

COMPETITION BRIEF

COMPETITION FOR THE CONCEPTUAL DESIGN OF THE ZABJELO COMMUNITY CENTRE IN PODGORICA

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1. INTRODUCTION

The Mayor of the Capital City of Podgorica issued Decision No. 01-018/26-1909 dated 1 April 2026 on the Competition for the conceptual design of the Community Centre in Podgorica.

The legal basis for the adoption of the Decision is provided in Article 15(1) and (4) of the Law on Construction of Structures (Official Gazette of Montenegro 19/25, 92/25 and 160/25), Article 6 of the Regulation on the manner and procedure of announcing and conducting a public Competition for conceptual architectural designs (Official Gazette of Montenegro 19/18, 2/24 and 8/24) and Article 100(1)(20) of the Statute of the Capital City (Official Gazette of Montenegro – municipal regulations 8/19, 20/21 and 49/22).

The Competition for the conceptual design shall be announced and conducted in every respect in accordance with the Regulation on the manner and procedure of announcing and conducting a public Competition for conceptual architectural designs (Official Gazette of Montenegro – municipal regulations 19/18, 2/24 and 8/24).

The site in question falls within the scope of the valid DUP 'Zabjelo 8' (Official Gazette of Montenegro – municipal regulations 32/18) and is currently undeveloped.

2. SUBJECT AND OBJECTIVE OF THE COMPETITION

This Competition arises from the need to create a Community Centre for the Zabjelo urban settlement in Podgorica, the facilities of which are intended to contribute to improving the quality of life for the residents of this settlement. More specifically, these facilities are intended to contribute to the long-term development of the Capital City through the spatial planning principle, as well as through social and economic development and environmental protection. Through its content and social agenda, the facility should prioritise inclusion and community engagement. It would thus have a multifaceted impact, both on the life and culture of the community and on the creation of new opportunities for its improvement.

This opens the possibility of integrating cultural, health, commercial and social facilities into a settlement that is experiencing significant population growth year on year.

As part of the Competition, conceptual designs are expected to provide:

- **Functional structure** – clearly defined content, organised by zone/purpose, with clear access points to each section;
- **Cost-effectiveness (Economy)** – future rational construction, with clearly defined phasing
- **Integration and communication** of open and closed spaces;
- **Focus on energy efficiency and sustainability** – incorporating sustainable principles into the project, including efficient energy use and the use of environmentally friendly materials.

3. DATA FROM THE SPATIAL PLANNING DOCUMENTS

The location in question is situated within the 2018 DUP* 'Zabjelo 8', where it is stated for mixed use: mixed-use areas are areas intended for residential purposes and other uses that do not significantly impair residential living, with neither of these uses being predominant. Residential and commercial buildings may be organised, with residential use on the upper floors and commercial use on the ground floor. It is possible to construct exclusively commercial facilities or facilities combining commercial and residential use.

Additional uses of the building: Commercial activities permitted for this purpose include: retail, catering, craft businesses that do not interfere with residential areas and serve the local community, administrative offices, healthcare facilities, commercial and office premises, etc.

The minimum proportion of green space for this purpose shall be 20–30%.

Depending on their location within the building, floors may be underground - cellar, and above-ground – basement, ground floor, upper floor(s) and attic. In the floor structure, the cellar may comprise one or more floors, whilst the basement and ground floor each constitute a single floor. The cellar is an underground floor whose vertical dimensions may not exceed the relevant ground level; in the case of uneven terrain, the relevant ground level is considered to be the lowest level of the finally finished and levelled ground surrounding the building. A basement is a floor above ground level where part of its vertical dimension lies above the level of the finally levelled ground surrounding the building. The basement is a floor that may be situated on levelled or uneven ground. In the case of a basement on levelled ground, the vertical dimension may not exceed the level of the finally levelled and finished terrain surrounding the building by more than 1 m.

The maximum permitted capacity of the building is determined by the area under the building and its gross floor area.

The area under the building is equal to the sum of the ground floor areas of all the buildings on the urban plot.

The gross floor area of the plot corresponds to the sum of the gross floor areas of all built floors (both underground and above-ground) of all buildings on the plot. The area of bay windows, loggias and balconies forms part of the gross floor area, which is defined by the planning regulations for the plot in question. When calculating the gross floor area, 100% of all floors shall be considered (including basement, cellar and attic).

The gross floor area shall not include any parts of the underground floors used to provide capacity for stationary traffic, the service rooms required for the operation of the underground garage and the building's technical installations.

The **lot coverage index** is a parameter that indicates the occupancy of building land at the level of an urban plot. The plot coverage index shall comprise the areas under buildings (the projection of the building's total dimensions onto the ground). Areas under paths, swimming pools and other fixtures shall not be included in the plot coverage index.

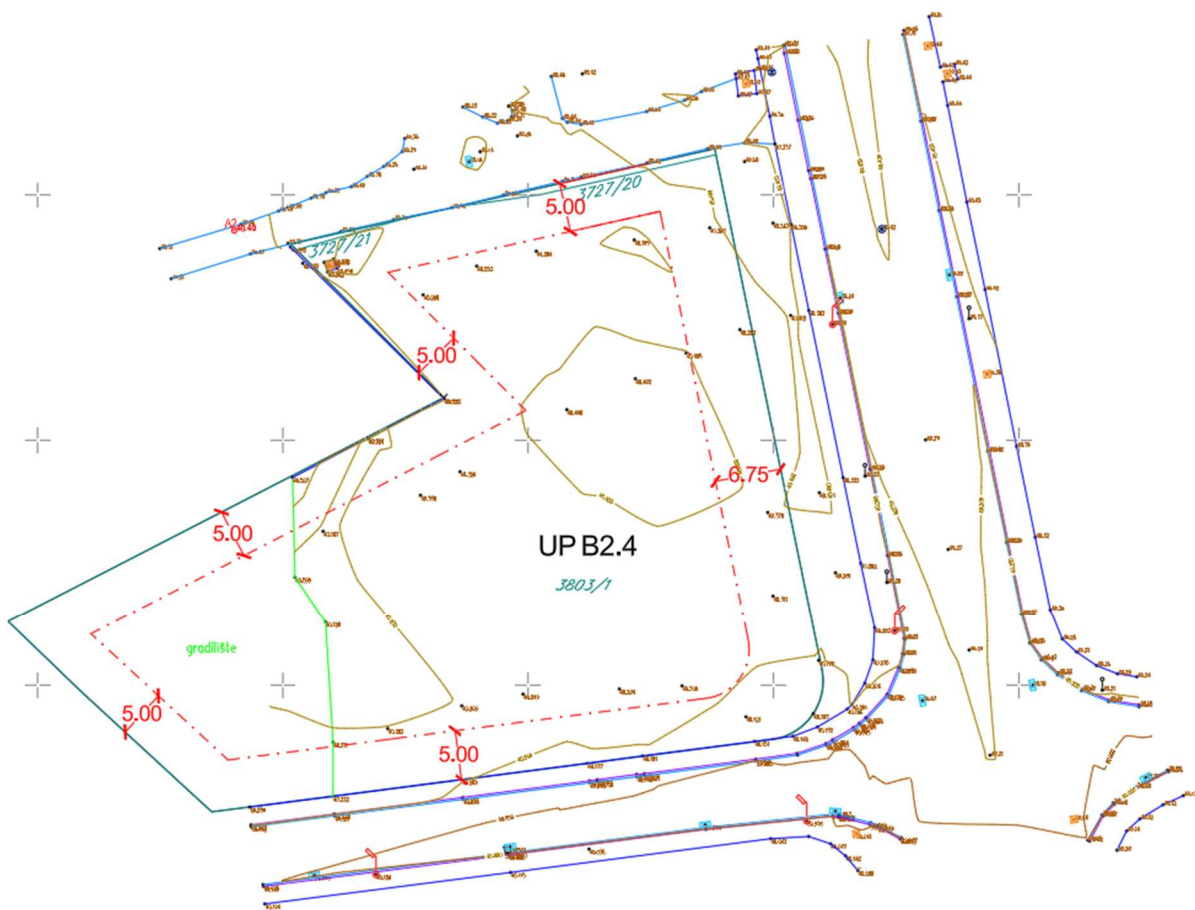
The **floor area ration** is a parameter that indicates the building intensity, i.e. the use of building land at the level of urban plots and blocks.

Building line – The distance between the building line and the regulation line is specified in the graphic annex *Land Subdivision and Regulation Plan*, whilst the minimum distance between the newly planned building and the neighbouring plot is specified in the textual section of the Plan and is **5.00 m**.

The number of parking spaces for new buildings is planned according to the standard of 30 PS per 1.000 m²; therefore, **247 PS** must be provided. Underground garages can also be organized beneath landscaped (green) areas and other surfaces outside the buildings, in accordance with the technical and geological site conditions, without limitations on the number of underground levels.

ZONA B BLOK 2		POVRŠINE ZA MEŠOVITE NAMENE															
		POSTOJEĆE STANJE						PLANIRANO STANJE									
Broj UP	Površina UP (m ²)	Spratnost	P pod objektom (m ²)	BRP (m ²)	Iz	li	MAX spratnost	P pod objektom (m ²)	BRP (m ²)	Iz	li	Dozvoljene vrste građenja	Postavljaj-nje objekta	Namena	Broj stamb-jedin.	Broj stanov-nika	Broj parking mesta
JP B2.4	3292,38	/	0,00	0,00	0,00	0,00	P+5	1646,19	8230,95	0,50	2,50	nova gradnja	slobodno-stojeći, kompleks, niz	stambeno-poslovni	73	219	97

Table from DUP 'Zabjelo 8' urban plot that constitutes the site in question

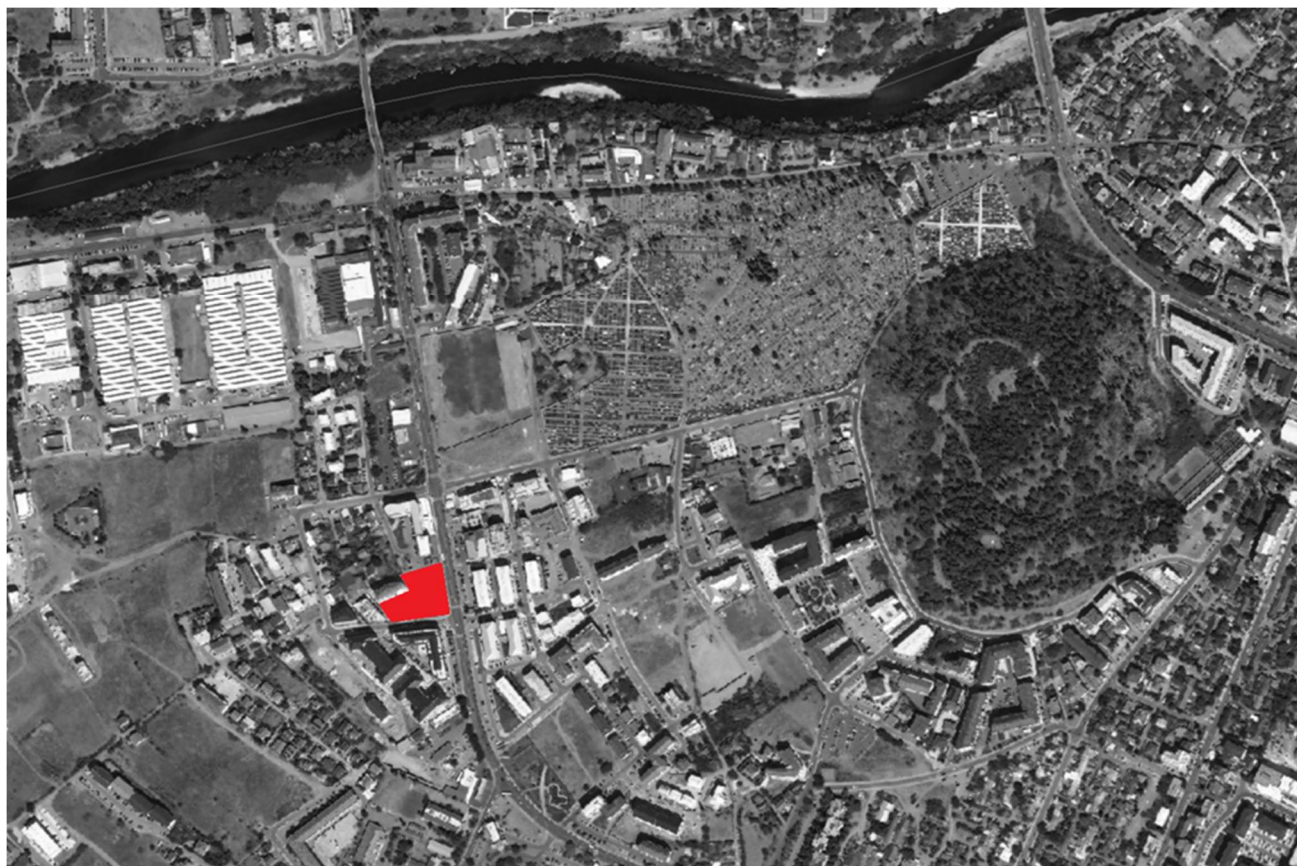


Geodetic map showing the boundaries of the urban plot and building lines

DUP* – Detailed Urban Plan

4. GENERAL CHARACTERISTICS OF THE SPACE

The boundary of the area is specified on the geodetic map in the Competition documentation. **The area covers 3.292,38 m²** and comprises part of the cadastral parcel No. 3803/1 CD Podgorica III, DUP 'Zabjelo 8', (Official Gazette of Montenegro – municipal regulations 32/18).



View of the location on the orthophoto image, 2025

The 3,292.38 m² plot planned for the future Zabjelo Community Centre is situated in a densely developed zone of the City, that is undergoing further intensive urbanisation, along the busy 'Vojvoda Ilija Plamenac' road. On the macro-level, the Morača River lies to the north of the site, Dajbabska Gora Hill to the west and south, and the hill (park – forest) of Ljubović to the east. Furthermore, when considering the macro plan of the Zabjelo settlement, the attached map shows landmarks, namely two primary schools, nurseries, the Nikola Šćepović Football Stadium, i.e. the FC Zabjelo Stadium, as well as the slightly more distant landmarks of the 'Pobrežje' Healthcare Centre and the 'Gintaš' city market.

At the micro level, the site is surrounded on three sides by roads; more specifically, Vojvode Ilije Plamenca Street runs to the east, and Ksenije Cicvarić Street runs to the south and north (the road to the north is more of an informal road and, according to the planning documents, is to be developed as a pedestrian zone). The site in question is surrounded on the north and west sides by high-rise residential blocks, one of which is under construction and the other one is already completed.

The building site is mainly flat; it is currently untidy due to the accumulation of building materials from the neighbouring construction project and has no tall vegetation. The site is not located within a protected cultural and historical heritage area.



Contact zone

- | | |
|---|----------------------------------|
| 1. Stadium of the local football team Zabjelo | 8. Primary School 'Vuk Karadžić' |
| 2. City Cemetery 'Čepurci' | 9. Kindergarten |
| 3. Hill (park - forest) Ljubović | 10. Primary School 'Oktoih' |
| 4. Healthcare Centre 'Pobrežje' | |
| 5. Primary School 'Milorad Musa Burzan' | |
| 6. City market 'Gintaš' | |
| 7. Kindergarten | |

4.1. Familiarization with local natural conditions

To better understand the natural characteristics, below are the data on soil type and quality, climate conditions, landscape features and similar factors.

Morphologically, the terrain is flat with a minimal gradient. The consolidated and semi-consolidated lithological structures include: shale, clay, marl, sandstone etc.

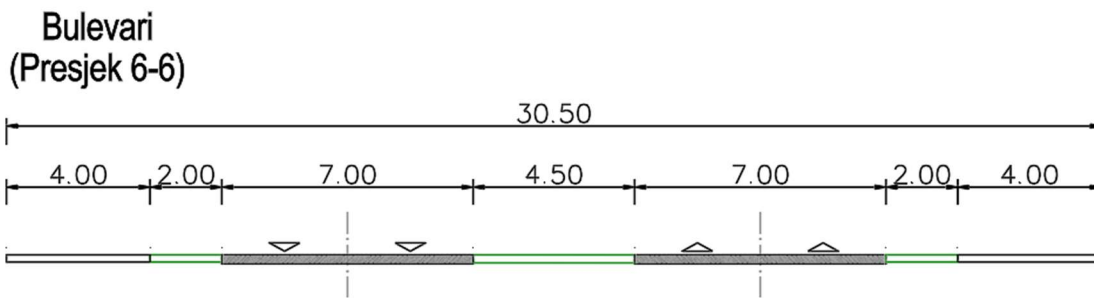
In terms of its natural features, this area offers numerous advantages for development and urbanisation.

Flat terrain, a suitable groundwater table and good soil stability are the characteristics that make the site suitable for construction. The specific climatic conditions in Podgorica include high temperatures in summer (over 40°C) and strong northern winds in winter. Source of meteorological data for Podgorica: <https://www.meteo.co.me/page.php?id=41>

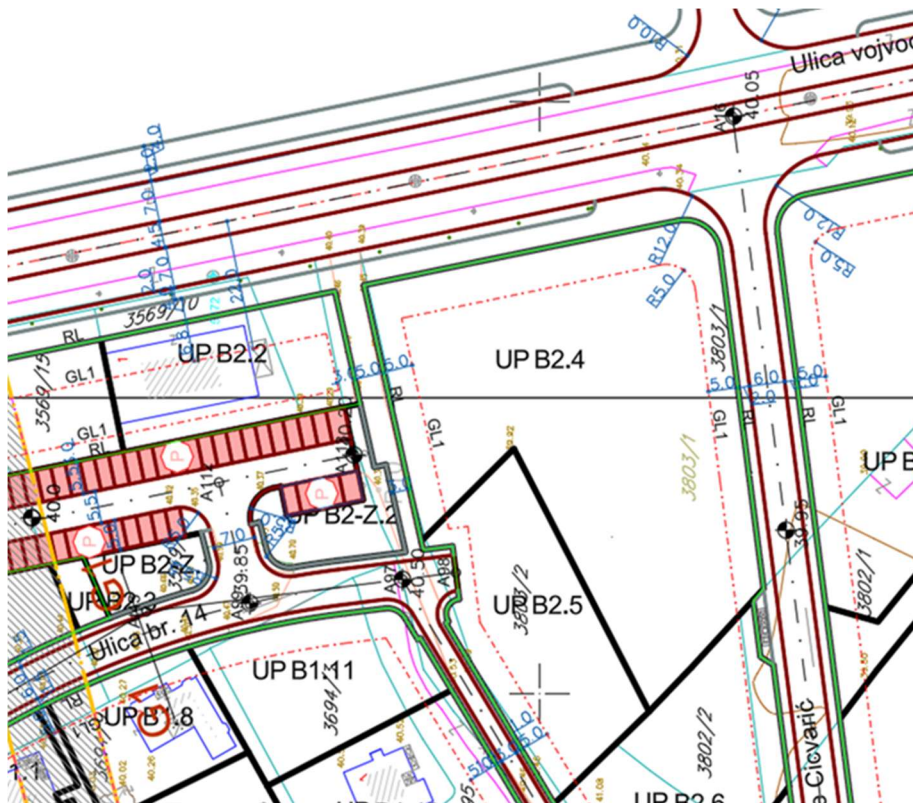
4.2. Traffic characteristics of the area

When designing a traffic management solution, it is not only necessary to design a practical traffic flow within the building's underground garage, but this must also be connected to the wider road network.

A major primary road is the **Vojvode Ilije Plamenca Street**, which runs along the eastern side of the 'Zabjelo 8' area and to the east of the site of the future building, and is also part of the main ring road around the centre of Podgorica. The current cross-section comprises a four-lane road (without a median green strip) with a total width of 12 m and pavements on both sides with a width of 2.5 to 3 m. According to the planning document, a widening is planned, which will give the road the status of a boulevard-style road with the following cross-section:



In the planning document, the graphic appendix shows the street on the northern side of the site as a pedestrian zone, which is 5 m wide and narrows to 3 m at one point. In this context, when planning the access to the plot, this should be provided from the southern road, Ksenije-Cicvarić Street, which is 6 m wide, has two lanes and 2 m wide pavements on both sides.



Position of the location in DUP, Appendix – Traffic Plan

5. COMPETITION BRIEF

5.1. General guidelines

As the Community Centre is intended for mixed-use development, which entails different amenities with separate access points and a separation of corridors, a well-thought-out approach to addressing this matter, i.e. designing the building is required.

In line with the intended use of the premises, it is also necessary to carefully assess and determine the floor-to-ceiling heights. As the multi-purpose hall is planned for the upper floors, it is not ruled out that, depending on the structural design, this part of the building may have a different, i.e. greater clear height than the rest of this or other floors. If the premises are lit by natural light and thus convey the impression of a semi-open space, this will also enhance their value. The ground floor, the first floor and part of the second floor are planned for the Health Centre, whilst the remaining floors are intended for mixed use.

If the building can promote a higher proportion of green areas by greening of the roof and/or façade, its value increases, given that the micro-location does not have a high percentage of greenery.

1. Entrance zone for all amenities on the upper - floors that are not connected to the Health Centre

Area: approx. net 100 m²

The entrance area is intended for communication and connecting the facilities designed on the various floors that are not linked to the Health Centre. It should be regarded as a reception area, the so-called 'hub' for the building, capable of welcoming visitors and managing access to the multiple target groups and various events that would be organised simultaneously on the different floors. The entrance area should include a reception desk, a lobby, a porter's lodge and vertical access routes, as well as a **FC Zabjelo souvenir shop** (approx. 15–20 m²), accessible from the main hall.

2. Health facilities – Health Centre

Area: approx. 3.850m²

Functional facilities of the Health Centre:

1. *General Medicine Service*
2. *Healthcare for women*
3. *Paediatrics*
4. *Laboratory diagnostics*
5. *X-ray diagnostics*
6. *Visiting Nurse Service – home care*
7. *Specialist outpatient units*
8. *Training centre for staff members of the Health Centre*
9. *Sport Medicine and Physiatry Service*
10. *Pharmacy*
11. *Technical block, level -1*

12. Underground garage for staff members

1 GENERAL MEDICINE SERVICE		AREA (m ²)
1	<i>Main entrance to the Health Centre with a wind screen</i>	
2	<i>Waiting room for 40 visitors with sanitary facilities (1m²/person)</i>	40.00
3	<i>Administration</i>	20.00
4	<i>4 doctor's offices: chosen physicians with cabins of 16m² each (plan for a direct link between the doctor's office and the cabinet)</i>	64.00
5	<i>4 physician's cabinets, 12m² each. Note: a room for the nurse working with the doctor must be provided next to the doctor's office.</i>	48.00
6	<i>A room for the Head of the General Medicine Service and the Head General Medicine Nurse</i>	25.00
7	<i>Intervention room (administration of injections, intravenous therapy, minor procedures)</i>	16.00
8	<i>Wound care room. Note: a dedicated room for infection prevention in a healthcare facility</i>	16.00
9	<i>Isolation room in case of epidemiological indications</i>	16.00
10	<i>2 ultrasound rooms, 12m² each</i>	24.00
11	<i>A room for storing a small amount of consumables</i>	10.00
12	<i>A room for the temporary storage of waste. Note: The room must be accessible to allow for easy cleaning and disinfection. Water and drainage facilities must be provided for this room. The room must be separated from areas where food is stored and served, as well as from break rooms and similar facilities. The room must be air-conditioned and ventilated and must be accessible to waste collection trolleys.</i>	15.00
13	<i>File cabinet</i>	15.00
14	<i>Resuscitation room</i>	15.00
15	<i>Toilets for patients (men, women, persons with disabilities)</i>	30.00
16	<i>Wardrobe and toilets for staff members (men and women)</i>	30.00
17	<i>Break room for physicians and medical technicians/nurses</i>	20.00
18	<i>Kitchenette – a link with the break room for physicians and medical technicians</i>	15.00
19	<i>Pantries for clean-dirty items, 2x8m²</i>	16.00
20	<i>Communication minimum 2.10m wide</i>	
Total:		435.00

2 HEALTHCARE FOR WOMEN		AREA (m ²)
1	<i>A separate entrance with a wind screen</i>	

2	<i>File cabinet</i>	20.00
3	<i>Waiting room</i>	30.00
4	<i>2 doctor's offices, 16m² each</i>	32.00
5	<i>1 room for the Head and the Head Nurse, 12m²</i>	12.00
6	<i>1 ultrasound room, 16m²</i>	16.00
7	<i>Patient recovery room, 4 beds</i>	40.00
8	<i>1 intervention room, 16m²</i>	16.00
9	<i>2 doctor's offices for pregnant women, 16m² each</i>	32.00
10	<i>Toilets for patients (men, women, persons with disabilities)</i>	20.00
11	<i>Wardrobe and toilets for staff members (men, women)</i>	30.00
12	<i>Pantries for clean-dirty items, 2x8m²</i>	16.00
13	<i>Communications minimum 2.10m wide</i>	
14	<i>A room for storing a small amount of consumables</i>	10,00
15	<i>A room for the temporary storage of waste. Note: The room must be accessible to allow for easy cleaning and disinfection. Water and drainage facilities must be provided for this room. The room must be separated from areas where food is stored and served, as well as from break rooms and similar facilities. The room must be air-conditioned and ventilated and must be accessible to waste collection trolleys.</i>	12,00
16	<i>Room for physicians and nurses</i>	20.00
17	<i>Kitchenette</i>	15.00
Total:		321.00

Note regarding healthcare for women

ultrasound cabinet shall be placed between two doctor's offices

the patient recovery room should be directly connected to the interventions room

special waiting room for pregnant women

3	PAEDIATRICS	AREA (m²)
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Healthcare for children with a separate entrance from the ground floor. The triage area (where healthy and unwell children are separated) shall be situated behind the wind screen, in the lobby, as well as signs directing visitors to the separate entrances for the two departments (Entrance A for unwell children, Entrance B for healthy children).

ENTRANCE A – UNWELL CHILDREN		
1	<i>File cabinet</i>	20.00
2	<i>Waiting room</i>	30.00

3	<i>Triage</i>	12.00
4	<i>Dressing station</i>	16.00
5	<i>3 isolation rooms, 8m² each</i>	24.00
6	<i>4 doctor's offices, 16m² each</i>	64.00
7	<i>Nurse room – direct link to the counselling room</i>	12.00
8	<i>Counselling room, 16m²</i>	16.00
9	<i>Intervention room</i>	16.00
10	<i>Inhalation room</i>	9.00
11	<i>Office for the Head of Paediatrics</i>	16.00
12	<i>Room for the Paediatric Head Nurse</i>	12.00
13	<i>Break rooms for physicians / kitchenette</i>	20.00
14	<i>A room for storing a small amount of consumables</i>	10.00
15	<i>Toilets for children (men, women, persons with disabilities)</i>	30.00
16	<i>Toilets for those accompanying patients, 8m²</i>	8.00
17	<i>Wardrobe and toilets for staff members</i>	40.00
18	<i>Pantries for clean-dirty items, 2x8</i>	16.00
19	<i>A room for the temporary storage of waste. Note: The room must be accessible to allow for easy cleaning and disinfection. Water and drainage facilities must be provided for this room. The room must be separated from areas where food is stored and served, as well as from break rooms and similar facilities. The room must be air-conditioned and ventilated and must be accessible to waste collection trolleys.</i>	12.00
20	<i>Communications minimum 2.10m wide</i>	
Total:		383.00

Note: Entrance A - UNWELL CHILDREN

The doctor's office must be connected to the isolation rooms via service corridors, but only via the waiting room.

The walls of the rooms above the parapet are glazed, as are the doors.

ENTRANCE B – HEALTHY CHILDREN

1	<i>Waiting room</i>	16.00
2	<i>File cabinet</i>	12.00
3	<i>2 immunisation rooms, 16m² each</i>	32.00
4	<i>2 rooms for counselling service, 16m² each</i>	32.00
5	<i>1 ultrasound room, 16m²</i>	16.00
6	<i>Toilets for children (men, women, persons with disabilities)</i>	30.00

7	<i>Toilets for those accompanying patients, 8m²</i>	8.00
8	<i>Wardrobe and toilets for staff members</i>	30.00
9	<i>Patries for clean-dirty items, 2x7</i>	14.00
10	<i>Room for fridges with vaccines</i>	15.00
11	<i>Communications minimum 2.10m wide</i>	
Total:		205.00

4	LABORATORY DIAGNOSTICS	AREA (m ²)
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A separate entrance or an entrance from the corridor must be provided for this block. The laboratory needs to be located on the ground floor and be accessible to visitors.

1	<i>Main entrance to the Health Centre with a wind screen</i>	
2	<i>Waiting room for adults for 20 visitors with sanitary facilities (1m²/person)</i>	20.00
3	<i>Waiting room for children for 20 visitors with sanitary facilities (1m²/person)</i>	20.00
4	<i>Administration</i>	20.00
5	<i>Room for archiving samples and results</i>	20.00
6	<i>Sampling room for ADULTS</i>	20.00
7	<i>Sampling room for CHILDREN</i>	20.00
8	<i>Room for specific laboratory procedures. Biochemical analysis 30m², coagulation 30m², haematology 30m², urine analysis 30m², a room for the preparation and analysis of sedimentation samples, a room for centrifuging samples 30m². Note: dimensions of the rooms are to be adjusted to the dimensions of the equipment to be used in them. The premises must be enlarged by a certain percentage to allow for future technologies.</i>	150.00
9	<i>Isolation room (epidemiological indications), 9m²</i>	9.00
10	<i>Room for storing reagents, temperature 2–8 °C. Note: The room must be set up as an area for the storage of hazardous substances and chemicals, all in line with the Rulebook on the detailed storage conditions and measures for safe storage.</i>	8.00
11	<i>Interventions room</i>	16.00
12	<i>File cabinet</i>	20.00
13	<i>Office for the Head of the Laboratory</i>	16.00
14	<i>Office for the Laboratory Technician</i>	16.00
15	<i>2 offices for staff members, 12m² each</i>	24.00

16	<i>Resuscitation room</i>	15.00
17	<i>Break room for staff members</i>	20.00
18	<i>A room for storing of consumables</i>	20.00
19	<i>Toilets for patients (men, women, persons with disabilities)</i>	30.00
20	<i>Wardrobe and toilets for staff members (men, women)</i>	30.00
21	<i>Pantries for clean-dirty items, 2x8m²</i>	16.00
22	<i>A room for the temporary storage of waste. Note: The room must be accessible to allow for easy cleaning and disinfection. Water and drainage facilities must be provided for this room. The room must be separated from areas where food is stored and served, as well as from break rooms and similar facilities. The room must be air-conditioned and ventilated and must be accessible to waste collection trolleys.</i>	15.00
23	<i>Communications minimum 2.10m wide</i>	
Total:		525.00

Note: LABORATORY DIAGNOSTICS

The room for the temporary storage of waste should be designed based on the principle that all the areas listed above have their own separate rooms for this purpose, from which the waste is transferred at the end of the day shift to the central area for the temporary storage of waste (which has a larger capacity); in addition to meeting all the conditions listed, this central area must have a separate exit door that is accessible to the waste collection vehicle.

5	X-RAY DIAGNOSTICS	AREA (m ²)
1	<i>Entrance with a wind screen</i>	
2	<i>Waiting room with a registration desk, RTG</i>	20.00
3	<i>Technician's room</i>	16.00
4	<i>2 changing cabins – entrance of patients, 6m² each</i>	12.00
5	<i>2 rooms for X-ray equipment, 30m² each</i>	60.00
6	<i>2 control rooms, 9m² each</i>	18.00
7	<i>2 additional rooms for X-ray, 3m² each</i>	6.00
8	<i>Room for storage of consumables (CD, ultrasound gel etc.)</i>	12.00
9	<i>2 physician's cabinets, 16m² each</i>	32.00
10	<i>Wardrobe and toilets for staff members (men, women)</i>	30.00
11	<i>Toilets for patients (men, women, persons with disabilities)</i>	18.00
12	<i>Patries for clean-dirty items, 2x8m²</i>	16.00
13	<i>Waiting room with a registration desk, US</i>	20.00

14	<i>2 changing cabins, 2x6m²</i>	12.00
15	<i>3 US physician's cabinets, 16m² each</i>	48.00
16	<i>Mammography room</i>	20.00
17	<i>3 US cabinets, 16m² each</i>	48.00
18	<i>Break room with a kitchenette</i>	20.00
19	<i>Wardrobe and toilets for staff members (men, women)</i>	20.00
20	<i>Toilets for patients (men, women, persons with disabilities)</i>	18.00
21	<i>Pantries for clean-dirty items, 2x8m²</i>	16.00
22	<i>Communications minimum 2.10m wide</i>	
Total:		462.00

Note: X-RAY DIAGNOSTICS

The walls of the rooms housing the X-ray machines must be made of reinforced concrete. In addition, additional insulation must be provided to reduce radiation from these rooms.

Separate ultrasound and X-ray zones.

6	VISITING NURSE SERVICE	AREA (m ²)
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A separate entrance needs to be provided.

1	<i>Separated entrance with a wind screen</i>	
2	<i>2 rooms for visiting technicians, 16m² each</i>	32.00
3	<i>2 rooms for nurses on duty, 16m² each</i>	32.00
4	<i>Dispatching centre – call reception and registration</i>	20.00
5	<i>Driver's room</i>	20.00
6	<i>Pantries for clean-dirty items, 2x8m²</i>	16.00
7	<i>Break room for physicians, kitchenette</i>	20.00
8	<i>Communications minimum 2.10m wide</i>	
Total:		140.00

Note: VISITING NURSE SERVICE

The visiting nurse service positioned in the vicinity of the parking with business vehicles.

7	SPECIALIST OUTPATIENT UNITS	AREA (m²)
1	<i>Entrance with a wind screen</i>	
2	<i>Waiting room for 40 visitors with sanitary facilities (1m²/person)</i>	40.00
3	<i>5 specialist physician's offices (surgeon, ophthalmologist, otorhinolaryngologist, urologist, dermatologist, cardiologist, endocrinologist, haematologist etc.), 16m² each</i>	80.00
4	<i>1 interventions room, 16m²</i>	16.00
5	<i>2 rooms for nurses, 12m² each</i>	24.00
6	<i>5 physician's cabinets, 12m² each</i>	60.00
7	<i>Spirometry room</i>	9.00
8	<i>Interventions room</i>	16.00
9	<i>2 day-clinics (rooms with 3 beds each), 24m² each</i>	48.00
10	<i>Wardrobe and toilets for staff members (men, women)</i>	30.00
11	<i>Break room / kitchenette</i>	15.00
12	<i>Toilets for patients (men, women, persons with disabilities)</i>	18.00
13	<i>Break room with kitchenette</i>	20.00
14	<i>Room for storing a small amount of consumables</i>	20.00
15	<i>Pantries for clean-unclean items, 2x8m²</i>	16.00
16	<i>Communications minimum 2.10m wide</i>	
Total:		412.00

8	TRAINING CENTRE FOR STAFF MEMBERS OF THE HEALTH CENTRE	AREA (m²)
1	<i>Multipurpose entrance hall – separate entrance</i>	30.00
2	<i>Multipurpose hall for lectures and presentations</i>	130.00
3	<i>Multipurpose hall for workshops</i>	50.00
4	<i>Cafeteria and a kitchenette</i>	120.00
5	<i>Toilets for visitors (men, women)</i>	18.00
Total:		348.00

9	SPORT MEDICINE AND PHYSIATRY SERVICE	AREA (m²)
1	<i>Entrance with a wind screen</i>	
2	<i>Waiting room</i>	20.00

3	<i>File cabinet</i>	15.00
4	<i>2 physician's offices, 12m² each</i>	24.00
5	<i>Room for ECG machine, spirometry, ergometry, scales and altimeter</i>	30.00
6	<i>Outpatient clinic, 16m²</i>	16.00
7	<i>Interventions room</i>	16.00
8	<i>1 room for electro therapy</i>	30.00
9	<i>2 massage rooms (separate men's and women's bathroom and a dressing room between these two zones, 16m² each</i>	32.00
10	<i>Aromatherapy room</i>	24.00
11	<i>2 physiotherapist's offices, 16m² each</i>	32.00
12	<i>Break room for the therapist</i>	24.00
13	<i>Kinesiotherapy room (children), 16m²</i>	16.00
14	<i>Two dressing rooms, 8m² each</i>	16.00
15	<i>Kinesiotherapy room (adults), 16m²</i>	16,00
16	<i>Two dressing rooms, 8m² each</i>	16,00
17	<i>Toilets for patients (men, women, persons with disabilities)</i>	20,00
18	<i>Wardrobe and toilets for staff members</i>	20.00
19	<i>Break room with a kitchenette</i>	20.00
20	<i>Pantry for clean-unclean items, 8m²</i>	8.00
21	<i>Communications minimum 2.10m wide</i>	
Total:		395.00

10	PHARMACY	AREA (m ²)
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1	<i>Separate entrance with a wind screen</i>	
2	<i>Entrance area</i>	12.00
3	<i>Dispensing area for issuing medicines</i>	15.00
4	<i>Production of magistral preparations with sterile work-stations</i>	20.00
5	<i>Equipment for storing and dispensing medicines</i>	16.00
6	<i>Distillation and redistillation of water using containers for washing dishes and utensils</i>	20.00
7	<i>Storage room for flammable liquids (preferably outside the building)</i>	12.00
8	<i>Administration room</i>	16.00
9	<i>Cabinet for the pharmacy manager</i>	12.00

10	<i>Room for on-call hours</i>	12.00
11	<i>Room for the pharmacy storage</i>	16.00
12	<i>Area for the storage of hazardous substances. Note: The storage area should be designed in accordance with the regulations on detailed storage conditions and measures for safe storage, i.e. use of hazardous chemicals</i>	16.00
13	<i>Room with fridges</i>	16.00
14	<i>Wardrobe and toilets with showers for staff members</i>	24.00
15	<i>Communications minimum 2.10m wide</i>	
Total:		207.00

11	TECHNICAL BLOCK / LEVEL - 1	AREA (m ²)
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A separate entrance with a ramp must be provided on the underground floor. The downward-sloping ramp must be designed in accordance with the rules of profession; the minimum width of the ramp is 5.50 m plus a pavement. The prescribed ramp gradient must be adhered to.

1	<i>Separate entrance to the technical block / sectional doors</i>	
2	<i>Reception with a toilet</i>	12.00
3	<i>Technical yard, with a canal for vehicle inspection - small repairs on vehicles</i>	30.00
4	<i>Break room for workers</i>	15.00
5	<i>Generator. The room must be soundproofed and fitted with materials that do not transmit vibrations to the building structure. A flue is required.</i>	30.00
6	<i>Energy station</i>	30.00
7	<i>Server and smart installation</i>	30.00
8	<i>Boiler plant. Think about the heating system and the energy efficiency of the building.</i>	100.00
9	<i>Sprinkler station with a reservoir</i>	30.00
10	<i>Hydrophores, pumps</i>	20.00
11	<i>Water purifiers</i>	15.00
12	<i>Workshop</i>	20m ²
13	<i>Repair of furniture and individual components</i>	20.00
14	<i>Thermal equipment</i>	20.00
15	<i>Compressor station with maintenance facilities</i>	25.00
16	<i>Pantry</i>	15.00
17	<i>Laundry room. Create a connection to the upper floors. It is possible to install a metal duct from one of the utility rooms on those floors to provide a direct connection to the laundry room.</i>	50.00

18	<i>Laundry auxiliary storage</i>	20.00
19	<i>Sanitary ware and wardrobe for staff members</i>	20.00
20	<i>Parking space for a forklift truck and a small lorry</i>	30.00
21	<i>Space for an autoclave (central sterilisation) Note: Consider carrying out the sterilisation of materials in the area of the facility where 'dirty' work is mainly carried out.</i>	35.00
22	<i>Communications 1.5m, road minimum 5.5m</i>	
Total:		512.00

12	UNDERGROUND GARAGE FOR STAFF MEMBERS	AREA (m ²)
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A separate entrance with a ramp must be provided on the underground floor. The downward-sloping ramp must be designed in accordance with the law and rules of profession; the minimum width of the ramp is 5.50 m plus a pavement. The prescribed ramp gradient must be adhered to.

1	<i>Separate entrance to the garage block</i>	
2	<i>Corridors, a lift with staircase, at least three connections and comply with spacing requirements within the garage</i>	90.00
3	<i>50 parking spaces, minimum dimensions of a parking space 5.5m x 2.5</i>	678.50
4	<i>A road minimum 5.5m</i>	350.00
5	<i>Provide for the installation of electric chargers in 4 parking spaces</i>	
Total:		1118.50

SUMMARY OF AREAS		
NO	DEPARTMENT	AREA (m ²)
1	GENERAL MEDICINE SERVICE	435.00
2	HEALTHCARE FOR WOMEN	321.00
3	PAEDIATRICS	588.00
4	LABORATORY DIAGNOSTICS	525.00
5	X-RAY DIAGNOSTICS	462.00
6	VISITING NURSE SERVICE	140.00
7	SPECIALIST OUTPATIENT UNIT	412.00

8	TRAINING CENTRE FOR STAFF MEMBERS OF THE HEALTH CENTRE	348.00
9	SPORT MEDICINE AND PHYSIATRY SERVICE	395.00
10	PHARMACY	207.00
11	TECHNICAL BLOCK / LEVEL - 1	512.00
12	UNDERGROUND GARAGE FOR STAFF MEMBERS	1118.50

	Total underground floors:	1630.50
	Total above-ground floors:	3833.00
	Total all floors:	5463.50

The entrance to the part of the building designated for the Health Centre comprises general services providing access and information, including: a roofed access staircase and ramps, a wind screen, a shared hall, information services, shared filing rooms for all services, a wardrobe for the departments in the lobby, toilets for patients and staff members, pantries and connections to other services within the Health Centre. The main entrance to the Health Centre is separate and distinct from the rest of the facility.

*Depending on the layout of the facilities, it is possible to group the departments in such a way that they share a common entrance with a wind screen and information desk. **The Paediatrics Department and the Laboratory Diagnostics Department should be located on the ground floor and have separate entrances from one another and from the other departments. The Pharmacy should be located on the ground floor with separate entrance. The Training Centre for staff members of the Health Centre staff members requires an entrance that is separate from the other departments.***

It is necessary to incorporate all areas of the Health Centre into the conceptual design in order to create a functional unit that is independent of the rest of the building.

The building must be designed as a modern, highly functional and rational, both during the construction phase and during its operational life.

Apply a modern concept for energy-efficient buildings that should meet the following requirements:

- *reduce heating costs in winter,*
- *prevent overheating in summer,*
- *natural ventilation,*
- *protect against adverse wind conditions, especially north winds,*
- *improved sound insulation and noise protection,*
- *maximum use of daylight,*
- *adequate sun protection,*
- *connection to the outdoor area,*
- *use of environmentally friendly, recyclable materials,*
- *ergonomic considerations,*
- *user comfort.*

Technological design of the Health Centre:

It is recommended that a process engineer be engaged / consulted in the conceptual design phase, so that a precise and reliable technical design is ensured during the development of the main design, which is based entirely on the conceptual design, with the aim of creating a functional Health Centre.

Metalwork

Given the climatic characteristics in Podgorica and the location where the building is to be constructed, special attention should be paid to selecting the most optimum metalwork profile. The designer is required to propose a functional design within the project that takes into account the public use of the facility, especially the Health Centre. The main entrance door to the Health Centre (for each unit with a separate entrance) – sensor-controlled opening with an electric drive. The glazing of the doors should consist of high-quality glass, the properties of which must be set out in detail in the conceptual design. Where necessary, triple glazing with air chambers in between should be installed in areas of the building to provide additional sound and thermal insulation.

Lifts in the facility:

The installation of electric lifts is planned for the Health Centre area. The lift shafts must be adapted to the lift manufacturer's requirements. The buttons in front of and inside the lift car should not be 'touch' buttons; instead, it should be specified that the call panels are fitted with traditional buttons. The dimensions of the lift car must be adapted to accommodate hospital beds and people with reduced mobility.

Recommendations for a transport solution:

Vehicle access, parking spaces and pedestrian areas on the site must be designed in accordance with the applicable regulations for this type of facility. Unobstructed access to the facility for fire engines and emergency vehicles must be ensured. Access and unimpeded movement for people with reduced mobility and persons with disabilities must be provided for, as must the required number of parking spaces in accordance with the Rulebook on the detailed conditions and methods for adapting facilities for the access and movement of persons with reduced mobility and persons with disabilities. It is necessary to ensure access to all public facilities and areas on a single level without stairs. Any unevenness on the ground floor that can be overcome by stairs must also be equipped with ramps with a maximum gradient of 5%

3. Reception zone with a multipurpose room (upper floor, not the ground floor)

Area: approx. net 300 m²

This includes a foyer – serving as a 'link' between a variety of open-plan spaces, clear communication guidelines and several lobbies directly connected to the individual rooms or other contents (if projected nearby). In addition, there is a reception desk, a wardrobe, a cafeteria with a small pantry for storing food and drinks, communication areas and sanitary block.

4. A multipurpose room for gathering of citizens and organizing cultural events

Capacity – 400 seats

Area: approx. net 1.000 m²

The multipurpose room can be used to host meetings of the local community, conferences, cultural events and similar gatherings. A raised stage is provided within the room. The quality of the space should be reflected in its transformability, specifically the ability to be partitioned into several smaller units depending on the event's needs. Simultaneously, it is necessary to carefully analyze the spatial volumetry, its height, acoustics, and position in relation to the overall structure and the exterior. Provisions should be made for conference technology, translation and other services, chair storage, a logistics center, and the foyer and lobby described in the reception zone (point 3), along with an accompanying cafeteria and restroom block.

5. Youth Club

Area: approx. 120m² net with terrace

In this space, young people will have the opportunity for creative expression and the enhancement of their skills and competencies. It is necessary to plan several separate rooms suitable for organizing: educational workshops, lectures, seminars, courses, music workshops, film screenings, youth art exhibitions, student performances, and themed evenings. Provisions should be made for conference technology and other services, chair storage, as well as the foyer and lobby described in the entrance zone (unless the shared reception zone described in point 3 is utilized), along with an accompanying cafeteria and restroom block. An outdoor space in the form of a terrace, serving as an extension of the hall or as a shared area between activities, would double the quality of these functions.

6. Senior Citizens' Club

approx. 120 m² net with terrace

Hall for approx. 100 participant

It is necessary to plan multiple separate spaces for social activities, rest, and recreation, as well as a space for a kitchenette or a cafeteria with a restroom block. These areas are intended for daily socializing, conversation, and playing board games, as well as a space characterized as a lobby (as described in the entrance zone), along with an accompanying cafeteria and restroom block (unless the shared reception zone described in point 3 is utilized). An outdoor space in the form of a terrace, which would serve as an extension of the hall or as a shared space between activities, would significantly enhance the quality of these functions.

7. Administrative zone and business premises for Zabjelo Football Club

Area: approx. 100 m² net

Contents: a few offices, a hall for meetings and gatherings with partitioning capability, circulation areas, a mini registry/archive, and sanitary facilities. (Technical, service, and storage spaces may be separate or designed as shared spaces for the entire building, depending on the design solution). Depending on the conceptual design, these may use shared rooms with the lobby and foyer of the previously described facilities, or function independently. On the ground floor of the building, plan a football club souvenir shop as

described in the entrance zone (Entrance zone for all upper-floor facilities not related to the Health Center).

8. Administrative zone for the needs of the Capital City of Podgorica

Area: approx. 1.640m²

Number of people in the administrative zone: approx. 100

Contents: communication, registry, archive, office space of closed and/or open type, cabinet, office of technical secretary/pre-cabinet, hall for meeting, multimedia hall, sanitary rooms, (technical, service and storage spaces can [be] separately or as shared spaces for the whole object, depending on the designer's solution).

Minimal light width of corridor 1.5m, distance from the exit of the end rooms to the stairs, respectively exit(entrance) cannot be greater than 25 m.

A work place includes a work desk of minimal dimensions 0.80 x 1.60 m if the work desk is of rectangular shape, respectively of minimal diameter 1.20 m, space for movement and passage of minimal width 1.00 m and office furniture for storing documentation of minimal width 0.40 m. Minimal dimensions of a work place which correspond to any kind of office business amount to 2.20 x 1.60 m. To all offices it is mandatory to provide natural lighting. Recommended depth of work rooms is from 4.5 to 6.0 m, and can be even smaller if conditions from paragraph (15) are fulfilled.

Minimal surface of an office for one work place amounts to 10 m².

Minimal surface of an office for two work places amounts to 15 m².

Minimal surface of an office for three work places amounts to 20 m².

Minimal surface of an office for four work places amounts to 25 m².

Office of open type is a space intended for a larger number of employees. Surface of "open space" office is calculated per work place with the provision of additional space for communication of employees, respectively 3.50 m² per work place.

Cabinet is an office space for the managing [personnel]. Minimal surface of a cabinet amounts to 18 m². Along with the cabinet it is possible to plan also a personal toilet, depending on characteristic requirements of the work place of the manager or specifics of the function which he performs, which is of minimal surface 2.00 m². Space for reception of parties and holding of meetings mandatorily should contain a table for holding meetings with chairs and/or space which is necessary to separate from other surfaces in the office, which contains armchairs, sofas or corner sets and a club table. Surface of the space for reception of parties is calculated in a way that minimum 1.60 m² of surface per chair is provided. Office of technical secretary is a space in which the technical secretary coordinates and performs office spaces and is located along the cabinet of the manager. Along with the work place of the technical secretary plan space for reception of parties and provide a direct connection with the cabinet. Minimal surface of the office of technical secretary amounts to 10 m².

Hall for conferences represents a space in which different kinds of events, seminars, business gatherings, symposiums, exhibitions, presentations etc. are held. Depending on specific requirements of the institution, the hall for conferences can be in full technically equipped, can contain equipment for presentations, as well as rooms intended

for placement and work of translators and journalists. Surface of conference hall is determined by the principle 2.50 m² per person.

Surface of the hall for meetings is determined by the principle 1.60 m² per person.

9. Service zone

Space for technical systems of the building.

10. Parking zone

Capacity: approx. 247 Parking places

Facilities: Parking for cars in the garage

11. Landscaping zone

When discussing landscaping, we must consider the context, as well as the extremely harsh climatic conditions – high temperatures and strong winds – it is therefore essential to provide a design that is appropriately tailored to the site's climatic conditions.

Spatial content	Net m ²	Comments
1. Entrance zone for all content on the floors that is not related to the Health Center (ground floor)	100m ²	
2. Health Centre (ground floor and 1st floor, possibly a section of the 2nd floor)	3.850m ²	
3. Reception zone for the multi-purpose hall (floor which is not the ground floor)	300m ²	
4. Multi-purpose hall with accompanying facilities	1.000m ²	
5. Youth Club	120m ² with terrace	
6. Senior Citizens' Club	120m ² with terrace	
7. Administration and business space for the needs of the Football Club Zabjelo	10m ²	

8. Administrative zone for the needs of the Capital City	1.640m ²	The GFA does not include those parts of the underground floors that are used as service areas necessary for the operation of the underground garage and the building's technical systems.
9. Service zone – areas for technical systems of the Health Centre + other technical systems	Approx. 247 PS	
11. Unallocated areas (external walls and structure, communications, stairwell core and lift shafts, installation ducts, etc.)	1.200 m ²	Preferably on the underground floor – not calculated in the GFA

The designed areas of the zones within the building are approximate and will be verified as part of a Competition Entry. However, the urbanistic parameters set by the plan (maximum area under the object and maximum gross building area) must not be exceeded.

5.2. Special programme conditions, conclusions and recommendations

- It is necessary to take care of economically-rationally usable materialization which will be predicted, as well as of sustainable principles, including efficient use of energy;
- Pay attention to mastering the complexity of connecting all contents so that in functional and access sense they do not have mutual interference;
- It is necessary to clearly define phased construction;
- From the design solution, it is expected to define a clear vehicle connection to the object (it is preferable to plan it from Ksenija Cicvarić street from the southern side of the parcel);
- The object, depending on the design solution, can be whole, or in multiple levels, parts or similar;
- Take care of the balance between represented natural lighting and climate characteristics of Podgorica (high temperatures during summer / strong north wind in winter);
- If the content allows, some of the terraces can be shared.

5.2.1. Conditions for the implementation of the Competition

The Competition is being organised in accordance with the Rulebook on the manner and procedure for announcing and conducting a public Competition for conceptual architectural designs (Official Gazette of Montenegro 19/18, 2/24 and 8/24).

By submitting their entry, each participant accepts the terms and conditions of this Competition.

5.2.2. Design regulations and recommendations

When preparing a design, the provisions of the following regulations must be observed:

- Law on the Construction of Structures (Official Gazette of Montenegro 19/25, 92/25 and 160/25);
- Rulebook on the detailed conditions and manner of adapting buildings for access and movement of persons with reduced mobility and persons with disabilities (Official Gazette of Montenegro 41/25);
- Rulebook on conditions for the preparation of technical documentation for buildings in which office business is conducted (Official Gazette of Montenegro 89/23) and other regulations governing construction of structures.

During the designing process, it is recommended to use the *Handbook on the Planning of Public Spaces in Montenegro* (Ministry of Spatial Planning, Urbanism and State Property <https://www.gov.me/dokumenta/480a2173-ff9e-4d3f-ad0e-1ce1320f09bd>).