

Rakvere Vabaduse Square and St Paul's church Architectural competition

1. Invitation

1.1 The organizer, nature and purpose of the competition

The City of Rakvere is organizing an open international architectural competition for the design of Arvo Pärt's Hall by reconstruction of Rakvere's St Paul's church and planning the surrounding area called Vabaduse Square (Freedom Square). The goal of the competition is to choose the best architectural idea that would contribute to the high quality of Rakvere City's public space.

1.2 Eligibility

The architectural competition is open to all participants who have ideas and wish to contribute to Rakvere's urban space. The author of the architectural design or at least one member of the group of authors of the design must have the right to provide architectural design services in their country of residence or must be a professionally certified architect.

1.3 Prizes and purchase

The total of 398,450 EEK (~25,500 EUR) will be awarded as prizes and **purchase** divided as follows:

First prize	156,200 EEK (~10,000 EUR)
Second prize	117,150 EEK (~7,500 EUR)
Third prize	78,100 EEK (~5,000 EUR)
Purchase prize	47,000 EEK (~3,000 EUR)

1.4 Jury and experts

The following members compose the competition jury:

Andres Jaadla	Mayor, Rakvere City Government
Rainer Milto	Rakvere City Council, Member of the Council, Head of the Economic Committee
Heli Kirsi	Rakvere City Council, Member of the Council, Head of the Cultural Committee
Tauno Toompuu	pastor, Estonian Evangelical Lutheran Church
Mart Kalm	architectural historian, Professor at the Estonian Academy of Arts
Raul Järg	Architect, Rakvere City Government, Union of Estonian Architects
Oliver Alver	Architect, Union of Estonian Architects
Marika Lööke	Architect, J.Okas & M.Lööke Architects LLC., Union of Estonian Architects
Erik Nobel	Architect, NOBEL arkitekter a/s, Denmark
Rein Murula	Architect, Rein Murula Arhitektuuribüroo OÜ
Ülar Mark	Architect, Urban Mark Architectural and Urban Design

Laila Põdra Architect, Adviser (architecture) at the Ministry of Culture, Union of Estonian Architects (auxiliary member of the jury)

The secretaries of the jury are Erkki Leek, Planning Specialist of the Rakvere City Government, and Anu Oja, International Relations Specialist of the Rakvere City Government.

The jury can consult the following experts:

Anneli Unt	concert engineering, Estonian Philharmonic Chamber Choir, Director
Anne Kaldam	heritage conservation, National Heritage Board
Tõnu Muring	energy efficiency, Institute of Technology of the University of Tartu
Margus Jaago	construction expenses, OÜ Bucoma
Paavo Pikand	construction engineer, OÜ Civen

1.5 Compilation and coordination of the competition conditions

The architectural competition will be conducted in accordance with the competition conditions, the Estonian Public Procurement Act and the legislation based thereon, the Rules for Architectural Competitions Held in the European Union of the Architects' Council of Europe and the Instructions for Estonian Architectural

Competitions of the Union of Estonian Architects. The competition conditions along with the annexes have been compiled by the Rakvere City Government and architect Raul Järg and have been coordinated with the Estonian Evangelical Lutheran Church, the Union of Estonian Architects and the jury members of the architectural competition.

1.6 Schedule of the competition

The competition is announced	30 March 2009
The deadline for queries	2 July 2009
The deadline for submitting competition entries	9 July 2009
The results of the competition are made public	August 2009

1.7 Language of the competition

The competition conditions are available in **Estonian and English**. The competition entry must be submitted in Estonian or in English.

2. Competition process

2.1 Obtaining the competition documentation

The competition conditions and its annexes are available to everyone free of charge on Rakvere's website <http://w3.rakvere.ee/hange>. It is necessary to register for the competition on the mentioned website in order to download the competition conditions. This allows the organizer of the competition to provide participants with additional information and explanations, if necessary.

2.2 Queries

The participants are entitled to receive additional information and explanations regarding the competition conditions from the organizer. Queries should be sent by e-mail (linnavalitsus@rakvere.ee) or fax (+372 322 58 71). The questions can be submitted in Estonian or in English. The deadline for submitting questions is 2 July 2009. The organizer will answer the questions in Estonian and English and publish the answers within five workdays. All questions and answers will be sent to the registered participants and will be published on Rakvere's website <http://w3.rakvere.ee/hange>. In order to ensure anonymity, the published questions and answers shall not contain the name of the person who submitted the question nor any other contact information.

2.3 The work of the jury

Only members of the jury and, if necessary, the experts will be present at the evaluation of the entries and the selection of the winning entry (winning entries). Proceedings of every meeting of the jury will be recorded in the minutes that are not to be made public. If necessary, the jury will consult experts in the decision making process. The opinions of the experts are recommendatory. The members of the jury, as well as the experts, technical assistants and others involved will guarantee the confidentiality of the information received during their participation in the work of the jury and prevent the information from becoming accessible to third persons.

The jury is independent in its decisions and opinions, proceeding only from the essence of the competition and the criteria presented in the competition conditions. The jury will decide on its first meeting which entries will qualify for evaluation. The decision made by the jury regarding the entries to be included in the evaluation process will be made public. The entry will be disqualified and not evaluated in the competition if:

- the participant has violated the anonymity requirement or if the entry does not include the envelope "Name card";
- the entry has been submitted or has arrived after the established deadline;
- the jury decides that the entry clearly does not conform to the competition conditions;
- the jury decides that the entry clearly does not conform to the architectural design requirements;
- the entry does not conform to the requirements regarding the volume of the expected architectural design stated in the competition conditions.

In special circumstances, the jury has the right to redistribute prizes, except for the first prize which cannot be changed. The work of the jury ends when the entries have been evaluated and the prizes and purchase have been assigned and the corresponding decision has been recorded in the final report of the

architectural competition. The final report will be published on Rakvere's website and will be sent to all registered participants of the architectural competition. The final report will be published both in Estonian and English.

2.4 Criteria for evaluating entries

The jury focuses on the following criteria when evaluating entries:

Architectural quality: the innovativeness of the architectural idea and its suitability with regard to the surrounding urban space, stateliness, functionality, both on a daily basis and in the case of large-scale events, as well as its environmental impact and energy efficient upkeep.

Quality of public space: the quality of the planned city square and the rest of the competition area with a focus on the freshness and functionality of the architectural idea as well as feasibility of its implementation. The design must also support the surrounding buildings and the buildings should support the surrounding space, so that the design contributes to the quality of the public space of the city of Rakvere.

The aim of the jury's work is to establish the best complete architectural idea consisting of the building design and the design of the city square that meets Rakvere City's expectations regarding the nature of the public space. In special circumstances, however, the jury has the right to pick the best concert hall design and the best city square design separately.

2.5 Announcement of the competition results and exhibition of entries

The jury will announce the entries that have been awarded prizes in August 2009 through the media as well as online on Rakvere's website. The announcement shall also be forwarded to all registered participants of the architectural competition. The competition ends with the opening of the name card envelopes of the prize-winning entries and the announcement of the authors of the prize-winning entries at a public meeting in August 2009. The location and exact time of the public meeting will be specified on Rakvere's website. All competition entries will be displayed at a public exhibition. The location and exact time of the exhibition will be announced after the end of the competition.

The organizer has the right to end the competition without any results if:

- there are less than five entries;
- less than five entries meet the competition conditions.

2.6 Disbursement of prizes and purchase

The prizes and the purchase will be disbursed within one month of the announcement of the competition results. The prizes and the purchase will be disbursed to the bank accounts of the person(s) specified on the name cards, according to the proportion of their participation as marked on the name card (if the proportions have not been detailed, the money will be divided equally between the authors) or to the bank accounts of legal persons. According to the taxation laws of the Republic of Estonia, the prizes and purchase received by residents of the Republic of Estonia shall not be subject to income tax or other taxes. Residents of other countries who receive prizes or purchase are responsible for ensuring appropriate taxation themselves according to the laws of their country of residence or location.

2.7 Activities following the competition

By submitting an entry in this architectural competition the participants give their consent that the organizer can use the entry for the purposes established in the competition conditions if the entry receives a prize or purchase. The remuneration for the single use of the architectural designs as well as any taxes resulting from the laws of the Republic of Estonia is covered by the prize or purchase.

The author(s) of the winning entry will be offered the design commission for the project. The organizer of the architectural competition shall commence negotiations with the winner(s) of the competition with regard to the conclusion of a procurement contract through a negotiated tendering procedure without prior publication of a tender notice. If the winner of the competition chooses to withdraw from the abovementioned tendering procedure or does not wish to conclude the service procurement contract, or if the parties do not reach an agreement regarding the conditions of the contract, the organizer has the right to commence negotiations with the participant who submitted the entry that received the next prize in the architectural competition.

Alternatively, the organizer may conduct an open procurement for carrying out the architectural planning work.

The organizer has the right not to use the design awarded with the first prize or any other design selected for implementation if this is caused by the economic situation of the organizer, if the architectural design does not comply with the organizer's development plans, if the development or investment plans of the organizer change, or if it is caused by other circumstances outside the organizer's control, which are commonly considered *force majeure*. The organizer can also withdraw from the implementation of the design if an agreement is not reached regarding the conditions of the service procurement contract.

The price proposal submitted by the participant in the entry package on the form provided in Annex 6 serves as the basis for the negotiations regarding the conclusion of the service procurement contract. The price proposal should be based on the expected volume of work including architectural and interior design, room acoustics, fire safety, site planning and landscaping and design management.

The stages of architectural planning include the preliminary design, design development, the working drawings and the supervision of the author in accordance with the standard EVS 811:2006. The volume of work of supervision by the author should be determined based on a projected 12-month construction period. The price proposal should list separately the cost of architectural planning of the concert hall with its surroundings and for planning Vabaduse Square. **The scope of the service procurement contract does not include the designing of the new planned public building.** The organizer has the right to conclude separate contracts for designing the concert hall with its surroundings, and Vabaduse Square, including the right to conclude the contracts with different contestants based on the decision of the jury of the architectural competition.

The organizer shall only conclude a service procurement contract for further design work with a legal person whose qualification meets the requirements established in the Public Procurement Act.

2.8 Copyrights

All ownership rights and copyrights associated with the entries of the architectural competition belong to their authors. Prize-winning and purchased entries become the property of the organizer after the prizes and purchase have been disbursed while the copyright remains with the author(s) of each entry. The author(s) of the entries and the person(s) who submitted them agree that the entries can be made public and appear in exhibitions within up to one year of the conclusion of the competition.

The ownership rights of the author(s) of the complete architectural design based on the winning entry or any other design used as the basis of further architectural planning will transfer to the organizer after the complete architectural design documentation has been approved and has been paid for by the organizer. The payment for the transfer of the right of ownership is included in the price of the service procurement contract.

2.9 Return of entries

Entries that do not receive a prize or purchase can be picked up after the end of the public exhibition. The entries can be collected from the Rakvere City Government office located at Tallinna Street 5, Rakvere, Estonia. The entries shall be kept until **December 31, 2009**. After this date, the organizer of the competition has no further obligation to preserve the entries and they will be disposed of.

In order to receive the entry that was not awarded by mail or courier, the participant has to submit a written notice at the following e-mail address: linnavalitsus@rakvere.ee. In this case, the entry will be returned on competitor's expense to the address on the address card of the entry in question. Entries that were disqualified will be returned on the same basis.

2.10 The liability of the organizer and the insurance of the entries

The organizers of the competition will not insure the entries. The participants have the right to insure their entry using their own means. The organizer of the competition is responsible for the preservation of the entries whilst they are in the organizer's possession. The organizer is liable for damage of the entries up to

the monetary value of repairing or copying them, except in the case of damages caused by a fire, a flood, or any other *force majeure*.

3. The assignment of the architectural competition

3.1 Competition assignment

According to plan, the church building which is currently used as a sports venue will be transformed into a multifunctional public building which, along with its annex, will make up the Arvo Pärt Hall. The concert hall would introduce the works of Arvo Pärt as well as other Estonian classical music composers and other great figures of Estonian music, while also serving as a venue for seminars, training classes, conferences and a wide range of other events. At the moment, Rakvere does not have a hall that could provide the abovementioned functions, although there is a great need for such a building.

In order to achieve the goal of the competition, the church will have to be reconstructed, partly restored, and supplemented with an annex of sufficient size that could contain the necessary auxiliary rooms. We also consider it necessary to reorganize the surrounding urban space based on contemporary concepts and the needs of the city. There is a need to foresee an area to be reserved for constructing a new public building as one aspect of planning the competition area.

3.2 The area and object of the architectural competition

The area of the competition includes the Rakvere's St Paul's Church lot, the **roundabout** in front of the church and the eastern part of the Vabaduse Park. The registered immovable property of St Paul's Church is owned by the Estonian Evangelical Lutheran Church. The city of Rakvere owns the square in front of the church, which is also, in part, unreformed state land. The current occupant of the church building based on a lease contract, the Rakvere Sports Club, will receive a new venue for continuing its activities. The Holy Trinity congregation of the Estonian Evangelical Lutheran Church in Rakvere does not have the need for or the means necessary to reinstate the building as a church. As the result, the EELC and the city of Rakvere have reached an agreement regarding the constitution of a long-term right of superficies.

3.3 The planned result of the architectural competition

As a result of the architectural competition, the city of Rakvere wishes to find the best architectural idea to transform the church that is currently used as a sports venue into a modern multifunctional concert hall. The design should show where, how and what kind of annexes should be built to meet the concert hall needs, also the location of the area designated for a new public building and also how to organize the urban space and traffic in the competition area.

3.4 The background of the architectural competition

The city of Rakvere has a long history. The oldest reports of Rakvere date back to the 3rd–5th century. Rakvere was granted the Lübeck town rights in 1302. Today Rakvere is a quickly developing small city that stands out among the rest with its many cultural and innovative initiatives. The first Estonian Men's Folk Dance Festival, Estonia's first Punk Song Festival and the event during which the entire Estonian national epic Kalevipoeg was recited are some of the more well-known cultural events held in Rakvere.

The main cultural institutions in Rakvere include the Rakvere Theatre, the Rakvere Community Centre and the Lääne-Viru County Central Library. Rakvere is also home to the centre of the Museums of Virumaa Foundation as well as three of its branches, including the Rakvere Castle, the Rakvere Exhibition House, and the Rakvere Citizen's Museum. The city also has a cinema (Teatrikino, screenings in the small theatre hall) and an art gallery (in the building of the Defence League's Viru Brigade). Rakvere's most significant recurring cultural events are Rakvere City Days, the international theatre festival Baltoscandal, the Jaan Pakk Young Musicians' Festival, and the regular exhibitions held by the artists of Virumaa. Rakvere has been characterized by a vibrant and versatile cultural life throughout its history. Many important cultural figures have been born or have actively participated in cultural life in or near Rakvere. Estonia's internationally most well-known composer Arvo Pärt, for example, spent his youth in Rakvere. In September 2005 Rakvere hosted the Arvo Pärt Festival for the first time, establishing the tradition of Rakvere's most significant cultural event in the international context. Estonia's oldest annual rock festival Green Christmas has also become an international phenomenon.

The most important sights in Rakvere today include the modern square in the city centre, located approximately 700 metres to the north of the competition area, as well as the historical Rakvere Castle along with the aurochs statue erected nearby in 2002 (Rakvere's ancient name "Tarvanpää" means "aurochs' head"). The Rakvere Sports Centre has become a place where national sports competitions are held frequently. The Aqva hotel and spa, opened this spring, provides the residents of Rakvere with yet another place for sports activities and spending free time, and in addition increases the number of visitors and tourists.

Simultaneously with the current architectural competition, the city of Rakvere is planning to recondition the Vallimägi hill, that will include the erection of a permanent awning over the stage and the audience stands. In conjunction with the modernization of the Vallimägi hill, the city is planning to give its main street, Pikk Street, a new and dignified appearance that would fit in with its historical context.

3.5 Future vision

The aim of the city of Rakvere is to develop into a prominent and versatile cultural centre. Rakvere is a city of bold and original ideas, both in terms of cultural events as well as current and future urban space solutions. Rakvere was one of three Estonian cities to apply for the position of the European Capital of Culture. Although Rakvere's was not successful, the city does see a place for itself in the European Capital of Culture program and has concluded corresponding cooperation contracts with both Tartu and Tallinn. Rakvere is a shaper and creator of novel cultural values, the organizer of bold, modern, and innovative cultural events, and a place where the traditional and the new are united, contrasted, and tested.

Although in recent years, the city of Rakvere has devoted more attention to emphasizing the background of the composer Arvo Pärt (starting the Arvo Pärt Festival in Rakvere in 2005), Virumaa region still does not have a place where a tourist interested in visiting culturally significant locations could receive an introduction to the work and life story of the famous composer. It is this gap that should be filled by the Arvo Pärt Hall. The concert hall should be focused on classical music and cultural tourists, providing the visitors with a versatile, memorable and educational visiting experience through a modern environment.

3.6 The history and development of the area

Until the birth of the Republic of Estonia in 1918, the area in question, along with a large part of the rest of Rakvere's city centre, belonged to the Rakvere church manor and was used as a pasture. By that time, the city had been built around the lands of the church manor. It was a strange sight. In the early days of the Republic of Estonia, the lands of manors, including the lands of the Rakvere church manor, were expropriated by the state based on the Land Act. The expropriation had an important effect on the development of Rakvere's urban space, since it made it possible for the city to develop the empty land located in its very centre. In 1925, a monument commemorating the War of Independence (author Amandus Adamson) was erected on this site. In 1926, architect Anton Soans finished the new general plan of the city, which foresaw the construction of new streets and buildings in the hitherto empty area, along with the city's new main square – Vabaduse Square. Jaan Poska Avenue (currently Kastani Avenue) was supposed to become Rakvere's main street, with large and imposing buildings being designed on both sides.

A park named after General Johan Laidoner, surrounding the monument of the War of Independence, and the Freedom Square (Vabadusplats) south-east of it was planned (the current competition area). The western side of the square was bordered by Poska Avenue (currently Kastani Avenue), with Jüri Vilms Avenue (currently Tuleviku Street) heading northeast and Vabaduse Avenue (formerly Suur-Põllu Street, currently Vabaduse Street) heading southeast. The first new buildings, including the wooden building of the kindergarten of the Virumaa Child Welfare Society (Lydia Koidula St 14; architect August Tauk, 1929) and the stone building of the Rakvere German Secondary School, did not measure up to the large dimensions of the square. It is true, however, that the planned lines of trees would have made the square visually narrower.

Later, there were plans to build a new Lutheran church named after St Paul in the southeast corner of the south side of the square (currently the intersection of Võimla and Vabaduse Streets). Yet even this large building seemed disproportionately small next to the huge city square. The wooden building of the Rakvere Karmel Baptist Church (Lydia Koidula St 15; architect Engelhardt Corjus, 1933) was located near the square,

although the edge of the square was supposed to be moved away from it. Only until the building of the Rakvere Common Secondary School designed by Alar Kotli was completed in 1938 did the square attain a degree of completeness on its eastern side.

In his paper on Values of Rakvere's Urban Space written in 2005, the architectural historian Mart Kalm notes the following: *Vabaduse Square is notionally Rakvere's nobility centre. Urban space with the same semantic value continues on Tuleviku and Koidula Streets and Kastani Avenue. These are the former lands of a church manor, integrated into the city only after Estonia had achieved its independence, which means that this long since empty area was surrounded by built up space. This area has a spacious fabric and its architecture is relatively homogeneous because the construction began later than elsewhere in the city. The professional planning of the area by an architect makes it consciously hygienic, open to the sun and air, and is like an introduction to a modern world that has overcome weaknesses of the former times. The width of the streets is almost over dimensioned due to the opportunities of an empty area, especially in the case of Kastani Avenue. Since it is located away from production facilities and people's daily concerns, the area has a very bright and optimistic atmosphere that focuses on a bright and clean future.*

The centre's noble nature arises from the function of the public buildings connected with the square: a) educational institutions: the kindergarden of the Virumaa Child Welfare Society (A. Tauk, 1929, currently a Steiner school), the German secondary school (E. Kühnert, 1931, currently a dental polyclinic) and the Estonian secondary school (A. Kotli, 1939) b) churches: St Paul's church (A. Kotli, 1940, currently a sports hall) and the Baptist church (E. Corjus, 1933) c) monuments: the restored War of Independence monument by A. Adamson alongside the Soviet monument erected in honour of the "liberators" of Estonia (A. Kotli). The bright atmosphere, free of associations with work and money, is amplified by the swimming pool built at the end of Koidula St (T. Mihkelson, 1938, currently a retirement home) built at the end of Estonia's first period of independence as well as the sports zone on the other side of Kastani Avenue. Although the construction of buildings around Vabaduse Square was left unfinished due to the onset of World War II, the pre-war stratification is strong in the cases of Tuleviku Street, Koidula Street and Kastani Avenue, as the housing and apartments are better, more spacious and modern - the best of their time. The same fashion continues in the case of housing constructed in the 1950s in the other end of Koidula Street and near Vee Street. Even out of the large apartment buildings inherent to Soviet times, one of the first co-op buildings based on a special design project was selected for the corner of Vabaduse Square and Koidula Street. Although the apartment buildings of the 1960s were located according to the free planning method used after Stalin's death, they share a link with the interwar Estonian architecture in terms of following the principles of modernism. The only syntax error in the area is the addition of a perimetrical annex to E. Kühnert's former German secondary school and current dental polyclinic in the spirit of postmodernism during the 1980s.

3.7 Rakvere's St Paul's church

St Paul's church in Rakvere was designed by architect Alar Kotli as a church that would symbolize Estonia's freedom. The church was nearly completed and was consecrated two days before Estonia was deprived of its freedom in June 1940. As of the 1950s, the church has been used as a sports venue. Other buildings in the vicinity of the church include the Rakvere Secondary School building and concrete apartment buildings dating back to the 1960s. On the opposite side of the square from the church building is the German Secondary School designed by E. G. Kühnert, which is currently being used as a polyclinic. The spacious Vabaduse Square in front of the current sports hall was planned as Rakvere's main square in the beginning of the 20th century and currently functions as an enormous **roundabout**. This has resulted in an impractically large area in the heart of the city being used for nothing but traffic.

St Paul's church in Rakvere is an important work among Alar Kotli's creations as it combines the features that were characteristic of the architect's implemented projects as well as features that were supposed to appear in his designs but were never built and interesting external influences. The two-steeple exterior solution is very rare in Estonia. The church is an important building to follow Kotli's process of developing the urban space. This is why St Paul's church is a significant Estonian architectural landmark.

3.8 Reconstruction of the church building

The entire complex, the church/concert hall along with the annex, the reorganization of Vabaduse Square along with the future construction of a public building would make Rakvere an excellent place for organizing concerts and would facilitate the enlivening of Rakvere's cultural and educational life through the synergy created by various institutions and activities. The reconstruction, restoration and adjustment of the church building and once again implementing the original main entrance would help emphasize the effective general design of St Paul's church as well as its distinctive character in the surrounding urban space. It would also be a fitting way to show respect for the work of a prominent architect.

In the case of the ground floor and first floor of the main volume, the plan foresees the dismantling of the partition walls and ceiling that fragment the church hall. The hall would regain its original dimensions and would be large enough to fit both, large number of concert audience as well as the performers. However, the existing building lacks the necessary auxiliary rooms.

The basement of the main building used to contain a heating room, which lost its function after the church became connected with the district heating network and is therefore currently empty. This room is though not big enough to fully cover the need for auxiliary rooms. The expansion of the basement of the main building to its full size is not feasible, since the foundations of the building are not very deep and works carried out in the foundation zone may jeopardize the integrity of the building. Construction of an annex (annexes) in the area of the initially planned office and congregation house would solve the problem related to the lack of auxiliary rooms. The volume of these buildings has only been determined from the side of the square. Their volume from the courtyard side has not been determined and could form a notional extension of the original office and congregation house following the shape of the main building.

For better functionality of servicing the concert hall, discreet connecting galleries can be built between the annex and the western wall of the main building. The annexes would contain all auxiliary rooms necessary for servicing the hall that do not fit into the main building, as well as other rooms necessary for the functioning of the cultural centre. With regard to the heating of the concert hall, it would be practical to replace the current radiator heating with a water-based floor heating system. This would be in keeping with the aim of reconditioning the space aesthetically and achieving excellent room acoustics in the concert hall. The existing entrance staircases should be sufficient to meet the requirements of the building's evacuation exits. The steeple volume could be employed primarily as an observation platform or deck. It would be feasible to provide means of vertical transportation and flow, including evacuation solutions related to the annex(es), within their own volume.

The design of the building has to enable wheelchair and stroller accessibility of public rooms. The accessibility requirements include rehearsal and practice rooms.

There is no data available regarding any geological studies conducted in the competition area. The hydrogeological investigation conducted in the city of Rakvere in 1999 indicated that the depth of ground water in the area can be from 1.5 to 4 metres.

The existing church building and its annex must form an effective functional whole. Although the annex must use contemporary architectural language, it must also be consistent with the existing church architecture. Taking into account the social and economic trends, it is strongly advisable to use eco-friendly technologies and adhere to the principles of energy efficiency. The organizer of the competition is willing to invest more initially in order to guarantee the cheaper maintenance of the building in the future.

3.9 Room program (existing church building + annex)

The recommended room program is provided below. Depending on the desired outcome and the architectural idea of the competition entry, modifications in the sizes and joint use functions of the rooms are allowed if the achieved result is better.

Lobby	80 m ²	main entrance to the building, connected to the box office, the cloakroom, and the café;
Audience recreation (lounge)		the audience should have the opportunity to move around during intermissions as well as before and after an event; a location should be planned for a temporary café table/counter;
Cloakroom	20 m ²	all visitors should be provided with the opportunity to check in their coats;
Restroom for the audience	40 m ²	near the public cloakroom;
Concert hall	300 m ²	the existing church hall, the design should seat at least 400 people (including the balcony);
Stage	100 m ²	the stage should be placed in the choir room of the church and in part of the main nave. The stage should include platforms that can be lifted;
Sound equipment	15 m ²	auxiliary room for servicing the main hall;
Lighting equipment	15 m ²	auxiliary room for servicing the main hall;
Stage technician's room	15 m ²	auxiliary room for servicing the main hall;
Green room	40 m ²	situated next to the stage where performers wait for their turn to go on stage; if the performers' dressing rooms are located close to the stage the green room area may be reduced;
Café	80 m ²	should have a good connection to the art gallery and the concert hall; a play corner for children should be included in the café or separately; if possible, a solution for the provision of short-term child care services should be provided;
Auxiliary rooms for the café	30 m ²	a good connection with the service entrance should be provided;
Art gallery	100 m ²	should be planned as a separate room, although other publicly used rooms (galleries and the lobby) could also be used for art exhibitions;
Shop	30 m ²	a small shop (with a small auxiliary room) specialized in selling music, books on music and art and art supplies;
Small concert hall	160 m ²	the height of the room (4–6 m) must correspond with the proportions of the floor area;
Sound and lighting equipment	10 m ²	auxiliary room for servicing the small hall;
Sound studio	20 m ²	studio for recording music, can be located separately;
Musical instrument tuning	40 m ²	multifunctional practice room;
Musical instrument tuning	40 m ²	multifunctional practice room;
Choir practice hall	100 m ²	equipped with a fixed grand piano;
Dance practice hall	100 m ²	walls partially covered with floor-to-ceiling mirrors (equipped with a fixed grand piano). Although both practice halls have a distinct use, the possibility of cross-usage should be considered;
Arvo Pärt music room	30 m ²	experience room;
Piano storage	20 m ²	if possible, the storage room should be planned under the stage with a connection to the stages of the large and small concert halls;
Loading room	40 m ²	close to the service entrance;
Stage storage	60 m ²	good connection with service entrance and the concert hall;
Instrument storage	20 m ²	good connection to the stages of the large and small concert halls;
Instrument storage	20 m ²	good connection to the stages of the large and small concert halls;
Smoking rooms	30 m ²	smoking rooms should be available to both, the performers and the audience;
Office	30 m ²	open office with one separate room, along with a nearby kitchenette and

Meeting room	20 m ²	restroom;
Showers	20 m ²	located near or next to the office, good connection with the main entrance; showers should be provided next to both, men's and women's dressing rooms;
Dressing room	12 m ²	small dressing room with a shower for a single performer;
Dressing room	12 m ²	small dressing room with a shower for a single performer;
Dressing room	20 m ²	small dressing room for several performers;
Dressing room	50 m ²	large dressing room for up to 30 performers;
Dressing room	50 m ²	large dressing room for up to 30 performers (usable as a make-up room, if necessary). If possible, the dressing rooms should be designed with sliding partition walls, for example allowing the 20 and 50 m ² dressing rooms to be divided into two or to be joined with other dressing rooms. The performers' dressing rooms should have a separate entranceway from outside, where the performers should have the opportunity to park their cars. It should be possible to place a grand piano in one of the dressing rooms.
Utilities rooms	200 m ²	for electricity, low current and water access, ventilation equipment and maintenance of the building and the surrounding area.

Up to 40% can be added to the area specified in the room program for planning connecting routes area.

The net area is approximately 2000 m², incl. the existing building (~800m²).

3.10 Requirements for rooms

The rooms should be designed to be as flexible as possible (i.e. multifunctional). The construction system of the building should allow for rooms to be rearranged with reasonable effort, if necessary.

The hall along with the stage should allow for organizing different types of events, including concerts featuring various styles of music (classical music, popular tunes, pop rock, jazz, choir music). The stage should be large enough for at least a chamber ensemble of a symphony orchestra. Furthermore, it should be possible to hold dance and drama performances, including musical performances in the concert hall (bringing in decorations). It should also be possible to hold public dance events, receptions, balls, etc. (requires the option of removing the seats in the halls). The venue should also be suitable for organizing conferences (primary requirements include good acoustics, the option of providing simultaneous interpretation and the existence of the necessary technical equipment). Based on the architectural acoustics requirements, the large concert hall should contain room acoustic screens in order to improve the distribution of sound and reduce echo.

It would be desirable to find a solution for the floor to be raised, so that it would be possible to incline the floor of the concert hall and to move the stage surface. The chairs in the concert hall must be easily detachable (folding chairs recommended). The measures specified in the acoustics analysis (incl. curtains) should be used to provide excellent room acoustics.

The café will be open during events held in the building: concerts, performances, conferences, etc., at the same time, the café could have the option of being open during the time between events. A good connection with the lobby and/or a direct entrance from the street are desirable. The café should be suitable for organizing café concerts. The café would also service the temporary sales counter that will be set up during large-scale events.

The so-called Arvo Pärt music room is an empty room where people can sit down (comfortably!), listen to music, and relax. The aim of the room is to provide visitors with a sensory experience. The room should be well isolated from other rooms.

Practice hall or chamber music hall – can be used both for practice and organizing small concerts. (Audience of 120 – 140) The hall should have good connection with the lobby as well as the performers' dressing rooms.

The design should take into account the need to place advertisements in suitable places both inside and outside the building. Separate smoking rooms should be provided for the audience and the performers.

Principles for designing the volume of the annex

The requirements of the special conditions of heritage protection must be taken into account when designing the annex. The building should be located on the area specified in the special conditions. It is not allowed to fill the entire area with the annex. It is advisable to follow the architect's original idea when planning the volumes of the annex. The design can deviate from the original idea in sufficiently reasoned cases where the deviation is necessary for achieving a better, more appropriate result.

The architect, Alar Kotli, designed the façade of the church as a part of the wall of buildings facing the street. The building continued uninterrupted in the western direction in the form of its pulpit wing which was ~1/3 as high as the part of the church located between the steeples. According to Kotli's design, the congregation house was supposed to be built, in turn, to the west of the pulpit wing. The building was supposed to be approximately twice as high as the former, or ~2/3 the height of the part of the church located between the steeples. The congregation house was designed with a projection towards the city square. After the congregation house, the buildings by the street were supposed to continue as a single wall. This idea was not implemented and instead, standard apartment buildings facing the square were constructed in the 1960s. The low pulpit wing separated the church from the congregation house and allowed the main volume of the church to be viewed also from the northwest part of the square as well as from the War of Independence monument.

At present, it would be advisable to design a lower additional wing with a small gap between the church's main building and the annex in order to stress the difference between the original building and the new building. The arrangement of the new and old sections can remain similar to the original solution in order to emphasize Kotli's original idea regarding the solution for the western wall of the city square. On the eastern side of the church (the side of Vabaduse Street) there was the vestry wing of the church, which was designed next to the altar room as an expansion of the rear façade towards the east.

When we look at the secondary school building designed later on by Kotli, we see that the side of the school facing Vabaduse Street followed the same volume structuring principles as the church. According to plans, this spacious expansion of Vabaduse Street should have bound the square together visually with a two-sided line of trees. Thus, the potential annex located behind the church building cannot be allowed to cross the notional extension of the church to the east, in order to avoid spoiling Kotli's original idea regarding the closing of the perspectives from Vabaduse Street and binding Vabaduse Square together visually.

3.11 The planning of Vabaduse Square

The current situation where the area once planned as Vabaduse Square has become a large **roundabout** has not come about as a result of clear and conscious planning. Instead, the state of the area is the result of various circumstances and the surrounding environment. Although the area may visually have a majestic **atmosphere** and plenty of space, the square is not usable in a practical sense. The entire area is taken up by traffic and is uncomfortable for pedestrians.

This is why the present Vabaduse Square with its large **roundabout** should be redesigned as a public city square that would be usable for daily activities as well as organizing public events. The square should be modern and offer various opportunities for activities. We recommend that the design considers implementing contemporary urban landscaping solutions in order to provide people with a space where they can relax and feel good. The size of the square should take into account the surrounding buildings and the general context of the city of Rakvere. Historically, Vabaduse Square was designed to be smaller than it currently is. The new design should retain the views of the historical buildings surrounding the square. We recommend that the new design of the Vabaduse Square is to retain the perspectives between the War of Independence monument and the church as well as the perspective of the Rakvere Secondary School building. The directions of the abovementioned perspectives have been indicated on the scheme of the competition area.

The existing **roundabout** can be redesigned for the purpose of the new city square plan. However, the traffic

lanes that merge into the square must be preserved, while, for example, the section of Võimla Street located between Vabaduse and Koidula Streets may be closed to **heavy motor** vehicle traffic. We are also open to other proposals regarding the reorganization of vehicle traffic. The new site plan must take into account both, the current and prospective traffic flow in the area indicated in the 2008–2015 Traffic Development Plan of the City of Rakvere (scheme added). When planning light traffic, the connection with the Rakvere Central Square and promenade axis as important connection and movement directions should be taken into account. The parking needs of the surrounding buildings, including bicycle parking needs, should also be considered when planning the square. A parking solution should be provided keeping in mind both everyday needs as well as the parking space requirements in the case of a sold out event in the concert hall. The plan should also include a lighting solution for the square, along with a lighting solution for the surrounding buildings. The lighting solution must be modern, suitable for the environment, visually attractive and also energy-efficient. Currently the square has a strong east-to-west relief, with the difference in height ranging between three and four metres. The architectural idea should take this fact into account and make use of it in order to achieve a more attractive result.

In addition to planning Vabaduse Square, attention should also be devoted to the power substation located next to Vabaduse Street, on the south-eastern edge of the church lot. This is a building that regrettably does not grace its surroundings. Due to the fact that St Paul's Church as well as Rakvere's Vabaduse Square will become a significant part of the cityscape in the future, the buildings in the neighbourhood should look sufficiently stately and fit their environment. Regardless of the fact that for technical and economic reasons, Eesti Energia (owner of the substation) is currently unable to dismantle the substation or relocate it, there are surely many architectural options for exhibiting details of the technical infrastructure in a suitable and modern manner.

3.12 Public building by Vabaduse Square

A new construction area shall be planned next to Vabaduse Square for a future public building with a gross area of about 10,000 m². One of the options for using the future public building is for the Lääne-Viru County Competence Centre, which would gather the learning and research competence of the city of Rakvere and the Lääne-Viru County under one roof. The Competence Centre would comprise the new inter-university study and research library, the Rakvere Public Library, the study centre for Rakvere's institutions of higher education, as well as the public conference centre. The Competence Centre would also serve as the location for an information and consultation centre. The information on courses related to both higher education and vocational education that are provided in the county could be available at one location, while the network of regional colleges of Estonian universities would guarantee the availability of information regarding training offered elsewhere in Estonia. The development of the necessary spatial environment would enable the centralization of various consultation activities available in the region. The consultation centre could provide services to young people who need help in picking an area of specialization, to working individuals who wish to educate or re-educate themselves, and to entrepreneurs who need advice with regard to training their employees.

The multifunctional library would also be a meeting place for local intellectuals, providing "academic entertainment" (e.g. films, educational lectures, conferences). The location of the Central Library of Lääne-Viru County in rooms specially built/equipped for a library function would facilitate the provision of a modern service and the improvement of the visitors' satisfaction. In order to solve the space shortage of institutions of higher education, the operation of several schools will be moved to a single building constructed according to the common interests of the schools, where the cross-usage of rooms allows optimal usage of the available resources. In addition to improving infrastructure (rooms, computer network, technology, multimedia equipment etc.) and optimizing maintenance, wide-ranging combination of activities in one building will also allow students and other cooperation partners to have easier and more convenient access to acquiring higher education, as well as to in-service training and development projects. The conference centre of the Competence Centre would make it possible to organize video conferences and telestudy.

The public building described above should be planned only as a prospective building volume. **The scope of the object of this competition does not include the floor plans, elevations or other architectural designing work of the abovementioned building.**

4. Instructions and requirements for assembling the entry

4.1 Contents of the entry

The entry package must include:

- 1 boards with the drawings
- 2 written description
- 3 CD/DVD containing the boards and written description
- 4 price proposal
- 5 address card
- 6 name card
- 7 confirmation form

The submitted entry drawings of the architectural competition have to be mounted on light stiff boards, preferably in an A1 format or as a 700x1000 mm sheet. The required entry drawings include:

- 1 site plan of the competition area, scale 1:500;
- 2 floor plans of the church and the annex, scale 1:200;
- 3 sections of the church and the annex, scale 1:200;
- 4 sections of the cityscape and/or elevations of the square and the surrounding buildings;
- 5 elevations of the church and the annex, scale 1:200;
- 6 illustrative and explanatory schemes;
- 7 perspective drawings drawn from the characteristic positions (one or two drawings of the designed building along with the existing church building; one or two drawings of the entire competition area; at least one drawing of the building interior).

The written description must be submitted as a bound A4 document. The written description must contain copies of the boards in a reduced scale (A3 format). A CD or DVD containing the boards and the written description must be added to the bound written description. The files must be printable (min. 200dpi .pdf or .jpg files) and must not contain data that may compromise the anonymity requirement.

The written description must contain a characterization of the architectural idea, a description of the design with regard to urban construction, planning and architecture, as well as information on the designed construction system and other important technical information (eco-friendly and energy conserving solutions).

The price proposal must be submitted in a sealed, non-transparent envelope with the pseudonym of the corresponding competition entry and the word "HINNAETTEPANEK" marked on it. The price proposal must be written on the appropriate form provided in annex 6 and must be based on the expected volume of work as described in the conditions of the competition. The price proposal envelope also has to contain the filled in confirmation form given in annex 6.

The address card must be submitted in a sealed, non-transparent envelope with the pseudonym of the corresponding competition entry and the word "AADRESSKAART" marked on it. The address card must contain the mailing address for returning the entry as well as an e-mail address. The name card must be submitted in a sealed, non-transparent envelope with the pseudonym of the corresponding competition entry and the word "NIMEKAART" marked on it. The name card must contain the pseudonym, the name(s) of the author(s) of the competition entry along with the contact information, as well as information specifying the proportion of their authorship and naming the owner of the copyright. The name card must also contain the name and contact information of the person participating in the architectural competition, who will be a party to the potential negotiations regarding further design work. The forms provided in annex 6 must be used for writing the address card and the name card.

4.3 Guaranteeing the anonymity of the entries

The architectural competition is anonymous and pseudonym based. All contents of the entry package, including the boards, the written description, the CD/DVD and the envelopes must be marked with the pseudonym. The pseudonym must be conceptual (word-based): symbols, logos or combinations of letters

and numbers are not permitted to be used as a pseudonym.

The entry must be submitted in a single, sealed, one-coloured parcel without any external marks of identification. The parcel must bear the phrase "Pauluse kirik - Pärdi muusikamaja". In the case of entries sent by courier, the recipient of the parcel must guarantee the anonymity of the sender. The recipient can not be a chairperson, member, auxiliary member or secretary of the jury.

4.4 Submission of entries

The closing date of the competition is 9 July 2009. The entry has to be submitted by 16.00 local time. The competition entry should be delivered to the Rakvere City Government, Tallinna tn 5, 44306 Rakvere, Estonia, or be handed over to the courier service provider no later than the closing day for delivery to the aforementioned address. In case of courier service the arrival deadline of the submitted entry is 16 July 2009 by 16.00 local time. The participants who submit the entry by courier service are responsible for their entry's timely delivery. A copy of the accompanying document shall serve as proof of the timely submission.

Upon the delivery of the competition entry parcel in person, the recipient shall mark the parcel with its sequence number, arrival date and time and shall issue a note with the same information to the person who delivered the parcel. Competition entries received through courier service are to be registered in the same manner upon their arrival. The registration note and the receipt issued by the courier service provider serve as the basis for returning the competition entries.

The maximum customs value of a competition entry sent by courier service is 21 EUR. Parcels with a higher value must undergo customs procedures in accordance with the laws of the Republic of Estonia and will be assigned customs duties that must be paid for in order to bring the parcel into the country. The organizers of the competition will not handle the customs procedures and will not cover the costs arising from customs duties, nor will they be responsible for any impact of the customs procedures, including the late arrival of the entry.

Competition entries that arrive after the deadline or are delivered to the wrong location will be returned to the address indicated on the address card if the person who sent in the entry or any other authorized person is prepared to cover the delivery costs, otherwise the entry will be disposed of.

Competition entries that have been delivered in a timely manner to the location specified in the competition conditions will participate in the architectural competition.

4.5 Websites that contain information relevant to the competition

www.rakvere.ee/index?lang=eng

en.wikipedia.org/wiki/Rakvere

en.wikipedia.org/wiki/Arvo_P%C3%A4rt

www.svm.ee/index.php?objectID=2

www.fotopank.morgan.ee/clxQuery.php?column=marksonad&mks=rakvere&andor=AND&invandor=AND&imks=&horvert=0&searchType=precise&otsiButton=Otsi&fp=0

Annexes:

Annex 1 Special conditions of heritage protection

Annex 2 Overview of the room acoustics

Annex 3 Drawings of the existing church building

Annex 4 Site survey

Annex 5 Photographs and aerial photographs of the competition area

Annex 6 Forms: Price proposal form, Address card form, Name card form, Confirmation form