



## **Strategia di Sviluppo Urbano Sostenibile “La Scuola al Centro del Futuro”**

**Concorso di progettazione in due gradi per  
la realizzazione di un nuovo Polo Scolastico|Community  
Hub nel quartiere Don Bosco**



### **A00 - Abstract**

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## Summary

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## ***Foreword***

The southwest area of the city of Brescia is of a particular interest for the Municipality. This area is characterized by complex urban fabrics with significant environmental criticalities, phenomena of social marginality (poverty, micro-crime), weak integration and social cohesion of foreign citizens, and an urban system with a peripheral character.

In this perspective, the "La Scuola al Centro del Futuro. La rigenerazione dell'area Sud-Ovest di Brescia parte dalle scuole" Sustainable Urban Development Strategy was developed. The objective is to define and implement material and intangible regeneration interventions in urban contexts like the Don Bosco district, which is characterized by different weaknesses.

The aim is to increase the social inclusion of the most vulnerable population, reducing material and intangible inequalities and focusing on local communities, through an integrated, multisectoral, and *place-based* approach, based on multi-level *governance*.

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## General principles

The object of the Design Competition is to test an innovative model for a school in the Don Bosco district through the establishment of a new school campus for the 0-14 age group, designed as a Community Hub that will also hosts services, as well as classes and workshops, for the inhabitants of the area. The goal is to test and validate this new school model to replicate it in other districts within the southwest area of the city.

For this purpose, the co-design process involving citizens will play a significant role. This process, indeed, regards all functional activities for the implementation of the project and, in particular, the activation of the new Community Hub. The design of the hub will also involve the group of designers for the definition of the physical dimension-spatial intervention.

The new school hub shall include:

- a Primary School composed of three sections for a maximum of 375 students;
- a new Secondary School composed of three sections for a maximum of 375 students. This school will replace the existing one;
- a catalyst element for schools and neighborhood activities, capable of radically changing and supporting social relations within the district by means of a library, media library, study and multimedia rooms, projection room, music center, auditorium and dining space, as well as other spaces for aggregation, mutual exchange of knowledge, skills, and experiences by community and associations. This social aspect will be further explored between the first and second phases of the Competition, following a design discussion with the potential subjects that will manage the spaces of the Community Hub. The results of this discussion will be available to participants in the second phase.

The area of the project will be completed by:

- energy renovation of the "Don Bosco" kindergarten. Moreover, it will be provided an area to host a spring class with a maximum capacity of 20 users and the current kindergarten will be extended to create an additional space accessible also from the common space and used by the psychomotricity classroom;
- the realization of a new Urban Park equipped for recreational and sports activities, in the area where the existing "Bettinzoli" school will be demolished;
- the functional, structural, and energy renovation of the gym, in accordance with the current regulations, financed by another expenditure chapter and not a part of this intervention's Economic Framework.

From the pedagogical perspective, the design of the new school campus should be inspired by the "Scuola senza zaino" method, introduced in Lucca in the early 2000s and adopted hitherto by many schools.

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## Design Guidelines

It is required that the design approach fulfill to the principles of "design for all" and bioclimatic architecture, with particular attention to aspects related to indoor comfort - acoustic, thermal, and air quality to achieve comfortable and thermally efficient buildings.

Another fundamental principle is represented by the spaces' flexibility and adaptability to future needs; therefore, the plans should not be characterized by a rigid classroom-hall structure, but by flexible spaces that could be used also for small groups.

The design size of the spaces should be compliant with the minimum standards defined by the legislation, and checks the surface aggregation for different activities, to create multifunctional spaces for an exchange of experiences between the different levels of school, as well as an area to share the community needs.

To ensure more efficient and functional hub management, guarantee energy savings, and improve comfort and safety, it should be taken into account the potential of home automation related to the coordinated, integrated, and planned management of technological systems (heating, air conditioning, water distribution, light, video surveillance, controlled access to the area and hub, etc.) and of the computer and communication networks.

In addition to this, the project should implement a climate change adaptation and resilience-oriented approach, accordingly to the Climate Transition Strategy, called "Un Filo Naturale"<sup>1</sup>, which is adopted by the municipality deal with the Climate Change scenarios.

Further mandatory environmental sustainability-oriented features, are listed in Article 31 of the "Regolamento Edilizio del Comune di Brescia"<sup>2</sup>, based on the "Criteri Ambientali Minimi (CAM)". Specifically, CAM are regulated environmental requirements aimed at identifying the best design solution, product or service along the entire life cycle (from the composition of the materials to the methods of use and disposal or recycling).

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<sup>1</sup> For the "Regolamento Edilizio del Comune di Brescia", please refer to the following link:  
<https://www.comune.brescia.it/sites/default/files/imported/servizi/casa/SUE/Documents/Regolamento%20edilizio.pdf>

<sup>2</sup> For more details please refer to the following link:  
[https://www.comune.brescia.it/sites/default/files/imported/servizi/urbancenter/unfilonaturale/Documents/210720\\_UC\\_AT\\_188-RELAZIONE\\_STC\\_BS\\_rev2.pdf](https://www.comune.brescia.it/sites/default/files/imported/servizi/urbancenter/unfilonaturale/Documents/210720_UC_AT_188-RELAZIONE_STC_BS_rev2.pdf)

## Competition Timetable

Description	Date
Publication of the Competition. Opening of the period for receipt of second-phase clarifications requests	By 30/06/2023
Deadline for submitting inquiries and clarifications about the first-phase of the competition	20/07/2023 at 16:00:00
Date of the publication of responses to the submitted inquiries and clarifications about for the first-phase. Moreover, in this date there will be the registrations of competitors will be made available together with the documents to be submitted about project proposals and administrative documents for the first phase	28/07/2023 at 16:00:00
<b>Deadline for the registration and submission of project proposals and administrative documents for the first phase</b>	<b>15/09/2023 at 12:00:00</b>
Nomination of the Jury and opening of the period for reporting incompatibilities	15/09/2023
Deadline for reporting incompatibilities	20/09/2023 at 16:00:00
Completion of the work of the Jury about the first phase, publication of the alphanumeric codes about the projects admitted to the second phase, and opening of timeframe for the formulation of inquiries and clarifications about the second-phase of the competition	29/09/2023 at 19:00:00
Deadline for submitting inquiries and clarifications about the second-phase	13/10/2023 at 12:00:00
Deadline for publication of responses to requests for second-phase clarification. Opening of registrations and contextual sending of project proposals and administrative documents regarding the second phase	20/10/2023 at 18:00:00
<b>Deadline for submitting project proposals for the second phase</b>	<b>29/11/2023 at 12:00:00</b>
Completion of the work of the Jury for the second phase and publication of the alphanumeric codes in order of placement	By 07/12/2023
Public session for Decrypting administrative documents and for the announcement of provisional/preliminary ranking	By 8/12/2023
Verification of general requirements and professional competence. Publication of the final ranking and the announcement of the winner, with the reports of the Jury	By 20/12/2023
Publication of the projects of the Competition Design	To be defined
Exhibition of the Competition Design	To be defined



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## **First-phase project proposal request**

The project proposal required for the first phase of the competition must include:

1. An **illustrative and technical report** in A4 UNI format on PDF file as shown in the attachment, oriented vertically, up to a total 8 pages. The report must describe the concept of the proposed solution (that is expected to be further developed in the second phase) concerning the objectives and the fulfilment of the requisite framework defined in the "A01\_Disciplinare di Concorso" and shall illustrate the urban, landscape, architectural and technological aspects of the proposed project;
2. **Drawings**: 1 table in A0 UNI format on PDF file, horizontally oriented as shown in the attachment, that effectively illustrates the project idea, accordingly with the contents presented in the technical and explanatory report.

Files should be printable and each fil must not exceed **10 MB** in size.

## First-phase assessment criteria

Assessment criteria		Score
1	Quality of the proposal of the masterplan about the insertion into the landscape, and the response to the requests of the "B01_Documento di Indirizzo di Progettazione" regarding the paths, the displacement of the main functions, and the mitigation of extreme meteorological phenomena	40
2	Quality of the proposal about the connection aspects between the various elements of the School Hub and the Community HUB	20
3	Quality of the proposal about functional aspects and originality, creativity, and flexibility of school spaces	40
<b>TOTAL</b>		<b>100</b>

The best 5 proposals selected by the Jury will have to access to the second phase of the competition.



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## Second-phase project proposal request

Competitors admitted to the second phase of the competition will be informed by the competition organizer on the competition website. Furthermore, they will be also provided with further specific details on the subject of the competition. Competitors are required to further develop the design idea presented in the first grade, by providing the following documents:

1. An **illustrative and technical report** with a maximum number of 20,000 characters, spaces included, provided in UNI A4 format as PDF file, vertically oriented, for a total of 20 pages. The report has to describe the adopted criteria, also by means of diagrams and images, of the project choices in relation to the objectives envisaged by the “A01\_Disciplinare di Concorso” (i.e. Notice of Competition) and the characteristics of the intervention. Moreover, this report shall also contain the compliance with the the Functional Programme (see “B01\_Documento di Indirizzo alla Progettazione”);
2. **Drawings:** 4 (four) UNI A0 format plates on PDF file, horizontally oriented, illustrating the project idea for each project element (Park, Community Hub, Primary School, and Secondary School):
  - typological and constructive representation in plan, section, and elevation on an appropriate scale, so that the technical, technological, structural, and plant engineering aspects that characterize and enhance the architectural solutions adopted can be understood;
  - 3D representations of the integration of the solution from territorial, urban planning, and landscape point of view;
3. **Summary cost calculation and economic framework** for works contained in a 4-sided dossier in UNI A4 format;
4. The “**Offerta di Gestione Informativa**”(oGI) (i.e. **pre-contract BIM Execution Plan**), including the description of the provided solutions in response to the requirements as set out in the attached “B06\_Capitolato Informativo BIM” (i.e. Employer Information Requirements).

Files should be printable and each fil must not exceed **20 MB** in size.

## Second-phase assessment criteria

	Assessment criteria	Score
1	Quality of the design strategy regarding the landscape, urban and functional relationships, connections, and accessibility of the entire sector	10
2	Quality of urban design and general layout able to guarantee the integration and physical and functional continuity of the open spaces with the built spaces and to ensure adequate attractiveness towards residents and occasional users	15
3	Quality of the landscape proposal: about the requests of the "B01_Documento di Indirizzo alla Progettazione": solutions regarding the mitigation of extreme meteorological phenomena; spaces dedicated to sports activities; routes and connections	15
4	Internal functional aspects about the specifications provided, and any supplementary proposals that can improve use with the same overall surface area, distribution organization, location of the main functions about the guidelines, aptitude for adaptability and flexibility over time	40
5	Pedagogical aspects related to the application of the principles of the "Scuola senza Zaino" method	10
6	Environmental sustainability and energy efficiency, compliance with Criteri Ambientali Minimi (CAM), presence of smart-building systems; use of materials with EPD; ease of management and integration of the systems; certification of the level of sustainability of the project according to a recognized method (LEED-GBC, BREAM, ITACA, etc.)	10
	<b>TOTAL</b>	<b>100</b>

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## **Prizes and reimbursement of expenses**

The **winner of the Design Competition** will receive a prize of **€ 91,050.00** (excluding VAT and any other legal charges) **as an advance fee payment** for the preparation of the technical and economic feasibility project, amounting to **€ 182,100.00**; the remaining amount equal to € 91,050.00 will be paid upon completion of the technical and economic feasibility project, as detailed in the “A05\_Bozza di contratto per l’affidamento dei servizi di progettazione di fattibilità tecnica ed economica, di progettazione definitiva-esecutiva, di coordinamento della sicurezza in progettazione ed esecuzione e di direzione lavori” attached to the competition documents.

The winner, **within 60 (sixty) days** from the announcement (possibly extendable deadline by the RUP, upon formal request by the winner) must complete the development of competition elaborations, achieving the required technical and economic feasibility project level.

Each one of the **four (4) competitors** following the winner in the ranking list will receive an expense reimbursement of **€ 19,000.00** (excluding VAT and legal charges).