

Competition Conditions

Vision Kladno once again brings together key urban functions in one place. In collaboration with architects, it will shape a natural ecosystem of business, production, and rental housing.

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"Vision Kladno" is
architektonicko-urbanistická soutěž s parametry soutěžního dialogu,

architectural and urban design competition with the parameters of a competitive
dialogue,

which is announced and will be conducted in accordance with the Czech legal
order, in particular:

- Competition Rules of the Czech Chamber of Architects of 24 April 1993, as
amended;
- Building Act: no. 283/2021 Coll. Building Act (new), as amended;
- Act on the Practice of the Profession: no. 360/1992 Coll, No. 121/200 Coll., on
the exercise of the profession of authorised architects and on the exercise of
the profession of authorised engineers and technicians active in construction,
as amended, hereinafter referred to as the “Act on the exercise of the
profession”;
- Copyright Act: No. 121/200 Coll., on copyright, on rights related to copyright
and on amendments to certain acts (Copyright Act), as amended;
- Relevant provisions of the Civil Code: No. 89/2012 Coll., Civil Code, as
amended.

This is not a public contract; the contract for the design work will be concluded by
a private contracting authority.

Discussion of competition conditions

Jury
The competition conditions were discussed by the jury at the constitutive meeting
on 7.7.2025. The competition conditions were agreed by the jury by per rollam
vote.

Czech Chamber of Architects
The Czech Chamber of Architects (CCA) issued a regularity clause to the
competition conditions.

Contracting authority
The competition conditions have been approved by the contracting authority by
signing this document.

Specification

The competition is announced as

- competitive dialogue
- architectural-urban design
- non-anonymous
- international

1. Subject of the competition

The subject of the architectural-urban competition is the design of the
development of the Libušina area in Kladno, incorporating manufacturing,
administrative, logistics, rental and accommodation functions. The goal is to
create a flexible and adaptable area for small and medium-sized enterprises to
develop in stages, while from the beginning ensuring a high-quality environment
for housing and services. The design must also address public space,
connections to the surrounding built-up area and transport infrastructure, with an
emphasis on supporting the local economy and quality of life.

Detailed requirements are included in Annex P.01 Brief. All such requirements,
although carefully considered, are to be regarded as recommendations.

The goal of the competition is to find a partner with whom the contracting entity
can develop a high-quality project, from finalizing the design to successful
implementation, thereby contributing to the transformation of the area into an
attractive and functional place.

Estimated investment cost: CZK 1,065 million excl. VAT. The competition will also
verify the realism of this estimate.
https://www.cenovasoustava.cz/dok/ceny/thu_2025.html

2. Timeline

Two invited teams have already confirmed participation:
Benthem Crouwel Architects and MVRDV.
Three additional teams will be selected by the jury from applicants to compete
equally with the invited teams.

9. 9. 2025, 20:00	Deadline for submission of applications
15. 9. 2025	Jury: selection of 3 teams to join the 2 preselected
16. 9. 2025	Notification of selection results
22. 9. 2025	Workshop 1 program finalized
1. 10. 2025	Workshop 1: site visit, assignment presentation, distribution of materials
13. 10. 2025	Design and presentation requirements for Workshop 2
28. 11. 2025, 14:00	Deadline for submission of draft proposals
5. 12. 2025	Workshop 2: proposal consultation with jury
12. 12. 2025	Final submission and presentation requirements
6. 2. 2026, 14:00	Deadline for final proposal submission
20. 2. 2026	Final jury presentations and selection of winner

Personal attendance at workshops and final presentation is mandatory.

The report on the evaluation of proposals with the content according to § 10,
paragraph 9 of the Competition Regulations of the CCA will be sent to all
participants of the competition 10 days after the decision of the contracting
authority. The evaluation report shall be signed by all voting members of the jury
present.

3. Conditions of participation

Each participant must:

- meet the conditions from Section 3(2) of the CCA Competition Regulations
- have a business licence for design activities in construction or a foreign equivalent
- have an authorisation, namely A1, A0 acc. to CCA or a foreign equivalent

The detailed wording of the conditions of participation and exceptions is set out in Annex PP.02 Sworn statement, the signing of which demonstrates compliance with the conditions in the competition.

A binding condition for participation in the competition is the timely submission of the application and the proposal, all other conditions are recommended.

Foreign participants do not need a Czech partner to participate in the competition. It is certain that they will need them at the latest for the completion of the study and subsequent stages of the project documentation.

4. Jury

Marc Angélil, architect
Francesca Becchi, architect – Jury Chair
David Kotek, architect
Boris Redčenkov, architect

Alice Boušková, landscape architect – alternate
David Kraus, architect – alternate
Irena Šestáková, architect – alternate

Vasyl Belo, investor – Jury Vice-Chair
Ondřej Rys, Kladno town
Lubomír Bača, on behalf of the investor

František Müller, Kladno town – alternate
Michal Lohr, on behalf of the investor – alternate

Invited experts
The jury may request the presence of experts. Participants will always be informed.

5. Evaluation criteria

- Architectural quality – creative, sustainable, and timeless architectural solution with emphasis on structural flexibility
- Urban context – quality of design for nearby publicly accessible spaces, and its integration with the wider context
- Design economy – cost-efficiency of investment, operation, and maintenance; effective incorporation of circular economy principles; potential for certification of production facilities
- Benefit to residents and visitors of the city

6. Jury evaluation

The jury will evaluate the applications and proposals according to the above criteria, based on the knowledge and experience of its members. Such evaluation will be the professional but subjective opinion of the jury. This method of evaluation is standard in architectural competitions and by participating in the competition, the participants agree to this method of evaluation

7. Prizes

The sum total of prizes is 7.250.000 CZK; to be divided between 5 contestants

1st prize 1.750.000 CZK
2nd prize 1.500.000 CZK
3rd prize 1.500.000 CZK
4th prize 1.250.000 CZK
5th prize 1.250.000 CZK

8. Documentation

P.01. Brief (pdf)
PP.01 Identification data – template (pdf)
PP.02 Sworn statement – template (pdf)
PP.03 Presentation of reference projects – template (idml)

Further and more detailed materials, such as the geodetic survey and data from geological investigation boreholes, will be provided to participants during Workshop 1:

P.02. Maps, plans, drawings (dwg)
P.03. 3D model of the surroundings (dwg)
P.04. Photos (jpg)
P.05. Ortho photomap (jpg)

9. Application

The application will include 3 files:

- Completed form PP.01 Identification,
- Signed statement PP.02 and
- Presentation of the contestant and their portfolio (1920 x 1080) – reference projects – in pdf format (150 dpi) of 4 maximum pages, see template PP.03.

Page 1: introduction of the individual, studio or team applying for the competition
Pages 2–4: description of 3 reference projects.
Description should include (a) name and location, (b) timeline and implementation stage (c) investor and investment amount, (d) team and collaborators.
Three is a recommended number, so that each reference project could be on its own page. Key for the reference projects is showing their relevance to the subject of the competition and/or explaining to the jury why, thanks to them, the application should be selected. Presentation of at least one completed project is not a mandatory requirement, but may be an advantage.

The application must be submitted via the application system on the competition website by 9. 9. 2025, 20:00 h (CET).
Timeliness of submission is a mandatory requirement.

The contact person for application questions Karin Grohmannová:
karin@cceamoba.cz

10. Competition Proposal Requirements

The scope and content of the presentation for Workshop 2 and the final proposal presentation will be gradually clarified in accordance with the timeline (see Section 2: Timeline).
For Workshop 2, participants are expected to submit a digital presentation, a printed booklet version, and a physical massing model, with indicative scale of 1:500 for design detailing.
For the final presentation, in addition to the digital version, participants are required to submit 4 B1 panels, a booklet, and a physical model. The expected level of detail is 1:200, with higher detail for key elements.
The digital version must be submitted one week before the respective presentation. The printed version and physical model must be delivered on the days of Workshop 2 and the final presentation.

11. Copyright

The authors of the competition entries retain their copyright, may publish their entries after the end of the competition and may use them again in another case. By submitting their entries, entrants agree to the use of their copyrighted works for the purposes of this competition and to the free reproduction and display of their entries to promote the competition and its results.
The use of the competition entries or parts thereof for other purposes is subject to the express permission of the authors.
The winning participant is expected to cooperate with the awarding authority on selected PR activities related to the promotion of the competition and the resulting design.

12. Scope of the subsequent contract

The contracting authority intends to commission a comprehensive architectural design based on the results of this competition, in accordance with the standard scope of services as defined by the Czech Chamber of Architects.

13. Contact person for information about the competition and the brief

Igor Kovačević, ask@cceamoba.cz
Participants may submit questions in writing no later than 14 days before the end of a competition phase.
Subject line of the email: "VIK – QUESTION"
Answers will be published (anonymously) on the competition website:
www.cceamoba.cz/souteze/vik

14. Language

The competition is announced and conducted in Czech (or Slovak) and English. Participants are encouraged to prepare applications and proposals in both languages to facilitate the jury's work. The competition brief and supporting documents are issued in both Czech and English. In case of discrepancies, the Czech version prevails.

15. Contracting authority

VISION KLADNO s.r.o.
Evropská 859/115a, 160 00 Praha, IČO: 09157981
represented by: Vasyl Belo, CEO

16. Organizer

CCEA MOBA: Moba studio s.r.o.
Turkmenská 1420/2, 101 00 Praha, IČO: 61459712
represented by: Igor Kovačević, CEO

Competition secretaries: Igor Kovačević, Karin Grohmannová
Proposal examiner: Kateřina Juříčková Šrámková
Preparation of competition documentation: Kamila Dršata, Marina Gonthier, Mirjana Mojić, Yvette Vašourková, Moba studio s.r.o.

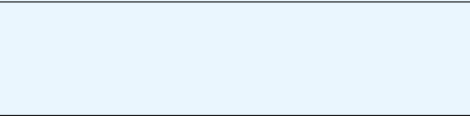
17. Final Provisions

The contracting authority reserves the right to cancel the competition. In the event of cancellation, the authority will provide reasonable compensation to any participant who proves that they had sufficiently developed a proposal prior to cancellation. This compensation will be a proportional share of the total prize amount, as determined by the jury and the contracting authority, with a maximum of CZK 600,000 per participant.

Participants may raise objections to the conduct of the contracting authority in accordance with Section 13 of the CKA Competition Rules.

By participating in the competition, the contracting authority, organizer, jury, and invited experts confirm that they have read and understood all competition conditions and agree to abide by them as a binding contract.
By entering the competition, participants agree to all the competition conditions.

After the end of the competition, a public exhibition will be organised by the contracting authority.



Vasyl Belo
VISION KLADNO s.r.o.
CEO