

Salach municipal authorities
Open design competition for a
new building for multi-
generational centre with a
childcare facility

Call for entries



Design competition.

New building for multi-generational centre
with a childcare facility

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Karlsruhe, 24.03.2021

Competition terms and conditions

Competition task

Spatial allocation programme

Appendices

Part A

Part B

Part C

Part D

"New building for multi-generational centre with a childcare facility"

1 Schedule of dates

Declaration of participation			
35 days	Announcement in the EU Official Journal	CW 5	03.02.2021
	Submitting non-binding declarations of participation on e-tendering platforms	CW 9	
Processing phase (Whitsun holidays)			
approx. 10-12 weeks	Issuing the competition documents – call for entries with appendices / plans via e-tendering platform, models by post/courier best until the latest 23.4.2021	CW 12	25.03.2021 22.04.2021
	Queries (direct responses) via e-tendering platform (up to 3 weeks after issue)	CW 17	22.04.2021
	Submitting plans Submitting model	CW 24 CW 25	17 June 2021 24 June 2021
Judging / result (summer holidays)			
approx. 6-8 weeks	Preliminary assessment (number of participants not announced until after submission of declarations of participation (non-binding))	CW 25 – 33	
	Judging (whole day)	CW 37	16 Sep 2021 (17.07.2021)
	Notifying the winners through the municipal authorities, then notifying the participants	CW 37 – 38	
	Announcing result in EU Official Journal, e-tendering platform		
Negotiations			
	Presenting competition results to the council board (private sitting)		
1 to 2 weeks	Exhibition of competition entries, exhibition opening	CW 39	
30 days	Invitation to the bidder meetings	CW 38	
1-2 weeks	Submitting / opening bidding documents		
	Bidder meetings (whole day) committee: 3 jurors, members of the council board, administration	CW 45	11./12.11.2021
	Awarding contract – council board resolution		
	Announcement in EU Official Journal		
15 days	Cooling-off period / signing architect contract		
	Creating a documentation brochure		

2 General

The competition will be implemented on the basis of the guideline for planning competitions ('Richtlinie für Planungswettbewerbe', RPW 2013) as amended on 31 January 2013.

Application and acceptance of the 'Richtlinie für Planungswettbewerbe' is binding for the organiser and participants as well as all other parties involved, unless this call for entries expressly deviates from the guideline.

Architektenkammer Baden-Württemberg (Baden-Württemberg Chamber of Architects) participated in the competition preparation and the call for entries in an advisory capacity.

The call for entries was registered there under No. 2021-1-01.

3 Organiser and coordinator

The organiser of the planning competition is Salach municipal authorities, represented by Mayor Julian Stipp.

The procedure will be coordinated by LBBW Immobilien Kommunalentwicklung GmbH. The contact persons are Dipl.-Ing. Julia Schütz and Dipl.-Ing. (FH) Jan Curre.

2 4 Background, purpose, subject

Salach municipal authorities are planning to use the municipally owned “Krautländer” allotments area directly adjacent to the town centre for the construction of new multi-generational centre with a childcare facility and an area for social uses as well as the design of the public open spaces.

“Krautländer” was once used as allotments in Salach. The development of the “Krautländer” site must be seen as part of the development of the Mühlkanal neighbourhood. The connection to the Schachenmayr development site will be created via the “Dole” pedestrian and cycle track links.

The Mühlkanal neighbourhood was included in the IBA'27 Network as an IBA'27 Project for the International Building Exhibition 2027 Stadt Region Stuttgart.

The purpose of the competition is to receive preliminary designs for the construction of the facilities that are good and feasible from an urban planning, functional, architectural, open space planning and economic perspective.

The subject of the open planning competition is the schematic design phase for the construction of multi-generational centre with an events space and meet-up space as well as a youth and creative space with a designated land-use area of approx. 1,300 m² and a five-group childcare facility for 2 crèche groups (aged under 3) and 3 kindergarten groups (aged over 3) with a designated land-use area of approx. 1,300 m². There is also to be an expansion zone of 1,200 m² as an 'area for social uses', 400 m² of which can be added as a potential expansion zone for the childcare facility but can also be used independently. A further part area of 800 m² can be allocated to the multi-generational centre and should include further social uses. The contents of this space have not yet been defined.

The accompanying open spaces and play areas as well as the access and parking spaces must also be planned.

The planning task is described in detail in Part B of the call for entries.

5 Procedure, countries permitted to take part, language

The competition will be held as an open planning competition pursuant to the German guideline for planning competitions (Richtlinie für Planungswettbewerbe – RPW) and subsequent negotiated procedure pursuant to the German Ordinance on the Award of Public Contracts (Vergabeverordnung – VgV).

The procedure is anonymous. The authors of the designs submit their contributions anonymously and remain anonymous until the jury has reached its decision.

As a design competition, the competition is geared to awarding architectural services pursuant to sections 34 and 35 (structural engineering) of the Architects' and Engineers' Fees Ordinance (Honorarordnung für Architekten und Ingenieure – HOAI) and landscape architectural services pursuant to sections 39 and 40 (outdoor installations) of the HOAI for at least the performance phases 1 to 5.

The countries permitted to take part include the countries in the European Economic Area (EEA) and the countries that have signed up to the WTO Agreement on Government Procurement (GPA). The competition is being carried out in German.

6 Eligibility to participate

Natural and legal persons that meet the requisite professional requirements are eligible to take part.

Combinations (teams) of architects with landscape architects are required. Both sign the author's declaration for the planning competition as authors.

In the case of natural persons, the professional requirements are met if they are entitled pursuant to the legal provisions in their country of origin to use the professional title of architect and/or landscape architect on the date of the announcement in the countries permitted to take part.

If the profession is not regulated by law in the respective country of origin, an applicant meets the professional requirements if he/she has a degree, exam certificate or other professional qualification that is guaranteed to be recognised pursuant to European Directive 2005/36/EC ("Directive on the recognition of professional qualifications").

In the case of legal persons, the professional requirements are met if their statutory business purpose includes the planning services that the competition task involves and if the appointed representative of the legal person and the author of the competition work fulfil the professional requirements for natural persons.

Work groups comprising natural and legal persons are likewise eligible to take part if each member of the work group is eligible to take part.

Multiple applications from natural or legal persons or from members of a work group will lead to the exclusion of all members.

Experts, specialist planners or other advisers do not need to be eligible to participate in accordance with the terms of the call for entries.

Obstacles to participation are described in Sec. 4 (2) RPW 2013.

7 Declaration of participation

To arise broad interest in the open planning competition “New building for multi-generational centre with a childcare facility”, a prior information was launched at 03.03.2021 at the EU-official journal. People interested in participating were asked to express their interest by contacting julia.schuetz@lbbw-im.de (non-binding).

8 Judging and preliminary assessment

8.1 Specialist judges (with voting rights)

- Stephanie Bender, architect (CH)
- Andreas Hofer, architect (CH), director and general manager of IBA'27 StadtRegion Stuttgart
- Hannes-Dietrich Keyn, Dipl.-Ing., architect (D), head of planning at Salach municipal authorities
- Ina Laux, Dipl.-Ing., architect and urban planner (D)
- Andreas Theilig, Prof. Dipl.-Ing., architect (D)
- Christof Luz, Dipl.-Ing., landscape architect (D)
- Johann Senner, Dipl.-Ing. (FH), landscape architect (D)

8.2 Replacement specialist judges (without voting rights)

- Gerhard Lieb, Dipl.-Ing., architect (D)
- Heidi Pretterhofer, Arch. DI, architect (AT), trustee of IBA'27 StadtRegion Stuttgart
- Tim-Felix Kilian, Dipl.-Ing., architect (D)
- Stefan Helleckes, Dipl.-Ing., landscape architect (D)
- Carolin von Lintig, Dipl.-Ing., landscape architect (D)

8.3 Expert judges (with voting rights)

- Julian Stipp, Mayor
- Barbara Schmid, councillor
- Michael Mühleis, councillor
- Werner Staudenmayer, councillor
- Annette Schweiss, councillor
- René Niess, councillor

8.4 Replacement expert judges (without voting rights)

- Dieter Merath, councillor, 1st Deputy Mayor
- Peter Hofelich, councillor, 2nd Deputy Mayor
- Markus Edinger, councillor, 3rd Deputy Mayor

8.5 Expert advisers (without voting rights)

“New building for multi-generational centre with a childcare facility”

- Jörg Baumgärtner, EGS-plan (energy concept)
- Gutrun Bentele, Dipl.-Ing. (FH), Kurz und Fischer (noise control)
- Gabriele Dory, head of administration,
- Fred Eisele, deputy head of planning, Salach municipal authorities
- Dr. Irmgard Ehlers, neighbourhood coordinator, Salach municipal authorities
- Barbara Fetzer, head of finance, Salach municipal authorities
- Ulrike Glöckner, Dipl.-Soz.päd., impulse Akademie
- Inge Horn, Dipl.-Ing. Raum und Umweltplanung and Dipl.-Verw. (FH), IBA coordination
- Kariane Höhn, Dipl.-Soz.päd., municipal and organisational advice
- Rainald Knaup, Dipl. Ing., TTK (Dole railway bridge and noise barrier)

8.6 Preliminary assessment

- Julia Schütz, Dipl.-Ing., municipal development
- Jan Currie, Dipl.-Ing. (FH), municipal development
- Erik Keilbach, M. Eng., municipal development

Further preliminary assessors and expert advisors can be appointed.

9 Competition documents

The competition documents can be accessed by the participants from 25.03.2021 by download from the tendering platform “Aumass”.

The models will be dispatched to the participants by post/courier.

Please request the model the latest by 22.04.2021 with the delivery address at:

Julia.schuetz@lbbw.de

The competition documents consist of the following:

Part A – Competition terms and conditions

Part B – Competition task

Part C – Spatial allocation programme

Part D – Appendices

Model on a scale of 1:500

10 Competition components

A maximum of 3 DIN A0 sheets including explanations/sketches etc. will be accepted for assessment. Site plans and/or plan views must be oriented North.

In detail, the participants must provide the following components:

Appendix ‘Kataster’ (cadastres) must be used as a basis for the plans.

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10.1 Overall urban planning concept on a scale of 1:2000

Site plan (oriented North) presenting the urban planning concept for the competition site with statements on integration / links (town centre, Schachenmayr site), on the development and green structure, on the access concept (pedestrians, cyclists, passenger cars, supply and disposal) and on connecting pathways (Kohlenwegle, Dole).

10.2 Site plan on a scale of 1:500

The site plan contains the presentation of the buildings in top view labelling the entrances, the design of the open spaces / play areas and parking spaces as well as the access to the planned new development.

The site plan shows the open space planning for the entire competition site (sub-plots 315, 280, 270, 255, 230 and 244 as well as parts of the sub-plots 247, 327 and 80/1).

10.3 Use plan on a scale of 1:500

A use plan must be prepared across all levels for distribution of the use. The respective functional areas must be marked in different colours and explained.

The outside areas must be presented to show clearly the allocation of the different open spaces to the facilities as well as the number of parking spaces.

10.4 Plan views on a scale of 1:200

All plan views are required for the new building for multi-generational centre with a childcare facility and the areas for social uses.

The space descriptions from the spatial allocation programme and the size of the individual spaces must be entered on the plans. The heights of the entrance floors must be shown as heights above sea level.

10.5 Sectional plans on a scale of 1:200

All sectional plans relevant for clarification of the design (longitudinal and cross-sections) are required, showing the existing surface lines and main floor heights above sea level. The connection to the surroundings and topography integration must be shown. The lines of the sections must be entered in the plan views.

10.6 Sectional views on a scale of 1:200

All views of the building relevant for clarification of the design will be required, along with statements on the materials used for the façades. Access to the surroundings and the neighbouring buildings must be shown.

10.7 Façade detail on a scale of 1:50

Presentation of a relevant detailed section that determines the design across the entire façade height, chosen at will. The detailed section must be shown schematically with statements on the design, materials, colour and appearance of the new building.

10.8 Explanations

Written explanations (max. 2 DIN A4 pages of text – also possible on the plans) and spatial representations (chosen at will) with statements on the urban planning, architectural, open space and functional design. A maximum of 3 spatial sketches or representations in sketched form, axonometries and pictogrammes are desired.

No renderings or photorealistic representations are permitted.

10.9 Calculations

For the new building for multi-generational centre with a childcare facility and the areas for social uses, the calculation of the designated land-use areas and the net room sizes, the gross floor area and the gross volumes is required.

10.10 Preliminary assessment plans and data carriers

Calculation plans on a scale of 1:200 must be attached for the preliminary assessment. These must include room descriptions and position numbers according to the spatial allocation programme and/or uses, dimensions and surface areas as well as the corresponding floor heights. The table provided for the spatial allocation programme (xls) must be used to substantiate the surface areas (*Appendix 'Raumprogramm' (spatial allocation programme)*).

The complete planning documents must be provided on a data carrier (CD/USB) as dwg, pdf, jpg and xls files (spatial allocation programme) and must be uploaded on the platform -s. 10.12. and 14. The dwg plans will be only used in the preliminary assessment.

All references to the authors must be removed in the file settings.

10.11 Model on a scale of 1:500

The planned new development and the design of the spatially relevant parts of the external facilities as well as access and parking must be represented on the model base to the extent possible.

10.12 Author's declaration

The specified forms (*Appendix 'Verfassererklärung' (author's declaration)*) must be used for the author's declaration, submitted in a sealed and non-transparent envelope.

This envelope must contain a white DIN A5 card with black writing with the name of the authors, employees and professional advisers involved. This will be used to label the works in the exhibition. For the mandatory electronic submission please follow the guidelines of the online portal – the submitter will be encoded automatically.

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10.13 List of documents submitted

List of all documents submitted.

10.14 Labelling of the competition entry

All parts of the work submitted must be labelled only with a code comprising six Arabic numerals (no larger than 1 cm high and 6 cm wide) in the top right corner. This code must also appear on the packaging. To avoid any mix-ups, the submission date cannot be used.

11 Admission and assessment

The jury will allow all competition works to proceed for assessment that

- are received on time
- meet the formal requirements of the call for entries
- do not show any intentional infringement of the principle of anonymity
- materially correspond to the scope of services required

Further binding regulations are not contained in Parts A, B and C of the call for entries.

The jury will apply the following criteria (in no particular order) when assessing and judging the competition entries:

- Overall idea
- Urban planning integration
- Architectural quality
- Fulfilment of the spatial allocation programme
- Quality of open spaces
- Spatial and functional links
- Access, parking
- Ecological sustainability
- Economic sustainability
- Social sustainability
- Materials and innovation

12 Awards

The organiser will provide a total amount of **EUR 83.000 (net)**

for awards and distinctions. This competition award total is calculated based on sections 35 and 40 of the HOAI 2013.

It breaks down as follows:

1st prize	EUR 26,000.00
2nd prize	EUR 20,000.00
3rd prize	EUR 15,000.00
4th prize	EUR 10,000.00
Distinctions	EUR 12,000.00

The jury reserves the right to distribute the competition award total differently if a unanimous resolution is passed.

13 Awarding the contract

In consideration of the recommendations of the jury and in accordance with the conditions set out in § 8 (2) RPW, the organiser will award the contract to one of the prizewinners (usually the winner) to progress the services pursuant to sections 34/39 HOAI for performance phases 1 to 5 initially.

10

Within the scope of the VgV, the organiser will negotiate with all prizewinners regarding the contract (bidder meetings). Formal admission requirements for the bidder meetings are:

- timely submission of the bidder documents via the e-plattform “Aumass”
- self-declaration of the applicant, that there are no grounds for exclusion § 48(1) VgV/ § 123 GWB (application form)
- proof of professional qualification of the project manager and deputy (e.g. copy of certificate of registration)
- proof of professional liability insurance of the architect and landscape architect

The criteria applied to the contract and their weighting is set out as follows:

- Competition result 50%
- Potential/possibilities for further development of the competition result 20%
- Performance of the project team (qualifications of project manager) 15%
- Procedure for monitoring economic efficiency / budget and time planning 10%
- Fee / hourly rates 5%

The award criteria are obtained according to the weighted benchmark (gewichtetes Richtwertverfahren) method.

For the fictitious remuneration offer, the net price from the fee rate, ancillary costs and other costs, is assessed at 90% and the special components from the hourly rates at 10%.

Deductions must be justified in writing and precisely allocated.

Place, Schedule, and a precise description of the sub-criteria will be admitted to the bidders with the jury-protocol.

The negotiation-body will be prospectively consist of:

- Ina Laux, Dipl.-Ing., architect and urban planner (D)
- Andreas Theilig, Prof. Dipl.-Ing., architect (D)
- Christof Luz, Dipl.-Ing., landscape architect (D)
- Johann Senner, Dipl.-Ing. (FH), landscape architect (D)
- Julian Stipp, Mayor
- Dieter Merath, councillor, 1st Deputy Mayor
- Fred Eisele, deputy head of planning, Salach municipal authorities
- Inge Horn, Dipl.-Ing. Raum und Umweltplanung and Dipl.-Verw. (FH), IBA coordination

Protocol

- Kristin Maas, lawyer, LBBW Immobilien Management GmbH, Stuttgart

Preliminary assesment, organization

- Lutz Fricke, Dipl.-Ing., Kommunalentwicklung, Stuttgart
- Stephan Thaler, M.Eng., Kommunalentwicklung, Stuttgart
- Julia Schütz, Dipl.-Ing., municipal development

The negotiation body will meet prospectively on the 11./12. November 2021. The process will be documented. The protocol will be submitted to the participants if requested in writing.

If awarded the contract, the award-winners undertake to take responsibility for progressing the work further once the contract is awarded. A direct project start must be ensured. If awarded the contract, services already rendered by the prizewinner as part of the competition will not be remunerated again up to the amount of the award if the competition design used to progress the work further is materially unchanged.

Use of the competition entries and the right to first publication are regulated in § 8 (3) RPW.

14 Ownership and copyright

The award-winning competition entries are the property of the organiser. The copyright remains with the authors.

15 Completion of the competition

Result

The organiser will inform the competition participants of the result of the competition without delay having checked the eligibility to take part. The organiser will make the result public as soon as possible.

Exhibition

The competition entries will be exhibited to the public for the duration of approximately 1 week. The place and time period will be announced. The plans and models for the competition entries that did not win an award can be collected after the exhibition has ended. The period for collection is two weeks. If they are not collected, they will be disposed of.

Review

Competition participants can make a complaint to the organiser regarding any alleged breaches of the proceedings set out in the call for entries or of the jury proceedings. Complaints must be received by the organiser within 10 days of receipt of the jury report.

Competition participants can contact the public procurement body responsible ('Vergabekammer') for the review of alleged breaches once a complaint has been made to the organiser within the deadline specified.

Vergabekammer Baden-Württemberg

Regierungspräsidium Karlsruhe
Karl-Friedrich-Straße 17
76133 Karlsruhe
Germany

Phone: +49 (0)721 / 926-0

Fax: +49 (0)721 / 926-3985

E-mail: poststelle@rpk.bwl.de

16 Dates

Issue of competition documents

- Plans from 25.03.2021 as a download on the tendering platform "Aumass"
- Models to be sent by post/courier
- Request of the model by 22.04.2021 with the delivery address at: Julia.schuetz@lbbw.de
- Queries concerning the planning competition can be submitted in writing using the tendering platform up until 22.04.2021. They will be answered in writing via the tendering platform at short notice – involving the specialist judges for content questions.

Delivery dates

“New building for multi-generational centre with a childcare facility”

- for the plans: Thursday, 17 June 2021
- for the model: Thursday, 24 June 2021

The plans and/or model must have arrived at the below address by no later than 4 pm on those dates (cut-off):

LBBW Immobilien Kommunalentwicklung GmbH
Ms Julia Schütz
Fritz-Elsas-Str. 31, 70174 Stuttgart, Germany

They can be delivered in person to reception between 8 am and 12 midday and between 1.30 pm to 4 pm. To preserve anonymity, the recipient's address must be used as the sender's address when sending by post, rail or other transport firm.

Electronic submission via E-tendering platform

Due to the electronic tendering and awarding it is mandatory to upload the plans (pdf, dwg) as well as the spatial program (excel) until 17.06.2021, 4pm on “Aumass”.

Please make sure to complete the process - you will receive a corresponding confirmation from the portal.

Please make sure to include your identification number on ALL documents and to delete the office name - Excel spreadsheets, headers, etc.

- The jury will meet on 16/17 september 2021.

Salach, XX 2021

"New building for multi-generational centre with a childcare facility"

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17 Current situation

17.1 Location and significance of the municipality

Salach municipality has around 7,995 inhabitants and is situated in the Fils valley at an altitude of between 350 m and 563 m at the heart of the district of Göppingen, halfway between Stuttgart and Ulm (at a distance of 45 km from each of those cities).

The old B10 national road running south through the communal district and the K1404 western bypass to the new B10 national road link the municipality directly to the supraregional transport network and ensure fast access to the Stuttgart to Munich motorway as well as to Stuttgart Airport. There are also strong transport links via the main Stuttgart-Ulm railway line. The frequency in the Filstal offers a strong network of regional train connections with short journey times that are supplemented by buses.

Salach is an attractive municipality with an excellent infrastructure and a place to work with jobs in manufacturing and in the services sector.

In the regional plan, Salach municipality is classified in the spatial category 'agglomeration' and in the settlement category 'settlement areas'. Pursuant to the regional development plan, Salach municipality is located on the Stuttgart-Esslingen-Plochingen-Göppingen-Geislingen an der Steige (Ulm/Neu-Ulm) development axis.

18 Multi-generational centre – basic conceptual ideas

18.1 General

The future new building will house the following:

- the multi-generational centre with shared spaces, an open meeting place, a youth centre and family centre,
- the childcare facility with 5 groups,
- an expansion zone for the childcare facility that offers possibilities for interim use
- an area for social uses, e.g. shared living with a nursing care component, shared living for people with special needs, a youth welfare service, apartments for apprentices, rooms for vocational training, cluster housing, multi-generational centre

18.2 Definition

Multi-generational centre is a meeting place, a community centre where people of all ages, in all life phases and with different cultural backgrounds can meet and where joint activities take place. The building is open to all people, regardless of age or background. 19

The multi-generational approach is at the heart of the project and this is reflected in the name and the contract.

18.3 Quality criteria

One of the most important quality criteria, the heart of the multi-generational centre, is the **open meeting place**. This is where people can meet and chat, an easy-access place of encounters with no barriers. The open meeting place should be thought of like a village market square. It is a place where people can eat and drink, for example it could be a café, but there is no obligation to buy things.

The work in the multi-generational centre, the offerings and initiatives are **intergenerational**. The encounters, advice, education, care and participation are all geared to the interests of the citizens who use the building. This creates a sense of social coherence and neighbourhood community.

The multi-generational centre develops offerings that are useful for and needed by people in the **social space**. The multi-generational centre works closely with the municipal authorities. Public social welfare services can be availed of here with appointments or information events. This reduces any reservations about using the services. The interests and resources of the citizens are at the heart of the offerings provided in the multi-generational centre.

The **voluntary nature** of the undertaking is the basic prerequisite for inclusion and participation. Voluntary involvement makes an important contribution to multi-generational centre. The ideas of the citizens lead to offerings and projects that are implemented by volunteers. A further quality criterion for the multi-generational centre is the pro bono work that develops and embraces a culture of recognition. Volunteers and paid staff complement and support each other in providing the offerings. Network partners meet each other in the building, use the rooms and form synergies in terms of their offerings.

The **diversity** of the people and their circumstances is reflected in the diversity of services on offer. There are already diverse offerings in Salach, which will find a new home and new rooms in the multi-generational centre. They will be brought together consciously. The services offered are geared to the needs of the people. There will be educational offerings that respond to people's interests. The building will be a place for coming together and forming relationships. The advice offered will be developed based on people's needs, and care services and meeting points can be created. The services will also be geared to the needs of the families whose children attend the childcare facilities on offer in Salach. This will create an interface to the family centre.

The multi-generational centre creates a structure and a framework for human encounters. For this reason, there are full-time staff, who can put structures in place, facilitate involvement, create an atmosphere and offer professional assistance.

The multi-generational centre represents a forward-looking municipality and sustainability and contributes to raising awareness. The multi-generational centre reflects current societal issues. For example, education, democracy and digitalisation are intrinsic topics in multi-generational centre. Actions in the building are exemplary in areas such as the environment, health, waste reduction, etc.

18.4 Objectives of multi-generational centre in Salach

South of the train tracks, on the former Schachenmayr site, a new, inclusive quarter is emerging. More details can be found here: <https://sozialministerium.baden-wuerttemberg.de/de/soziales/quartier-2020/>

New space for housing is being created with supplementary recreational facilities and cafés and restaurants. The open space quality of the rural landscape and the proximity to the Fils river will be developed further.

The multi-generational centre to the North of the train line, on the former Krautländer site, is a symbol of the supportive community and neighbourhood, which is already shaped by Salach's history.

For Salach, the multi-generational centre should act as a mediator and a social link between the established town centre and the Schachenmayr development zone. The multi-generational centre should create a pull effect that connects residents across the 'Dole' bottleneck

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and draws new residents to the town centre. Joining up the different open spaces will create new links in the surroundings and different open space qualities. (*Anlage IBA – Video Mehrgenerationenhaus / bestehende Konzepte und Planungen - Entwurf Quartier am Mühlkanal*)

Objectives for the multi-generational centre in Salach:

- All people are welcome. The multi-generational centre is an open building accessible to everyone.
- The building is designed to be attractive and appealing. There is a noticeable feel-good factor.
- Salach sees itself as a large community, where every individual is part of that community and can play a part and benefit from it.
- Interactions are respectful and sincere. Everyone's needs are considered equal.
- Personal skills and resources can be used in the rooms and given scope to flourish.
- Every individual has personally responsibility and is also responsible for others and for the multi-generational centre.

A childcare facility (referred to as the 'Kinderhaus') will be attached to the multi-generational centre. The services on offer at the multi-generational centre will be used both by other childcare facilities in Salach and by the integrated 'Kinderhaus'. This will result in a childcare facility that integrates supplementary offerings of a family centre into its own remit. The multi-generational centre also offers services that can be used as additional services by families whose children attend the childcare facility. For example, the open meeting place offers an easy-access service offering for encounters, family advice, education and a place where families can talk and exchange experiences.

Building the new multi-generational centre means that the Mühlkanal neighbourhood will have a meeting place for everyone. Community involvement will be encouraged, and everyone can contribute their strengths and interests to the community. This will forge a sense of identity with the new part of town. It is a basic human need to meet with and form relationships with others. When we feel we belong, we are interested in others and feel happy in ourselves. Older people and younger people benefit from each other, and different cultures also benefit from each other. The multi-generational centre develops structures that are similar to village life in the past.

Haus als Ganzes

Schema zu räumlichen Zusammenhängen und Synergien der Einrichtung

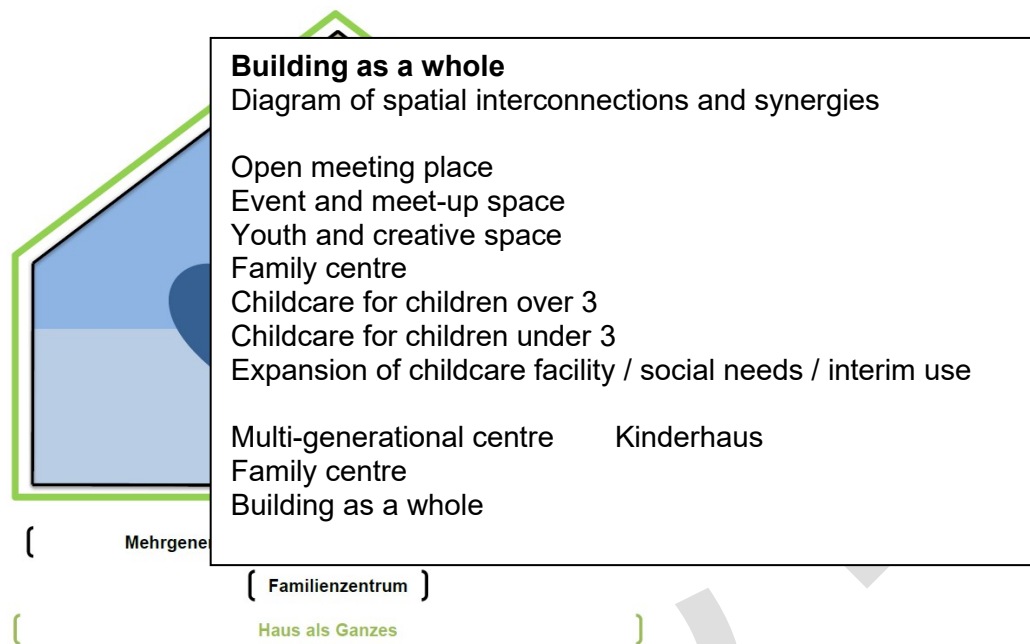


Figure 2 - Diagram of spatial interconnections (own representation)

18.5 The interior is reflected in the exterior

A welcoming culture – is reflected in the exterior and invites you in. All citizens feel included

Open meeting place – shows the welcoming culture, is accessible to all, is easy access and has a real atmosphere that can be felt inside and in front of the building

Use of the spaces – the spaces can be used flexibly to accommodate people’s interests and the resulting services on offer. The spaces also include the ‘open garden’.

Multiple generations – the respective needs of the different generations can be accommodated in the building. A good communication concept, upheld by the full-time staff among others, facilitates a place of encounters and addresses the different interests.

Disabled access – there are various entrances to the building and its different offerings; everyone can find their way around, regardless of disability or ability.

Ease of navigation – the building is structured and designed to make it easy to find your way around.

Creativity – the building provides ideas and shows the creativity that people there can develop over and over again.

Sustainability – apart from the social aspects described, this is reflected in the construction and the use of materials and a comprehensive energy concept.

18.6.1 Use of the building

The building will be used by children and families on account of the childcare facility. In addition, the families or parents will spend time in the rooms in the building, for example when they have dropped off their children in the crèche. They can attend a language course, attend a PEKIP (Prague Parent Child Programme) course with their younger child, get advice locally, e.g. at the family advice clinic, or meet in the open meeting place.

The multi-generational centre is open for events, also at the weekends, or can be hired for events or private parties. Young people will find space there for their interests.

As a result, the following elements are important for the planning of the construction concept:

- Entrances to the facilities as an ‘advertisement’ for the respective user groups (multi-generational centre, childcare facility and area for social uses)
- A recognisable functional separation of the different parts; it must be possible to keep them separate where necessary (self-containment requirement)
- Construction measures that allow for different noise levels in different areas at the same time
- Where necessary, special consideration of acoustics in line with data protection principles (advisory services)
- Consideration of the traffic situation with passenger cars, bicycles and pedestrians with some overlapping activities such as short-term parking when dropping and collecting children to and from childcare, and longer-term stays when attending courses or using the open meeting place

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18.7 Open garden

In the earlier consultation processes, the name ‘Bürgerpark’ (citizens’ park) was used as a working title for open space allocated to the multi-generational centre. Due to the programme change for the open space in the Krautländer area, this call for entries refers instead to an ‘open garden’.

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In addition to the diverse uses within the building for multi-generational centre, the values of openness, a welcoming culture, creativity and diversity of the users is also reflected in the design of the external facilities. The open garden should be available not only to the users of the multi-generational centre but also to residents to spend some time there. It should be versatile in use and, as a shared outdoor space, should complement and support the services offered by the facilities in the building. It should therefore provide a space for encounters and activities that is easy access and free of barriers. For legal reasons, the childcare facility must have an enclosed outdoor area (see also 20.7 – Open spaces). However, it would be desirable to have a design that connects the open space belonging to the multi-generational centre and the open space belonging to the childcare facility.

At several consultations with the public in Salach, the desire for a green town centre was expressed repeatedly. This yearning for a central, attractive recreational space stems from the fact that the place where the nursing care home stands today (at the corner of Hermannstraße / Weberstraße) was once an appealing recreational area with a small lake.

20 Task

Within the framework of the urban planning, building construction and open space planning realignment of the Mühlkanal neighbourhood development area, this competition should lead to the design for the Krautländer area of a building for multi-generational centre in combination with a childcare facility (two for children under 3 and three for children over 3), further areas for social uses (option to expand the childcare facility and e.g. different housing concepts) and a public green space as a link between the Schachenmayr site and the town centre. The planning site of the former Krautländer allotments forms the eastern edge of the town centre.

The new building with its rooms facing the public and the residents as well as the surrounding green spaces will be a future central location for intergenerational mingling. The project actively embraces the idea of different generations interacting with each other. It will create space for shared activities and a community feel in the Salach municipality.

The sociocultural concept in the building for multi-generational centre comprises the functional areas for events and meet-ups as well as the youth and creative centre. In the childcare facility, the concept encompasses the crèche and kindergarten. These are linked by the open meeting place and, in terms of the design, the service offering for a family centre for the user group of young families. The green spaces and open spaces complement the respective offering.

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From the perspective of cooperation between and an option to combine the different areas, links must be created in the facilities that facilitate and foster shared work and interaction between young and old.

Because of the urban planning significance of the construction project as a link between the spatially dominant structures in the town centre and listed free-standing buildings on the former Schachenmayr site, the questions regarding the division of urban planning spaces and appropriate building sizes need to be addressed.

The competition should present qualified proposed solutions in terms of design, economic efficiency, functionality, energy saving, ecology, noise protection, accessibility and transport. Building construction and open space planning concepts need to be developed that also respond to the specific requirements for the facilities as well as the idea of cooperation and combination options.

20.1 Multi-generational centre with a childcare facility

Construction of the multi-generational centre with its childcare facility and the 'open garden' is the central project in order to meet childcare needs and the sociocultural needs expressed by the citizens. The multi-generational centre is designed as a place where all people of all generations and backgrounds can meet – children, young people, families, older people – and constitutes a social component for bringing all citizens together.

"New building for multi-generational centre with a childcare facility"

The programme for the design comprises very different use components. While there are already very specific plans in place for the backbone for the building – multi-generational centre and the childcare facility – ranging from the spatial allocation programme to the financing, the remit for the additional space for social uses has deliberately been kept quite vague to provide scope. It should offer scope for future requirements that makes the building resilient and fit for the future.

The organiser has listed a range of sample topics that will play an ever-greater role in Salach municipality going forward. (See 18.1 Fundamentals / see 20.4 – Area for social uses)

Depending on the concept, however, the competition participants can develop their own proposals that add to and enrich the design in a meaningful way.

The aim of the municipal authorities is to establish a vibrant mix of different uses and people at the location and to enable dialogue. The aim is to achieve this multifaceted nature in a clever way with the design, to avoid conflicts of use and to organise a range of spaces from public to shared to private that can be used well, from places for meeting up to places to retreat to. The typology and appearance of the building should express this multifaceted nature and reflect it in the construction. The same level of attention will be paid to the open spaces as to the development space, with the building and the garden having equal status.

In accordance with the spatial allocation programme, the following use areas are planned for the entire facility:

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X	Area for events and meet-ups (including open meeting place)	898m ²		MGH	
X	Youth and creative space	391m ²		MGH	
X	Crèche for under 3s (2 groups with 10 children each)	696m ²	Childcare		
X	Kindergarten for over 3s (3 groups with 25 children each)	549m ²	Childcare		
X	Area for social uses				
	– Optional expansion of childcare facility with interim use	400m ²	Childcare		Social
	– Expansion of residential use	800m ²		MGH	needs
X	Technical	depending on design	Childcare	MGH	

It should be possible to run the multi-generational centre with its area for events and meet-ups as well as its youth and creative space and the childcare facility largely independently of each other.

Potential shared uses and interfaces result in particular for the following spaces in the area for events and meet-ups:

“New building for multi-generational centre with a childcare facility”

- Foyer
- Small and large hall
- Rooms for children and family offerings (family rooms)
- Creative area
- Open garden

The areas are assigned to corresponding user groups and it must be possible to use them separately from each other, also at different times. For the different uses in the multi-generational centre, this need arises from the programme for events. For the childcare facility and the area for social uses, it arises from the self-containment requirement.

All user groups desire and benefit from an uncomplicated option to expand their core areas for special activities. To achieve this, it must be possible to reach the different areas of the multi-generational centre in a simple way via internal access. This means that for larger events and specific offerings, the different user groups are consciously led into the heart of the building, the open meeting place, the entrance area for the multi-generational centre. The rooms in the multi-generational centre make it possible to expand its offerings and keep them distinct.