



**Montenegro  
Municipality of Budva  
President**

Number: ON-082/22-2428/3  
Budva, 12.07.2023.

**JURY REPORT**

**NAME OF THE PROPOSAL FOR THE COMPETITION**

Proposal for the Competition for the Development of the Conceptual Urban and Architectural Design of the Promenade in the "Budva Bay", Part of the Budva-Bečići Promenade, Phase I

**COMPETITION ANNOUNCER**

**Municipality of Budva**

Trg Sunca broj 3

85310 Budva

Tel: +382 33 451 000

Fax: +382 33 451 000

Web page: <https://budva.me/>

**NAME AND SURNAME OF THE AUTHORIZED PERSON OF THE  
COMPETITION ANNOUNCER:**

Milo Božović, President of the Municipality of Budva

**TYPE AND FORM OF THE PROPOSAL FOR THE COMPETITION:**

The proposal for the competition for conceptual urban and architectural designs is international, general, single-level and anonymous.

*Konkurs za izradu idejnog urbanističko-arhitektonskog rješenja šetališta u dijelu „budvanske školjke“, dijela šetališta Budva-Bečići, I faza.*

## **LANGUAGE IN WHICH THE COMPETITION IS ANNOUNCED AND CONDUCTED:**

The announcer announces and conducts the proposal for the competition in Montenegrin and English.

## **SUBJECT OF THE PROPOSAL FOR THE COMPETITION**

The subject of the proposal for the competition is the preparation of the conceptual urban and architectural design "Promenade in Budva", part of the Budva-Bečići promenade covered by the Special Purpose Spatial Plan for the Coastal Area of Montenegro ("Official Gazette of Montenegro" No. 64/17), Detailed Urban Plan "Budva-center" amendments and additions ("Official Gazette of Montenegro" - municipal regulations No. 25/11) and the Urban Plan "Tourist Complex Zavala" ("Official Gazette of Montenegro" - municipal regulations No. 24/08) in the Municipality of Budva, on cadastral plots No.: : 3051, 2863, 3123, 3054/3, 3054/2, 3054/1, 3102/1, 2688, 3102/2, 3102/3, 3102/4, 2436/2, 3047, 3046/1, 3046/2, 2436/3, 2665/2, 2660/2, 2865/1, 2865/2, 2414, 2415, 2416, 2417, 2418, 2419/1, 2866, 2867, 2869/1, 3056, 3055, 2870/1, 2870/2, 2870/3, 3057/2, 2871, 2872/1, 2872/2, 3071/1, 3071/2, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 3070/4, 2886, 2887, 2888, 2889, 3058, 2890, 2891, 2892, 2167, 3104/1, 2893, 2894, 2897/1, 2897/2, 2897/3, 2897/4, 2896, 2897/5, 3066/2, 2898, 2899, 2900/1, 2900/2, 2900/3, 2900/4, 2900/5, 2900/6, 3059/1, 3059/2, 3105, 2900/7, 2900/8, 2900/9, 2900/10, 2901/1, 2901/2, 3060, 2913/1, 2913/2, 2913/3, 2913/4, 2913/5, 3106/1, 3106/2, 2917/1, 2917/2, 3068, 3061, 2920, 2921/2, 3062, 2922/8, 2922/7, 2922/6, 2926, 2922/4, 2922/5, 2922/9, 797/4, 1449, 797/3, 797/2, 797/7, 797/6, 797/5, 797/8 KO Budva, KO Bečići and on parts of urban plots No.: 2665/1, 2660/3, 2922/3, 797/1 KO Budva, KO Bečići. The location where the preparation of the competition conceptual design is planned covers a total area of 265163,85m<sup>2</sup>.

The participants were expected to propose a new ecologically sustainable space that, with its facilities and appearance, will contribute to the cultural and touristic development of the municipality of Budva, which will respect the cultural heritage of the municipality and radically change the mode of use of the coastal zone by creating a series of new public spaces, increasing the capacity of the existing promenade and its connecting with the Bečići promenade.

## **AIM OF THE PROPOSAL FOR THE COMPETITION:**

The main aim of the Proposal for the Competition is the selection of the best conceptual urban and architectural design for the promenade in the municipality of Budva, based on the parameters and recommendations specified in this competition announcement and the competition task.

## **COMPETITION DEADLINE:**

**The deadline for submission of proposal works was March 07, 2023 by 23:59 (UTC+1).**

## **JURY MEMBERS AND REPORTERS**

- **Vladan Stevović**, M.Arch, Chief State Architect – President of the Jury
- **Branislav Gregović**, Bachelor of Engineering, Arch – professional member

*Konkurs za izradu idejnog urbanističko-arhitektonskog rješenja šetališta u dijelu „budvanske školjke“, dijela šetališta Budva-Bečići, 1 faza.*

- **Prof. Vladan Đokić, PhD**, B.Sc. arch. – professional member, Belgrade, Serbia
- **Prof. Malina Čvoro, PhD**, Bachelor of Engineering, Arch. – professional member, Banja Luka, Bosnia and Herzegovina
- **Prof. Luka Skansi, PhD**, Bachelor of Engineering, Arch. – professional member, Milan, Italy
- **Milo Božović**, president of the municipality of Budva
- **Savo Pavlović**, painter

#### Reporters:

- **Milena Bismiljak**, M.Arch.
- **Velenka Herbez**, M.Arch.

### WORK COURSE OF THE JURY

#### First block of jury judging:

The full jury sessions were held on 17.03., 18.03, 19.03 and 02.04.2023 in the premises of the Manager of the Municipality of Budva.

At the first block of jury judging, held on 17.03. 18.03. and 19.03., the review and classification of the submitted proposal works was carried out.

The jury reviewed the content of the proposal works submitted in a timely manner under codes: **00100, 00125, 02010, 08033, 08188, 10854, 11235, 11977, 12088, 12368, 12421, 12529, 13579, 15050, 15308, 16019, 17118, 19421, 20322, 20546, 21117, 22013, 22888, 32023, 38388, 45669, 57862, 58246, 58745, 61323, 61989, 71290, 71717, 74564, 85310, 87431, 88888, 96589, 97531.**

The inspection of proposal works was carried out in four rounds.

In the first round, the following proposal works were eliminated: **00125, 08033, 08188, 12368, 12529, 13579, 22013, 22888, 38388, 61989, 85310.**

In the second round out of 28 proposal works, the following proposal works were eliminated: **10854, 11977, 12088, 15050, 17118, 20322, 20546, 21117, 57862, 58745, 61323, 71290, 88888, 96589.**

In the third round out of 14 proposal works, the following proposal works were eliminated: **02010, 11235, 12421, 15308, 16019, 19421, 45669, 71717.**

The proposal works entered the final round are : **00100, 32023, 58246, 74564, 87431, 97531.**

**After inspecting the technical documentation of the 6 proposal works that entered the final round, the jury decided that the conceptual designs of the above-mentioned proposal works were shortlisted for the award with corrections in relation to the jury's comments, in accordance with the preliminary report and according to Article 35, paragraph 3 of the Rulebook on the Manner and Procedure of Announcing and Conducting a Public Competition for Conceptual Urban and Architectural Design ("Official Gazette of Montenegro" No. 19/2018 dated March 28, 2018, entered into force on April 5, 2018).**

**At the session held on April 2, 2023. in the full composition of the jury and in the presence of the reporters, it was decided that the proposal works that were shortlisted for the award (00100, 32023, 58246, 74564, 87431, 97531) WOULD BE RETURNED**

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**FOR DEVELOPMENT according to the jury's comments and would be submitted within 45 (forty-five) days from the public announcement of this report, after which the jury would meet in full, in the presence of the reporters, and make a final decision on the distribution of awards.**

**Upon the decision of the jury, the Proposal for the Competition continued as an extended competition;** according to Article 35, paragraph 3 of the Rulebook on the Manner and Procedure of Announcing and Conducting a Public Competition for Conceptual Urban and Architectural Design ("Official Gazette of Montenegro" No. 19/2018 dated March 28, 2018, and it entered into force on April 5, 2018).

### **Second block of jury judging:**

The full jury sessions were held on 04.06., 05.06., 06.06. 2023 in the premises of the Manager of the Municipality of Budva.

In the second block of jury judging, a review and evaluation was carried out according to the criteria for scoring 6 competitive proposal works that were selected for awarding.

The members of the jury singled out three proposal works that they judged to deserve to be awarded, and once again jointly performed a comparative analysis and pointed out their advantages and disadvantages, after which they reached a unanimous decision that the first prize should be awarded to the proposal work under the code **32023**, the second prize to be granted to the proposal work under the code **97531**, and the third prize to be granted to the proposal work under the code **74564**.

After selecting the first three prizes, the Jury made a unanimous decision that the proposal work under the code **00100** deserves the first purchase, the proposal work under the code **87431** deserves the second purchase, and the proposal work under the code **58246** deserves the third purchase.

The members of the jury made a unanimous decision on the correction of the amount of the first, second and third prizes, as well as three purchases, in accordance with Article 36, paragraph 2 of the Rulebook on the Manner and Procedure of Announcing and Conducting a Public Competition for Conceptual Urban and Architectural Design ("Official Gazette of Montenegro" No. 19/2018 dated March 28, 2018, and it entered into force on April 5, 2018).

**In this regard, below there is the final ranking list of awarded and purchased proposal works, as follows:**

Ordinal Number	Prize	Code	Prize Amount	Points
1.	1 <sup>st</sup> prize	<b>32023</b>	90.000,00 €	<b>96</b>
2.	2 <sup>nd</sup> prize	<b>97531</b>	50.000,00 €	<b>87</b>
3.	3 <sup>rd</sup> prize	<b>74564</b>	35.000,00 €	<b>69</b>
4.	Purchase	<b>00100</b>	16.000,00 €	<b>59</b>
5.	Purchase	<b>87431</b>	16.000,00 €	<b>47</b>
6.	Purchase	<b>58246</b>	16.000,00 €	<b>40</b>

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## REPORT OF THE JURY ON COMPETITION PROPOSAL WORKS

### 1. PROPOSAL WORK UNDER THE CODE "32023" (first prize)

The first-ranked proposal work offers a complete and comprehensive spatial and programmatic framework for the development of the coastal area of Budva. The work recognizes three basic sub-units: the old town, the beach-promenade and Zavala, at the same time offering spatial and functional designs that contribute to the integration of the mentioned zones into a recognizable, attractive and comfortable Mediterranean environment. This conceptual design proposes the possibility of merging the coastal belt with structures in the hinterland, offering new reserves of public space in locations where they are especially needed.

The proposal work offers reduced and high-quality spatial conceptual designs in several locations. In the area of the immediate surroundings of the old town next to the main breakwater, a linear spatial structure is proposed that absorbs all the functional needs of the port facilities and at the same time gives new value to the city pool by separating it from the port and providing the necessary space for stands. In the area where the city park zone, the old town and the Slovenska plaža encounter, and in the immediate vicinity of the Public River Shipping Building and the Budva Hotel, an ensemble of several cubic forms is proposed, located in a relatively large public space, where the facility of the cultural center is proposed, which is appreciated as a contribution to the implementation of the idea of the Budva European Capital of Culture 2028. At the same time, the buildings of the cultural center are located at the place of intense transverse flows that integrate the coast with the hinterland, but also at the place where the zone of the old town or the marina passes into the zone of the promenade or the beach. The first-prized work proposes an innovative, spatially attractive and functional design for locating catering and beach facilities along the Slovenska plaža. All facilities are oriented towards the beach and below the level of the promenade with green roof surface denivellation that additionally contributes to the impression of simplicity, transparency and cleanliness on the promenade. This proposal is considered particularly attractive, valuable and curative for the area in question, which for a long time has suffered from an excess of various contents that devalue the quality of the destination in terms of space and functionality.

The zone in the immediate vicinity of Cape Zavala covered by the first-prized work is treated in a way that respects the distinct spatial limitations, but despite this, it provides space for attractive outdoor swimming pool facilities and accompanying facilities that can significantly improve the quality of this zone.

#### **Recommendations of the jury for the purpose of the implementation of the first-prize-winning work :**

- 1. To additionally analyse the proposed conceptual designs in the area of the old town and around the perimeter of the water area of the Budva marina with the aim of integrating the proposed designs into future proposals for the arrangement of the marina. To ensure the participation of the first-prized author's team in the next design phases that will treat the marina space.**
- 2. To additionally analyse the spatial capacities of the cafés on the beach with the aim of ensuring the full functionality of the swimming pool and all the necessary facilities as a service of the swimming pool located within these dimensions, without the need for new "temporary facilities" on the promenade or beach.**

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<b>PROPOSAL WORK UNDER THE CODE 32023</b>			
<b>CRITERION</b>		<b>POINTS</b>	<b>POINTS EARNED</b>
1.	<b>Spatial criteria</b> Character and designs in the narrower and wider urban context, achieved compliance with general needs and ambient values.	0 - 30 points	30
2.	<b>Program criteria</b> Content distribution and functionality, achieved targets in accordance with the competition task	0 - 30 points	30
3.	<b>Aesthetic criteria</b> Architectural and urban form and achieved visual effect inside and outside the subject area	0 - 20 points	20
4.	<b>Economic criterion</b> Program and market sustainability	0 - 10 points	8
5.	<b>Sustainability criteria</b> Meeting the criteria of sustainable urban development	0 - 10 points	8
		<b>TOTAL:</b>	<b>96</b>

## 2. PROPOSAL WORK UNDER THE CODE "97531" (second prize)

The second-ranked work was a high-quality response to the project task. A spatial conceptual design rich in attractive environments suitable for the Mediterranean and Budva was offered. The concept of intensive greening of the route includes an important part of the overall concept, which offers a special quality to the space, looking at it from the sea, but also in the scenario of its daily use, providing climatic comfort.

The jury finds particularly successful designs offered for arranging the space in the immediate vicinity of the old town, towards the city harbour and towards the Ričardova glava beach. The proposed conceptual design of the cultural centre and swimming pool integrated into the administrative dock on the coastal line and on the border of sectors 3 and 4 was evaluated as an attractive spatial design, which, however, brings with it a number of questions. Restraints regarding the location of the congress centre refer to the location and dimensions of the building, which represent a barrier to viewing the old town along the greater part of the promenade along the Slovenska plaža. Furthermore, cultural and catering facilities along the promenade and in the back of the dock mentioned above can be characterized as a barrier to views of the sea or an obstacle to a better integration of the promenade and the public area of the dock.

The proposal work has a special value in the thoughtful and detailed elaboration of the surface of the promenade and beach with pavilions facing the coast. The public area of the

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park forest near the Park Hotel was evaluated as a particularly successful conceptual design for the provision of additional public areas and as particularly healing for a specific zone near the city stadium and stationary traffic facilities.

<b>PROPOSAL WORK UNDER THE CODE 97531</b>			
<b>CRITERION</b>		<b>POINTS</b>	<b>POINTS EARNED</b>
<b>1.</b>	<b>Spatial criteria</b> Character and designs in the narrower and wider urban context, achieved compliance with general needs and ambient values.	<b>0 - 30 points</b>	<b>28</b>
<b>2.</b>	<b>Program criteria</b> Content distribution and functionality, achieved targets in accordance with the competition task	<b>0 - 30 points</b>	<b>28</b>
<b>3.</b>	<b>Aesthetic criteria</b> Architectural and urban form and achieved visual effect inside and outside the subject area	<b>0 - 20 points</b>	<b>15</b>
<b>4.</b>	<b>Economic criterion</b> Program and market sustainability	<b>0 - 10 points</b>	<b>8</b>
<b>5.</b>	<b>Sustainability criteria</b> Meeting the criteria of sustainable urban development	<b>0 - 10 points</b>	<b>8</b>
<b>TOTAL:</b>			<b>87</b>

### **3. PROPOSAL WORK UNDER THE CODE „74564“ (third prize)**

The proposal work under the code "74564" corresponds to the provisions of the project task with measure and without errors when it comes to conceptual designs for the organization of space, primary pedestrian flows, as well as new facilities in the space. The proposal work affirms the principle of minimal spatial interventions and builds its identity on the articulation of a typology of pavilion-like spatial structures that, like installations, fill the space and at the same time offer a place for numerous functional needs of the promenade. The third-ranked work was deprived of a more detailed analysis of all the micro-environments on the site and a potential new offer of facilities that would irreversibly transform the coastal area into the primary public space of Budva and the main meeting place of its residents and guests.

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PROPOSAL WORK UNDER THE CODE "74564"			
CRITERION		POINTS	POINTS EARNED
1.	<b>Spatial criteria</b> Character and designs in the narrower and wider urban context, achieved compliance with general needs and ambient values.	0 - 30 points	20
2.	<b>Program criteria</b> Content distribution and functionality, achieved targets in accordance with the competition task	0 - 30 points	20
3.	<b>Aesthetic criteria</b> Architectural and urban form and achieved visual effect inside and outside the subject area	0 - 20 points	15
4.	<b>Economic criterion</b> Program and market sustainability	0 - 10 points	7
5.	<b>Sustainability criteria</b> Meeting the criteria of sustainable urban development	0 - 10 points	7
		<b>TOTAL:</b>	<b>69</b>

#### 4. PROPOSAL WORK UNDER THE CODE „00100“ (first purchase)

The proposal work under the code "00100" treats the area covered by the competition as a platform that gathers numerous catering, entertainment and cultural facilities, preserving the authenticity, form and function of each of them individually.

The jury assessed that some of the proposed facilities do not fully correspond to the environment in terms of their locations, concept and dimensions. Although it is indisputable that Budva needs children's entertainment facilities, with the proposed conceptual design, they are located in a place and in a size that has been assessed to be oversized and economically unjustified. In addition to the above, a large part of the existing temporary buildings on the promenade was retained, due to which there was a complete absence of a critical attitude towards the existing situation and, therefore, a proposal for a conceptual design. The proposal work offered high-quality conceptual designs of materialization and shaping in the ground floor, as well as a proposal for urban furniture.

PROPOSAL WORK UNDER THE CODE "00100"			
CRITERION		POINTS	POINTS EARNED
1.	<b>Spatial criteria</b>		17

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	Character and designs in the narrower and wider urban context, achieved compliance with general needs and ambient values.	<b>0 - 30 points</b>	
<b>2.</b>	<b>Program criteria</b> Content distribution and functionality, achieved targets in accordance with the competition task	<b>0 - 30 points</b>	<b>17</b>
<b>3.</b>	<b>Aesthetic criteria</b> Architectural and urban form and achieved visual effect inside and outside the subject area	<b>0 - 20 points</b>	<b>13</b>
<b>4.</b>	<b>Economic criterion</b> Program and market sustainability	<b>0 - 10 points</b>	<b>5</b>
<b>5.</b>	<b>Sustainability criteria</b> Meeting the criteria of sustainable urban development	<b>0 - 10 points</b>	<b>7</b>
<b>TOTAL:</b>			<b>59</b>

#### **5. PROPOSAL WORK UNDER THE CODE „87431“ (second purchase)**

The work under the code "87431" offers the concept of spatial development within the scope of the competition, relatively autonomous in relation to influential factors from the immediate environment. This approach enabled the articulation of an emphatically ecological concept that celebrates nature and the environment and a time that may, unfortunately, have irretrievably passed. Bearing this in mind, the jury appreciates analytics, consistency, courage and deflection from trends as special qualities of this work.

<b>PROPOSAL WORK UNDER THE CODE “87431”</b>			
<b>CRITERION</b>		<b>POINTS</b>	<b>POINTS EARNED</b>
<b>1.</b>	<b>Spatial criteria</b> Character and designs in the narrower and wider urban context, achieved compliance with general needs and ambient values.	<b>0 - 30 points</b>	<b>13</b>
<b>2.</b>	<b>Program criteria</b> Content distribution and functionality, achieved targets in accordance with the competition task	<b>0 - 30 points</b>	<b>13</b>
<b>3.</b>	<b>Aesthetic criteria</b> Architectural and urban form and achieved visual effect inside and outside the subject area	<b>0 - 20 points</b>	<b>13</b>

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4.	<b>Economic criterion</b> Program and market sustainability	<b>0 - 10 points</b>	3
5.	<b>Sustainability criteria</b> Meeting the criteria of sustainable urban development	<b>0 - 10 points</b>	5
<b>TOTAL:</b>			<b>47</b>

#### 6. PROPOSAL WORK UNDER THE CODE „58246“ (third purchase)

The proposal work under the code "58246" tries to affirm new pedestrian flows denivellation and a clear visual identity of commercial facilities. Unfortunately, the work did not fully manage to respond to the set goals and fully shape and integrate the spatial facilities into the environment. In addition to offering an alternative route for pedestrians, the pedestrian flow denivellation also opens up numerous dilemmas regarding the perception of such structures, as well as their acceptability and attractiveness for use.

<b>PROPOSAL WORK UNDER THE CODE "58246"</b>			
<b>CRITERION</b>		<b>POINTS</b>	<b>POINTS EARNED</b>
1.	<b>Spatial criteria</b> Character and designs in the narrower and wider urban context, achieved compliance with general needs and ambient values.	<b>0 - 30 points</b>	10
2.	<b>Program criteria</b> Content distribution and functionality, achieved targets in accordance with the competition task	<b>0 - 30 points</b>	10
3.	<b>Aesthetic criteria</b> Architectural and urban form and achieved visual effect inside and outside the subject area	<b>0 - 20 points</b>	10
4.	<b>Economic criterion</b> Program and market sustainability	<b>0 - 10 points</b>	5
5.	<b>Sustainability criteria</b> Meeting the criteria of sustainable urban development	<b>0 - 10 points</b>	5
<b>TOTAL:</b>			<b>40</b>




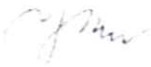



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## CONCLUSION:

As the Jury has made the Decision, which determined the final ranking list, the Jury will start preparing a report on its work.

## COMPETITION JURY:

- **Vladan Stevović**, M.Arch., Chief state architect – president of the jury  

- **Branislav Gregović**, Bachelor of Engineering, Arch – expert member  

- **r. prof. dr Vladan Đokić**, B. Sc. Arch – expert member, Belgrade, Srbija  

- **prof. dr Malina Čvoro**, B. Sc. Arch – expert member, Banja Luka, Bosna i Hercegovina  

- **prof. dr Luka Skansi**, B. Sc. Arch – expert member, Milano, Italija  

- **Milo Božović**, president of Municipality of Budva - member  

- **Savo Pavlović**, painter - member  






**Montenegro  
Municipality of Budva  
President**

**MINUTES ON THE OPENING OF COMPETITION PROPOSAL WORKS**

Proposal for the Competition for the Development of the Conceptual Urban and Architectural Design of the Promenade in the "Budva Bay", Part of the Budva-Bečići Promenade, Phase I

RECEIVED WORKS UNTIL 23:59 (UTC+1) Tuesday, March 07, 2023			
Ordinal No.	Proposal Work Code	E-mail Arrival time	Comment
01.	20322		
02.	61323		
03.	10854		
04.	45669		
05.	13579		
06.	12368		
07.	96589		
08.	85310		
09.	11235		
10.	15050		
11.	08033		
12.	11977		
13.	97531		
14.	17118		
15.	61989		
16.	16019		
17.	74564		
18.	19421		
19.	71290		
20.	38388		
21.	58246		
22.	21117		
23.	57862		
24.	15308		
25.	02010		
26.	32023		
27.	71717		
28.	88888		

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29.	12421		
30.	12529		
31.	00100		
32.	87431		
33.	22888		
34.	00125		Author information is missing
35.	58745		
36.	08188		
37.	12088		
38.	20546		
<b>Proposal works received from inadequate e-mail</b>			
<b>Ordinal No.</b>	<b>Proposal Work Code</b>	<b>E-mail Arrival Time</b>	<b>Comment</b>
39.	22013		Violation of Anonymity

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