the building name/company logos. Locations of logos are selected in the most prominent places (preferably from Lvovo Street). All logos, with the exception of the main building logo, must be white illuminated 3-D lettering.
36.	Bearing structures	Monolithic reinforced concrete structures (columns, floor overlays, staircases, elevator shafts).
<b>IV. Room planning</b>		
<b>IV.1. General requirements</b>		
37.	Volume structure of the building	Stylobate part + high-rise part, tapering upwards.
38.	1-2 floors with the main entrance	Not exceeding 500.00 m <sup>2</sup> . The remaining part is used for the ground parking, which can be converted to commercial/office space, if necessary, by abandoning some of the parking. <b>Note: Ground parking on floors 1-2 of the building cannot be provided in parts of the building forming the layout of Lvovo str. t</b>
39.	Floors 3-15	At least 1,000.00 m <sup>2</sup> each.
40.	Upper (16-20) floor (s)	At least 500.00 m <sup>2</sup> each.
41.	Evacuation staircases	At least 2 escape staircases. The staircase locations are chosen so that, if necessary, upon division of the office space for several companies, this does not create additional evacuation corridors, and different companies should not be evacuated through the premises of another company.
42.	Sanitary units (WC)	Design WC at escape staircases on all floors in the same locations. WC places and access to the WC premises must be chosen in such a way that there are several companies per floor, they can use the designed WC. Provide 1 WC on each floor for disabled people (DP). Provide space for babies to breastfeed and diaper in accordance with the STR requirements.
43.	Passenger lifts	Provide at least 4 high-speed passenger lifts that will go to underground parking and rise to all office floors.

44.	Cargo lift	Provide 1 cargo elevator for the supply of goods/materials/furniture and the service staff. The location of the cargo lift is chosen optimally (if possible, blocked at the passenger lift wells) so that the service transport can approach and unload not in the front part of the building and load the goods/materials into the cargo lift conveniently, without going to the lounge of the ground floor. Provide the cargo lift doors on two sides. The cargo lift must go to the underground parking and rise to all the office floors.
<b>IV.II. Room planning on the 1st floor</b>		
45.	Lounge, reception	The first floor space should be designed so that the reception area of 50.00-100.00 m <sup>2</sup> is across the height of the first and second floors (6.00-6.50 m) and the rest of the rooms are 3.50 meters high. Provide a recreation area above the remaining ground floor rooms, accessible from the ground floor reception via an internal staircases/lift. Provide a reception desk with 2 workplaces. Above the reception area, provide furniture for short meetings, a lounge area. Provide a zone for mailboxes.
46.	Administrator/security guard changing room	Up to 10.00 m <sup>2</sup> Provide lockers, a kitchenette.
47.	Cleaner's room	Up to 6.00 m <sup>2</sup>
48.	Smoking room	Up to 20.00 m <sup>2</sup> smoking area with ventilation. The smoking area is selected further away from the main entrance and next to the designated outdoor smoking area. One smoking room should be on the 1st floor and the other on the last or one of the last floors of the building.
49.	Engineer's room	6.00 m <sup>2</sup> per workplace.
50.	Sanitary units (WC)	Provide 2 public WC, one of which for disabled people (DP).
51.	Café	Up to 200.00 m <sup>2</sup> , including kitchen facilities. The café is designed with showcase windows and entrance from the outside and from the ground floor lounge.
<b>IV.III. Technical premises on the ground floor, in the underground parking</b>		
52.	Requirements for technical premises	The location of the technical premises is selected depending on the optimum (cost-effective) option for connection of the field engineering networks, as well as the utilization of the sewer (provided locations in the existing project) for the routes of engineering networks. Evaluate/provide for the utilisation of the sewer for laying of different types of networks, as far as it does not contradict the requirements of normative documents.
53.	Inlet to water metering unit	Up to 8.00 m <sup>2</sup>
54.	Heating station	Up to 12.00 m <sup>2</sup>
55.	Switchgear room	Up to 10.00 m <sup>2</sup>
56.	Communication room	Up to 10.00 m <sup>2</sup>
57.	Location of diesel generator (room)	Up to 15.00 m <sup>2</sup>

58.	Water reservoir	No less than 100.00 m <sup>3</sup> , in the parking lot, from Lvovo Street
<b>IV.IV. Room planning on the 2nd floor</b>		
59.	Shared lounge area	Above the ground floor rooms, provide a lounge/event space accessible from the ground floor reception via an internal staircase/lived. Provide furniture for short meetings.
<b>IV.V. Room planning in the office floors (from the 3rd floor)</b>		
60.	Floors 3-15	No less than 1,000.00 m <sup>2</sup> total area. Provide office rooms for 1-2 companies. Provide office administrator laces at the lift lounge, so that administrators can see the incoming employees/clients. Select the WC locations in dark areas, to provide for possible areas of kitchenettes (2 on each floor), one of which is designed with the possibility of having daylight, and the other in the dark area. Provide three meeting rooms (small halls) with the area of 10.00 to 15.00 m <sup>2</sup> and one bigger, 20.00 to 30.00 m <sup>2</sup> . Design open space workplaces for teamwork of 6-10 people – 70%, and separate offices, with 1-3 workplaces each – 30%. Provide telephone call rooms (2-3 rooms, 3.00 to 5.00 m <sup>2</sup> each). Provide solutions for furniture layout.
61.	Upper/lower floors (16-20)	No less than 500.00 m <sup>2</sup> total area. Provide office rooms for 1-2 companies. Provide office administrator laces at the lift lounge, so that administrators can see the incoming employees/clients. Select the WC locations in dark areas, to provide for possible areas of kitchenettes (2 on each floor), one of which is designed with the possibility of having daylight, and the other in the dark area. Provide two meeting rooms (small halls) with the area of 10.00 to 15.00 m <sup>2</sup> and one bigger, 15.00 to 20.00 m <sup>2</sup> . Design open space workplaces for teamwork of 6-10 people – 60 %, and separate offices, with 1-3 workplaces each – 40%. telephone call rooms (2, from 3.00 to 5.00 m <sup>2</sup> each). Smoking room for top floor users. Exit to the roof terrace from the elevator lounge. Provide solutions for furniture layout.



**Fig. 1** Scheme of the designed plot – project task

## 15. Requirements for composition, scope, detail and presentation of contest works

31. Scope of projects submitted to the contest: Preparation of the competition project for the open project contest for the office building at Lvovo str. 21A, Vilnius in accordance with the requirements described in these and Conditions.
32. The contest works are submitted anonymously.
33. Konkurso dalyvis gali pateikti tik vieną pasiūlymą.
34. The Contestant shall prepare and submit the documents specified in the Terms and Conditions of the Contest and all other documents related to the Contest (requests, notifications, enquiries, etc.) in the Lithuanian language.
35. The proposal submitted by the Contestant and other documents specified in the Terms and Conditions of the Contest must be prepared and submitted in accordance with the requirements specified in these Terms and Conditions. Should the entity announcing the competition and its organiser make insignificant changes to the Terms and Conditions of the Contest or their Annexes, the participants must take them into account.
36. The proposal submitted by the Contestant must include the following documents (texts, drawings, diagrams, visualizations) and layouts:
  - 36.1. Situation Scheme, M 1:2000;

- 36.2. General plan with suggestions for the arrangement of the plot, 1:500;
- 36.3. Floor plans (underground and above ground), M 1:200 (fragments of individual floor plans, depending on the level of detail shown, may be provided at scale 1:100, at the discretion of the Contestant):
- 36.3.1. Representation of car parking spaces in underground and ground parts of the building;
  - 36.3.2. Vertical links (staircases, elevators, engineering network shafts);
  - 36.3.3. Representation of premises/zones (the level of detail of the premises/zones must be clear to understand the design idea and correspond to the project task provided by the Contest Organiser);
  - 36.3.4. Room /zone explications and room/zone areas;
  - 36.3.5. Solutions for furniture layout solutions.
- 36.4. Facades of buildings, M 1:200;
- 36.5. Characteristic cross sections (one to two), M 1:200;
- 36.6. 3-D spatial images of the building made in 3D graphics – visualizations, embedded in a photo panorama are mandatory (see the annexes), others are made at the discretion of the participant;
- 36.7. Layout of the plot with buildings (white collar), M 1:500. Participant's layout (colour and materials chosen by the participant) will be placed in a centrally prepared layout of the plot with the buildings (it will be white colour), covering the buildings of the adjacent plots;
- 36.8. Explanatory note (provided in a separate A4 format file). Sequence of text of the explanatory note:
- 36.8.1. Urban idea;
  - 36.8.2. Architectural idea;
  - 36.8.3. Functional planning of the building;
  - 36.8.4. Building materials;
  - 36.8.5. Transport and pedestrian flow solutions;
  - 36.8.6. Use of solutions for the building A+ energy class, energy-saving solutions, renewable energy sources, green (sustainable) solutions;
  - 36.8.7. Building structural solutions;
  - 36.8.8. General (building) indicators of the plot and the building. The following data are required for the table of general building indicators: plot area, plot development intensity, plot development density, building total area, building useful area, building volume, number of floors, building height.
37. Drawings mentioned in paragraph above, 3D spatial images of the building, Explanatory notes, decryption of participant identification codes
- 37.1. On 4 or 6 (four or six) map-cases 100 (h) x 70 cm. Map-case thickness 2.5 mm. Map-cases will be displayed vertically. Map-cases must show the order of their display (numbering);
  - 37.2. Digital media (CD, USB, etc.) as specified in “Requirements for the presentation of digital media” (see the Annexes);
  - 37.3. A separate envelope with the inscription “Decryption of participant identification code”, in which the Contestant provides the decryption of the identification code, a valid document (copy thereof) of the relevant qualification entitling him to pursue the profession of architect in his country.
- Note: In the event that the participant's work is awarded a prize place and, after opening the envelope with the code “Decryption of participant identification code” it does not contain a valid document enabling the architect to pursue his professional activities in his country, the Contestant will be requested to provide such a document within a reasonable period of time.**
38. All the documents submitted and the layout must include the name of the contest “Open contest of the project of the office building at Lvovo str. 21a, Vilnius”.

39. All documents and layouts of the same participant submitted in accordance with the requirements of these Terms and Conditions must be marked with the same code. The code on the 100 (h) x 70 cm vertically oriented map-case should consist of a six-digit combination of 1 cm high and 4 cm wide Arabic numbers, which is embedded in the top right corner of each map-case, 2 cm away from the edges of the map-case. The layout is marked with a similar code, affixed to the bottom of the layout base. The code digits are selected at the discretion of the participant.
40. The contest documents (except for the layout) submitted by the Contestant in these Terms and Conditions must be properly packed in one envelope (package) with the identification code and the text "For the contest of the open project of the office building at Lvovo str. 21a, Vilnius", without mentioning the participant or the author in any other way. The envelope (package) must contain a description of the contents of the envelope. The layout must be packed at the dispatcher's discretion, with the above information indicated on the packaging.
41. All contest documents and the layout must be submitted before the final due date specified in these Terms and Conditions and at the specified address.
42. Failure to comply with the conditions of these requirements in part or in full shall be the basis to reject the submissions of the tenderer.

#### **16. Deadline for submission of questions by Contestants and answers to them**

43. The Contestant may request the Contest Organiser to clarify the Terms and Conditions of the Contest.
44. The Contestant may submit requests for clarification of the Terms and Conditions of the Contest at the following address: Lithuanian Architects' Union, Kalvarijų str. 1, LT-09310 Vilnius, Lithuania, or by email: [daiva@architektusajunga.lt](mailto:daiva@architektusajunga.lt). Requests addressed to the entity organising the contest shall be forwarded by the Contest Organiser – the Lithuanian Architects' Union.
45. The final due date for submitting requests for clarification of the Terms and Conditions of the Contest is from 2019-06-03 to 2019-06-24.
46. Inquiries of the Contestants shall be answered within 5 (five) business days from the date of receipt of the inquiry, from 2019-06-10 to 2019-07-01.
47. The enquiry submitted by the Contestant must indicate the requested clause of the Terms and Conditions of Contest. Answers to the tenderer enquiries will be sent to all registered tenderers, without indicating a specific tenderer who has sent the enquiry.

#### **17. Place of exhibiting of Contest works**

48. The projects submitted to the contest, meeting the conditions described in these Terms and Conditions, are exhibited at the Lithuanian Architects' Union at the following address: Lithuanian Architects' Union, Kalvarijų str. 1, LT-09310 Vilnius, Lithuania, from 2019-07-23, 15:00. (local time) until 2019-07-31, 15:00 (local time). In case of change of the place of project exhibitions submitted to the Contest, all participants registered to the Contest will be notified by e-mail. The information published on the website of Lithuanian Architects' Association [www.architektusajunga.lt](http://www.architektusajunga.lt) no later than 2 (two) business days before the start of the exhibition.

#### **18. Terms for the contest organisation**

49. Time table for the contest deadlines:

Item	Date	Contest stage	Notes

No			
<b>Tendering procedure</b>			
1.	2019-06-03	Announcement of contest	On the website of Lithuanian Architects' Union <a href="http://www.architektusajunga.lt">www.architektusajunga.lt</a>
2.	From 2019-06-03 before the final due date for submission of contest projects	Registration of Contestants	By e-mail: <a href="mailto:daiva@architektusajunga.lt">daiva@architektusajunga.lt</a> and <a href="mailto:andrius.baksys@gmail.com">andrius.baksys@gmail.com</a>
3.	From 2019-06-03 till 2019-06-24	Possible minor changes and additions to the Terms and Conditions of the contest and their Annexes	Minor changes and amendments can be made to the Terms and Conditions of the Contest and its Annexes. All registered participants of the Contest will be notified of changes at the e-mail address indicated at registration. Note: In the event of substantial changes to the Terms and Conditions of the Contest, the deadline for submission of contest projects shall be postponed. Substantial changes are possible in the light of the comments made by the public, the Contestants and/or on the initiative of the entity announcing the Contest (Customer).
4.	From 2019-06-03 till 2019-06-24	Submission of Contestants' inquiries regarding the Terms and Conditions of the Contest	To be submitted at the address: Lithuanian Architects' Union, Kalvarijų str. 1, LT-09310 Vilnius, Lithuania, or by email: <a href="mailto:daiva@architektusajunga.lt">daiva@architektusajunga.lt</a>
5.	From 2019-06-10 till 2019-07-01	Presentation of explanations of the Terms and Conditions of the Contest	All registered participants of the Contest will be notified of changes at the e-mail address indicated at registration.
6.	From 2019-06-03 till 2019-07-22	Preparation of contest projects	
7.	Till 2019-07-22 15:00:00 (local time)	Submission of contest projects	Address: Lietuvos Architektų Sajunga, Kalvarijų str. 1, LT-09310 Vilnius, Lithuania (second floor of the building).
8.	From 2019-07-23 15:00:00 (local time) till 2019-07-31 15:00:00 (local time)	Display of contest projects submitted to the Contest	Address: Lietuvos Architektų Sajunga, Kalvarijų str. 1, LT-09310 Vilnius, Lithuania (second floor of the building).
<b>Results of the contest</b>			

9.	2019-07-29	Meeting of the Contest Evaluation Jury	Address: Lithuanian Architects' Union, Kalvarijų str. 1, LT-09310 Vilnius, Lithuania. Note: The exact date of the meeting of the Contest Evaluation Jury will be announced on the website of the Lithuanian Architects' Union <a href="http://www.architektusajunga.lt">www.architektusajunga.lt</a> no later than 3 (three) business days before the date of the meeting of the Contest Evaluation Jury.
10.	From 2019-07-29 till 2019-07-31	Announcement of results and the contest winner	On the website of the Lithuanian Architects' Union Website <a href="http://www.architektusajunga.lt">www.architektusajunga.lt</a>
11.	From 2019-07-31 10:00:00 (local time) till 2019-08-07 15:00:00 (local time)	Collection of works which did not win prizes	Address: Lietuvos Architektų Sąjunga, Kalvarijų str. 1, LT-09310 Vilnius, Lithuania (second floor of the building).
12.	Till 2019-09-02	Payment of cash prizes to winners	Customer Cash prizes will be paid to the winners by the entity announcing the Contest (Customer).

## 19. Evaluation procedure

50. The Evaluation Jury will evaluate the submitted contest projects in accordance with their compliance with the requirements and objectives set out in these Terms and Conditions.
51. The meeting of the Evaluation Jury shall be closed – i.e. the Evaluation Jury members and the responsible secretary (without voting rights) will participate in the evaluation of the submissions. At the request of the Evaluation Jury, reviewers (without voting rights) and consultants (experts) may participate in the meeting (without voting rights) will participate in the evaluation of the submissions.
52. The Evaluation Jury will, by taking into account the conclusions Coordinator and the Secretary and the reviewers who have informed the preliminary selection of works, determine whether the contest projects may be recognised as eligible for evaluation. If there is a proposal to reject the Contestant's submission, the Coordinator and/or the reviewers must indicate the reason for rejection to the Evaluation Jury. Having assessed the conclusions of the Coordinator and/or reviewers, the Evaluation Jury must finalise the decision on the rejection of the submission and explain it in the minutes. The minutes shall be signed by all members of the Evaluation Jury.
53. The Evaluation Jury evaluates all submissions accepted for evaluation in accordance with the evaluation criteria specified in these Contest Terms and Conditions and draws up a list of works starting with a work that has ranked highest.
54. Each member of the Contest Evaluation Jury shall evaluate the works in writing. Scoring shall be done in the following manner:



- 54.1. The works submitted by the Contestants will be evaluated by each member of the Evaluation Jury;
- 54.2. The Contest entries will be evaluated according to three criteria groups: criteria for preserving cultural values, urban and architectural criteria, techno-economic criteria;
- 54.3. Each member of the Evaluation Jury shall have the same number of votes for each of the three criteria groups as is indicated for the Contest (for example, in the case of 10 participants, each member of the jury will have 10 votes to assess the criterion for preserving cultural values, 10 votes for urban and architectural criteria and 10 votes for technical-economic criteria). Each member of the Evaluation Jury will distribute his votes at its own discretion. Each member of the Evaluation Jury will assign the votes (in each criterion group) to at least three works. Votes cannot be redistributed among different criteria groups;
- 54.4. The voting will be anonymous;
- 54.5. Each member of the Evaluation Jury will be required to distribute all of his votes;
- 54.6. The participant who has received the maximum number of points, will be announced as the winner.
- 54.7. After evaluating the votes of the Evaluation Jury, a ranking of works shall be made, starting with the winner of the Contest;
- 54.8. There may not be two winners in the contest or the Contest may not end without a winner. In the event that two or more participants score the same maximum number of votes, the members of the Evaluation Jury shall vote for one of the two of such works and the places will be distributed according to the majority vote of the Evaluation Jury;
- 54.9. Decisions of the Evaluation Jury shall be formalized in the minutes indicating the reasoning of the Evaluation Jury decisions, providing explanations, and individual opinion of each Evaluation Jury (if any). The minutes shall be drawn up by the Contest Coordinator. The minutes shall be signed by all the members present at the commission meeting.
- 54.10. The winners of the first three places will be publicly announced and the number of votes/score collected by other participants will not be made public after the voting.
55. The Evaluation Jury shall approve the list of works made by open voting.
56. On the basis of the list of works, the Evaluation Jury will announce the winners of the first three places of the Contest without identifying the authors. The first prize will be awarded for the work that best meets the requirements of the Terms and Conditions of the Contest and the Evaluation Criteria specified in the Terms and Conditions of the Contest.
57. The minutes of the jury meeting shall be drafted. Minutes No 1 will record the ranking of works with the codes approved by the Evaluation Jury. The minutes must be signed by all members of the Evaluation Jury before the clarification of the authors' identities of the Contest, i.e. before opening the envelopes submitted by the winners of the first three places of the Contest, with the Decryption of participant identification code as described in these Terms and Conditions of the Contest (see Annexes).
58. After opening the envelopes with the decryption of participant identification codes, the minutes No 2 shall be drawn up and signed by all members of the Evaluation Jury. Minutes No 2 shall identify the authors of submissions winning the first three places.
59. The final evaluation of the works submitted for the Contest must be completed on 2019-07-31. The exact date (s) of the meetings of Evaluation Jury will be published on the website of the Lithuanian Architects' Association [www.architektusajunga.lt](http://www.architektusajunga.lt) no later than 3 (three) business days in advance.
60. Within 7 (seven) business days from the receipt of the minutes signed by the Evaluation Jury, the entity publishing the contest shall notify the Contestants of the results.
61. The results of the contest will be announced on the Organiser's website within 3 (three) business days after the identification of the winners [www.architektusajunga.lt](http://www.architektusajunga.lt).

## 20. Prize fund, its distribution and payout procedure

62. After evaluation of the works submitted to the Contest, one of the winners of the each first, second and third places of the Contest shall be announced by decision of the Contest Evaluation Jury.
63. The winners of the first, second, third place will receive the following prize money:
- 63.1. First place winner – EUR 12,000 (twelve thousand euro);
  - 63.2. Second place winner – EUR 8,000 (eight thousands euro);
  - 63.3. Third place winner – EUR 5,000 (five thousands euro).
64. The prizes will be paid to the winners by the Entity announcing the contest within 20 business days after the announcement of the winners, no later than by 2019-09-02. The above-mentioned prize money shall include all fees that must be paid by the prize winners.

## 21. Procedure for return and/or destruction of contest works

65. Unsuccessful contestants must collect their works from the Lithuanian Architects Association after the announcement of the contest results on the website of the Lithuanian Architects' Union [www.architektusajunga.lt](http://www.architektusajunga.lt) (2019-07-31), i.e. from 31.07.2019 to 10:00. (local time) until 2019-08-07, 15:00 (local time). If the submissions are not collected within the period specified in this paragraph, the proposals will be destroyed, without paying any compensation and/or remuneration to their authors.

## 22. Procedure for the resolution of disputes

66. All relations arising between the organisation announcing the Contest – UAB Verslo Investicijos, the Organiser – the Lithuanian Architects' Union and the Contestants are regulated by agreements between the aforementioned parties, these Terms and Conditions, the Civil Code of the Republic of Lithuania, laws and other legal acts.
67. In case of a dispute between the Contestants, the entity drawing up the Terms and Conditions of the contest and/or the entity announcing the Contest, or a dispute arises because of the ongoing contest, it should be first settled amicably according to the procedure specified in the following paragraph. If no amicable settlement of the dispute has been reached, any dispute must be finally resolved in the court.
68. Amicable settlement of disputes:
- 68.1. The Contestant, who believes that the Contest Organiser (LAS) has not complied with the requirements of the Terms and Conditions of the Contest and therefore his submitted work was unreasonably disqualified or incorrectly evaluated, may submit a reasoned claim to the LAS within 5 business days after the selection of the winners and the receipt of the report of the Contest;
  - 68.2. The claim must be addressed to the Chairman of the LAS, who shall forward it to the Complaints Board for examination;
  - 68.3. The Complaints Board consists of:
    - 68.3.1. LAS Chairman;
    - 68.3.2. Coordinator;
    - 68.3.3. Chairman of the Evaluation Jury;
    - 68.3.4. Representative of entity announcing the competition (the Customer);
    - 68.3.5. Other members of the Complaints Board may be the persons invited by the Chairman of the Complaints Board, LAS, who participated in the execution of the Contest or other experts;

- 68.4. The claim must be examined and the answer to the Contestant submitting it must be presented within the time limits provided for in the legislation of the Republic of Lithuania;
- 68.5. Having established a material breach of the Terms and Conditions that had a decisive influence on the evaluation of the Contest Work, the Complaints Board shall have the right to make a decision to annul the Contest results and to repeat the Contest evaluation procedure. All Contestants and the jury members must be informed of the decision to repeat the evaluation procedure and the arrangements for organising this procedure within 5 business days of the decision being made, in writing;
- 68.6. The work of the Complaints Board shall be organised, the responses and notifications shall be sent to the Contestants by the Coordinator;
- 68.7. The complainant may appeal against the decision of the Complaints Board to the court in accordance with the general procedure.
69. The Contest is not subject to the requirements of public procurement legislation. The Contest is exclusively governed by the requirements of the Contest Organiser set out in these Terms and Conditions and the individual instructions of the Contest Organisation to the Contestants. The norms of the Civil Code or any other legal norms of the Republic of Lithuania regulating public contests or similar transaction apply only insofar as it is imperatively provided for in the respective legislation.

### **23. Negotiations**

70. The entity announcing the contest will negotiate with the Contestants who have won prizes on the subsequent design. Negotiations will be initiated with the winner of the first place in the contest. If the participant awarded the first place in the Contest, with whom negotiations have been initiated, refuses to continue the negotiations or if the negotiations are unsuccessful for both parties, and the Contestant with whom the negotiations were carried out space in writing that such negotiations have taken place, the entity announcing the contest shall have the right to start negotiations with the second place winner and, following unsuccessful negotiations, with a third place winner, or to withdraw from any negotiations on subsequent design.

### **24. Miscellaneous**

71. The copyright of the contest submission shall remain with the Contestant (the author of the specific work submitted to the Contest). The entity announcing and organising the contest has the right of first publication of the work submitted for the competition. In addition, the entity announcing the competition and/or the Organiser shall have the right to store, archive, display, exhibit and publish (including display and use of third party services) the materials (work) submitted to the Contest after the Contest, without additional payment or permission of the author, but in all such cases the entity announcing the competition and/or the Organiser must publish the names of the work authors. If the Contestant publishes his work submitted to the Contest before the announcement of the results of the Contest (with clear identity of the author), this will be considered a violation of the anonymity requirement.
72. Contestants (submitting the works) are personally responsible for any violations of third party intellectual property rights of their submissions, and undertakes to indemnify the entity announcing the competition and the Organiser from any claims of third parties that may arise.

73. The organiser is liable for the damage or loss of the projects only in cases where it's guilt or wrong treatment of projects is proved. Works that are damaged when they reach the addressee, and especially the layout, shall be repaired by specialists wherever possible.

## 25. References

- 74. General plan of Vilnius city municipality until 2015:**  
<https://vilnius.lt/lt/savivaldybe/miesto-pletra/vilniaus-miesto-bendrasis-planas/bendras-planas-iki-2015-m/>
- 75. Scheme for layout of high-rise buildings in Vilnius city:**  
<https://vilnius.lt/lt/savivaldybe/miesto-pletra/specialieji-planai/aukstybinu-pastatu-isdestymo-schema/>
- 76. Scheme of additional restrictions on the construction of high-rise buildings in the central part of Vilnius:**  
<https://vilnius.lt/lt/savivaldybe/miesto-pletra/specialieji-planai/apribojimu-aukstuminiams-pastatams-statyti-schema/>
- 77. Temporary protection regulation of the protection zone of the Vilnius Historical Centre, the cultural heritage monument U1P:**  
<https://e-seimas.lrs.lt/portal/legalAct/lt/TAD/TAIS.255900>
- 78. Special plan for the protection of real cultural heritage of Vilnius Old Town (code 16073). Plan of the boundaries of the territory and the protection zone :**  
<https://e-seimas.lrs.lt/portal/legalAct/lt/TAD/TAIS.384370?jfwid=-wd7z8pwf8>  
<http://www.kpd.lt/uploads/Specialieji%20planai/Koncepcijos/16073/3.%20Vilniaus%20sena%20miescio%20teritorijos%20Apsaugos%20zona%20-%20%20BREZINYS.pdf>
- 79. Archaeological location of Vilnius Old Town and suburbs (code 25504):**  
<https://kvr.kpd.lt/#/static-heritage-detail/AA03197E-B1E6-4079-A341-612D0C3E42EE>
- 80. Vilnius Old Town (code 16073). Visual protection subzone:**  
<https://kvr.kpd.lt/#/static-heritage-detail/77155A9E-D33A-47CD-A8B7-B15612F2EF91>
- 81. Scheme of zoning of the territory of Vilnius City Municipality in accordance with the established number of parking places coefficients:**  
<http://www.vilnius.lt/>
- 82. Law on Architecture of the Republic of Lithuania:**  
<https://e-seimas.lrs.lt/portal/legalAct/lt/TAD/3658622050c911e78869ae36ddd5784f?jfwid=-g0zrz4bb7>
- 83. Decision of Vilnius City Municipality Council “On the projects designed in the territory of Vilnius City Municipality, for which project contests must be organised for the assessment of their architectural ideas”:**  
<https://vilnius.lt/wpcontent/themes/vilnius/subsystems/posedziai/download.php?adocID=7804&adoc=sprendimas.adoc&file=sprendimas.docx>
- 84. 3D Lithuania:**  
<https://www.maps.lt/3DLietuva/>
- 85. 3D Vilnius (BETA):**  
<https://atviras.vplanas.lt/portal/apps/webappviewer3d/index.html?id=49e0fb95c0ed45d6ae1c5533176f63f3>
- 86. Technical construction regulations:**  
<http://vtpsi.lrv.lt/lt/teisine-informacija/teises-aktai-2/statybos-techniniai-reglamentai>

## 26. List of Annexes

Annex No.	Content of attachments	Pages/pc number
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1.	Feasibility study, analysis study of source data of the open project contest for the office building at Lvovo str. 21A, Vilnius	23
2.	Extract from the central data bank of the Real Estate Register of the State Enterprise Centre of Registers of the land Parcel and the Buildings, 2019-02-11	3
3.	Land plot plan, 2006-12-11	2
4.	Topographical images, 2008-02-19, 2017-08-21	2
5.	Detailed plan of Šnipiškės district. Land Use and Building Regulation, 1996-12	1
6.	Geodetic image of existing foundations, 2019-01-03	2
7.	Report of investigation engineering geological and geotechnical survey of the territory at Lvovo str. 21A, Vilnius, 2017-08	18
8.	Panoramic photos (photo panoramas)	8
9.	Boundaries of layout insertion	1
10.	Insolation Analysis of land parcel at Lvovo str. 21A, Vilnius,	4
11.	Form of decryption of participant identification code	1
12.	Requirements for presentation of digital media	1

## 27. AGREEMENT ON THE TENDER TERMS AND CONDITIONS

87. Pursuant to the provisions of clause 5 article 13 of the Law on Architecture of the Republic of Lithuania, the terms and conditions of the tender have been agreed with the Architects Chamber of Lithuania ( the order No S19/05/314) “On the agreement of the terms and conditions of the tender” of 31 May 2019.

88. Pursuant to the provisions of clause 2 article 10 of the Law on Architecture of the Republic of Lithuania, the terms and conditions of the tender have been agreed with the Chief Architect of the city of Vilnius (agreed on by email of 28 May 2019).

89. Pursuant to the provisions of sub-clause 8.4, clause 8 chapter II of the Annex No 1 “Recommendations for tendering procedures in the field of Architecture” to the Rules for tendering procedures in the field of Architecture” of the Lithuanian Union of Architects the tender terms and conditions have been approved by the tender organiser (Client) “Verslo investicijos” UAB through its Director (by signature and stamp).

90. Pursuant to the provisions of sub-clause 8.4, clause 8 chapter II of the Annex No 1 “Recommendations for tendering procedures in the field of Architecture” to the Rules for tendering procedures in the field of Architecture” of the Lithuanian Union of Architects the tender terms and conditions have been approved by the Chairperson of the Lithuanian Union of Architects (by signature and stamp).