



MONTENEGRO
MUNICIPALITY OF KOLAŠIN
OFFICE OF THE PRESIDENT OF THE MUNICIPALITY

Chief City Architect

JURY REPORT

TITLE OF THE COMPETITION:

International competition for the conceptual architectural design of the Public Garage with Elements of a Multifunctional Building in Kolašin.

THE COMPETITION ANNOUNCER:

Municipality of Kolašin
Buda Tomovića No. 1, 81210 Kolašin
Montenegro

<http://www.opstinakolasin.me>

THE AUTHORISED PERSON OF THE COMPETITION ANNOUNCER:

Kristina Bulatović Pejić, Chief City Architect
e-mail: glavnigradskiarhitekta@opstinakolasin.me

TYPE AND FORM OF THE COMPETITION:

Competition for the conceptual architectural design of the Public Garage with Elements of a Multifunctional Building in Kolašin is international, general, single-staged, and anonymous.

PRIZE FUND

Total prize fund for the award of prizes amounts to net 36.000,00€.

The Jury will award the first, the second, the third prize, and two honourable mentions, in the following amounts:

I prize - 16.000,00 €

II prize - 10.000,00 €

III prize - 6.000,00 €

Honourable mentions I - 2.000,00 €

Honourable mentions II - 2.000,00 €

THE COMPETITION BRIEF:

The competition brief is the development of a conceptual architectural design for a public garage with elements of a multifunctional facility and infrastructure, as well as administrative, hospitality, and commercial functions, with the aim of improving the functional, traffic, and spatial organization of the central urban area. The location is designated for the construction of a city garage incorporating elements of a multifunctional facility which is situated within the scope of planning zone C, subzone C2, Detailed Urban Plan "Center" Kolašin, on Urban Plots UP1 and UP2, which consist of cadastral parcel no. 632/2, 654/1, 654/2, 655/1, 655/2, 655/3, 655/4 Cadastral Municipality (CM) Kolašin registered in the Land Registration No 1038, cadastral parcel no. 647/3 and 610 CM Kolašin, registered in the Land Register No. 252, as well as cadastral parcel no. 649/2. CM Kolašin, from the Land Registration No. 797 and parcel no. 653/2 KO CM Kolašin registered in the Land Registration No. 381

CM Kolašin. The competition location is also a part of the road of General Andelić on the cadastral parcel 610 CM Kolašin.

THE COMPETITION OBJECTIVE:

The competition objective is to obtain, through the mechanism of public competition, a contemporary, functional, and environmentally conscious conceptual design for a city parking garage facility with accompanying and additional features, which will harmoniously integrate into the urban landscape of the Kolašin city center and contribute to the quality of public space. In addition to its primary parking function, the conceptual design integrates additional facilities such as hospitality, administrative, and public spaces, **aiming to transform the building into a new urban landmark that is functionally and aesthetically adapted to contemporary life.**

DEADLINE FOR SUBMISSION OF ENTRIES:

The deadline for submission of entries was Friday, October 10, 2025, until 12:00 (local time in Montenegro).

JURY AND RAPORTEURS:

Members of the Competition Jury:

1. **Branislav Gregović**, architect – Studio LXXVI Podgorica – President of the Jury
2. **Dijana Vučinić**, architect – Studio DVARP Podgorica – Expert Member
3. **Prof.mr.sc. Sabrija Bilalić**, architect – Professor at the Faculty of Architecture in Sarajevo – expert member
4. **Dušica Totić**, architect – Remorker Architects Beograd – Expert Member
5. **Tamara Marović**, architect – Ministry of Spatial Planning, Urbanism and State Property – Expert Member
6. **Aleksandar Dabović**, architect – Chamber of Engineers of Montenegro – Expert Member
7. **Kristina Bulatović Pejić**, architect – Chief City Architect, Municipality of Kolašin – Representative of the Competition Announcer

Competition Rapporteurs:

1. **Marija Bulatović**, legal specialist
 2. **Marko Ilinčić**, graduated civil engineer
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JURY WORK PROCESS:

The opening of the competition entries was carried out by the rapporteurs together with the representative of the competition announcer, Kristina Bulatović Pejić, on Monday, October 13, 2025. A Record of Submission was prepared, which is an integral part of this Report. It was established therein that by the set deadline – i.e., by 12:00 p.m. (local time in Montenegro) on Friday, October 10, 2025 – a total of 43 competition entries had been received, of which one was disqualified and two were submitted after the deadline.

The jury's evaluation began on October 14, 2025, upon the distribution of the competition documentation to the jury members. Each jury member individually analyzed the submitted works in order to assess the conceptual and programmatic solutions, the relationship of the projects to their surroundings, as well as other criteria defined by the competition. This process enabled the jury

members to become thoroughly familiar with all entries and, based on their individual analyses, to form initial opinions on the projects with potential for further consideration.

Following this stage, the jury held two in-person meetings with its full composition on October 22 and 23, 2025.

The rapporteurs took custody of the folders labeled "author information," to which the jury has no access until the final ranking list of participants is determined and the decision on the distribution of awards is signed.

After the opening of the competition entries, all works were made available to the jury members for review in preparation for the evaluation sessions.

A/ First Jury Session

The first session of the jury was held on October 22, 2025, during which three evaluation sessions took place, along with a site visit to the competition location.

The jury reviewed and evaluated 40 competition entries that were submitted within the stipulated deadline.

Of the received entries, those under the codes 88088 and 26583 were not considered further, as they were submitted after the deadline.

After reviewing and examining the content of the 40 competition entries, the jury proceeded to make a shortlist. By overlapping the individual shortlists of all jury members, 9 entries were selected for further consideration, with the following codes: 73546, 92025, 11857, 20202, 01911, 20125, 36438, 16132, and 48223.

Despite the relatively large number of submitted works, six entries distinguished themselves by their quality, managing to find creative responses to the relatively complex inputs of the site and design program. Through multiple sessions and with a high degree of consensus, the jury decided on the above-mentioned six works.

Based on detailed analyses of the proposed spatial solutions, functionality, and aesthetic and economic criteria, the final ranking list was established, including the first, second, and third prizes, as well as two honourable mentions.

The competition entries shortlisted for further detailed consideration at the second jury session were those under the following codes: 01911, 11857, 92025, 73546, 16132, and 20202

B/ Second Jury Session

At the second session, held on October 23, the jury reviewed and evaluated – according to the scoring criteria (spatial, programmatic, aesthetic, economic, and environmental) – five competition entries under the codes: 01911, 11857, 92025, 73546, and 16132, which had been shortlisted at the previous session as potential award candidates.

After a detailed analysis based on the criteria defined by the competition brief, it was concluded that of these five entries, the three works under the codes 01911, 11857, and 73546 would enter the final selection for awards, while the works under the codes 92025 and 16132 would be considered for honourable mentions.

The jury decided to award a first prize, a second prize, and two honourable mentions, and established the ranking list presented below:

THE RANK LIST:

Award	Code	Amount	Score
First prize	11857	16.000,00€	91
Second prize	73546	10.000,00€	87
Third prize	01911	6.000,00€	75
Honourable mentions I	16132	2.000,00€	65
Honourable mentions II	92025	2.000,00€	61

General Comments of the Jury

The jury expresses its satisfaction and gratitude to all participants for the great response to the call for the international competition for the conceptual architectural design of the city garage with elements of a multifunctional building in Kolašin. We interpret this as a sign of confidence in the competition organizers, the jury, and, above all, as a positive reaction to the inspiring location and theme.

In view of the above, we consider the competition a successful contribution to the promotion of architectural practice and culture in Montenegro. We express our hope that the awarded design will find its way to an authentic and high-quality realization

JURY REPORT ON COMPETITION ENTRIES

FIRST PRIZE - ENTRY CODE: 11857

Recognizing the completeness, quality, rationality, and thoughtfulness of the proposed design, the jury decided to award the first prize to the entry under the code 11857. The jury identified in this work the quality and successful response to the specific characteristics of the site. The terraced meadow within the central urban zone, well integrated into the network of pedestrian and vehicular routes of the town center, as well as into the transit traffic system, served as an inspiration for the winning authors to develop a geometry that rationally and efficiently utilizes the site's limited capacity.

The success of the proposed solution lies, among other things, in the creation of a spatially rich and functional environment that avoids reliance on stereotypes regarding the need to construct a distinctive identity for the building and its location. Instead, it emphasizes form, volume, and materials. The awarded project creatively exploits the full potential of the site by accommodating part of the parking capacity within the structure of General Anđelić Street, as permitted by the design brief. At the same time, the project remains mindful that the building's primary function is that of a public city garage, striking a balanced approach to the inclusion and placement of complementary public and commercial facilities. The proximity of the school inspired the authors to introduce a pedestrian connection between the schoolyard and the public facilities of the garage, thereby giving additional meaning to the pavilions designed on the roof.

In analyzing the building's functionality, as a very important aspect in the design of public parking structures, the jury concludes that the awarded entry provides a high-quality response, making full use of the site's inherent characteristics. In this context, the jury particularly values two key design decisions: To place part of the building's volume beneath General Anđelić Street, which enhances the garage's overall capacity and to organize the garage capacities above the level of Braće Vujčić Street as several "independent" garages, one per floor (levels 1, 2, and 3).

Through these decisions, the authors eliminated the need for internal ramps, instead using the longitudinal profile of General Anđelić Street for the garage entrances. These two design moves ensured the clarity and spatial efficiency of the building's layout, enabling the authors to provide a total

of 276 parking spaces for cars, 20 for bicycles, and 8 for motorcycles, along with clear and functional horizontal and vertical circulation within the garage.

The designer’s decision to keep the structural system visible on the façades and to let its geometry define the building’s expression is considered successful and well-executed. The use of linear wooden elements that emphasize the orthogonal structure gives an additional charm to the building.

The building’s form, like its function, is composed thoughtfully, carefully, and precisely, without unnecessary expression. The roof level, set at elevation 13.2, is articulated as a public urban space with business facilities and a canopy that provides both functionality and an appropriate degree of expressiveness, giving the structure its identity and place within the city center.

Although the first-prize winning entry stands out as the most successful, the jury believes that there is room for further refinement and improvement, which may be implemented during the development of the Main Design, particularly concerning the following:

- Analyze the possibility of a more visually accessible pedestrian access to the roof floor (13,2). The projected ramp is not fully visible, so it is suggested that the location of the tourist info point and video surveillance could serve as a suitable place for a single-flight staircase.
- Analyzing the possibility for further improvement, it’s recommended that the linear wooden applications remain on the horizontal and vertical façade elements but be removed from the diagonal “shed roof” structure. In this way, above elevation 13.2, these elements would be absent, and the exposed metal structure would, through its lightness, ensure an appropriate visual character for that part of the building.

ENTRY CODE “11857”			
CRITERIA		POINTS	ACHIEVED POINTS
1.	Spatial Criterion The character of the solution within the immediate and wider urban context; achieved harmony with general needs and ambient values	0-30 points	27
2.	Programmatic Criterion Distribution of functions and overall functionality; fulfillment of objectives in accordance with the competition brief	0-30 points	27
3.	Aesthetic Criterion Architectural and urban form and the achieved visual effect within and beyond the project area.	0-25 points	22
4.	Economic Criterion Programmatic and market sustainability.	0-5 points	5
5.	Sustainability Criterion Compliance with the principles of sustainable urban development.	0-10 points	10
TOTAL:			91

SECOND PRIZE – ENTRY CODE “73546”

This competition entry is distinguished by an exceptionally well-considered placement on the site, featuring a dramatic volumetric projection oriented toward the access road. Particular value is given to the carefully designed circulation, both vehicular and pedestrian, with multi-level access to the building from various elevations. This functional scheme further enhances the spatial experience and the overall quality of the environment. The architectural expression is contemporary and articulated with restraint. In terms of form, the auxiliary functions dominate the composition, which somewhat

reduces the clarity of the main programmatic concept and may lead to a misinterpretation of the building's functional priorities.

As a point of critique, the jury highlights the lack of a stronger connection with the local architectural context.

Despite these remarks, the project demonstrates a high level of architectural literacy and thoughtfulness and is therefore awarded the second prize.

ENTRY CODE " 73546"			
CRITERIA		POINTS	ACHIEVED POINTS
1.	Spatial Criterion The character of the solution within the immediate and wider urban context; achieved harmony with general needs and ambient values	0-30 points	25
2.	Programmatic Criterion Distribution of functions and overall functionality; fulfillment of objectives in accordance with the competition brief	0-30 points	24
3.	Aesthetic Criterion Architectural and urban form and the achieved visual effect within and beyond the project area.	0-25 points	23
4.	Economic Criterion Programmatic and market sustainability.	0-5 points	5
5.	Sustainability Criterion Compliance with the principles of sustainable urban development.	0-10 points	10
TOTAL:			87

THIRD PRIZE - ENTRY CODE "01911"

The proposed conceptual design is based on the idea of a compact, clearly defined volume that precisely shapes the urban frontage and creates an architectural accent.

The building is articulated through rhythmic segments of varying height and materiality, which break up the mass of the garage and introduce visual dynamism while maintaining a simple overall form.

The combination of concrete and perforated metal panels allows for natural lighting and ventilation, while also giving the building a distinctive architectural character. The conceptual solution presents a contemporary, balanced, and clear architectural expression that integrates discreetly into the city's environment.

However, the jury notes as a drawback the decision not to utilize the space beneath General Anđelić Street, which resulted in a reduced number of parking spaces. Additionally, the design team did not take advantage of the potential access from the elevated General Anđelić Street, thereby missing the opportunity for a more functional solution and simpler internal circulation within the garage.

ENTRY CODE " 01911"			
CRITERIA		POINTS	ACHIVED POINTS
1.	Spatial Criterion The character of the solution within the immediate and wider urban context; achieved harmony with general needs and ambient values	0-30 points	22
2.	Programmatic Criterion Distribution of functions and overall functionality; fulfillment of objectives in accordance with the competition brief	0-30 points	19

3.	Aesthetic Criterion Architectural and urban form and the achieved visual effect within and beyond the project area.	0-25 points	21
4.	Economic Criterion Programmatic and market sustainability.	0-5 points	4
5.	Sustainability Criterion Compliance with the principles of sustainable urban development.	0-10 points	9
TOTAL:			75

HONOURABLE MENTIONS I – – ENTRY CODE “16132”

The project effectively utilized the site’s morphology, integrating it into the overall competition concept. The building as a whole achieves a harmonious relationship with its surroundings; the roof terrace and perforated façade open dynamic views toward both the urban and natural landscape. Special attention has been given to integrating additional commercial facilities, resulting in a higher level of spatial activation. In terms of materialization, the design successfully combines a primary concrete structure with wooden elements that correspond to the character of the location, giving the building a naturally integrated appearance within its environment.

However, the functional solution for the building’s primary purpose – the garage – is partially successful. The lack of utilization of the side street has resulted in additional circulation load within the garage area, while the termination of the dead-end street could have been resolved more thoughtfully. Furthermore, the jury notes that the ramp is designed outside the parcel boundaries, which constitutes a technical defect that could potentially be corrected in further development, but which prevented the project from being considered for an award.

ENTRY CODE “16132”			
CRITERIA		POINTS	ACHIVED POINTS
1.	Spatial Criterion The character of the solution within the immediate and wider urban context; achieved harmony with general needs and ambient values	0-30 points	22
2.	Programmatic Criterion Distribution of functions and overall functionality; fulfillment of objectives in accordance with the competition brief	0-30 points	19
3.	Aesthetic Criterion Architectural and urban form and the achieved visual effect within and beyond the project area.	0-25 points	18
4.	Economic Criterion Programmatic and market sustainability.	0-5 points	3
5.	Sustainability Criterion Compliance with the principles of sustainable urban development.	0-10 points	5
TOTAL:			67

HONOURABLE MENTIONS II – ENTRY CODE “92025”

The project stands out for its clearly articulated design of reduced form and a functional layout. The garage, as its primary function, is well designed, with clearly defined traffic principles and properly dimensioned elements.

The additional public space within the building is located on the second floor, which aligns with the level of the side street – General Anđelić Street. This represents one of the better solutions in terms of utilizing the potential of the side street, achieving good connectivity within the immediate context and creating a high-quality public space with views toward the park on the opposite side.

The materialization of the white mesh façade is considered a good choice, while the use of blue color and the treatment of the interior and the “blue plateau” are viewed as somewhat inconsistent with the existing context of the location.

One of the disadvantages of the project is the insufficient number of parking spaces, as the authors did not utilize the full potential of the plot on the level below the street elevation, resulting in a limited garage capacity.

ENTRY CODE “92025”			
CRITERIA		POINTS	ACHIVED POINTS
1.	Spatial Criterion The character of the solution within the immediate and wider urban context; achieved harmony with general needs and ambient values	0-30 points	18
2.	Programmatic Criterion Distribution of functions and overall functionality; fulfillment of objectives in accordance with the competition brief	0-30 points	19
3.	Aesthetic Criterion Architectural and urban form and the achieved visual effect within and beyond the project area.	0-25 points	16
4.	Economic Criterion Programmatic and market sustainability.	0-5 points	3
5.	Sustainability Criterion Compliance with the principles of sustainable urban development.	0-10 points	5
TOTAL:			61

MEMBERS OF THE COMPETITION JURY:

1. **Branislav Gregović**, arhitekta – Studio LXXVI Podgorica - predsjednik žirija



2. **Dijana Vučinić**, arhitekta – Studio DVARP Podgorica – stručna članica



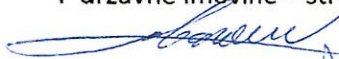
3. **Prof. mr. sc. Sabrija Bilalić**, arhitekta – Redovni profesor na Arhitektonskom fakultetu u Sarajevu – stručni član



4. **Dušica Totić**, arhitekta – Remorker Architects Beograd – stručna članica



5. **Tamara Marović**, arhitekta – Ministarstvo prostornog planiranja, urbanizma i državne imovine – stručna članica



6. **Aleksandar Dabović**, arhitekta – Inženjerska Komora Crne Gore – stručni član



7. **Kristina Bulatović Pejić**, arhitekta – Glavna gradska arhitektica Opština Kolašin- predstavnica raspisivača





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Chief City Architect

RECORD OF SUBMISSION OF COMPETITION ENTRIES

INTERNATIONAL COMPETITION FOR THE CONCEPTUAL ARCHITECTURAL DESIGN OF THE PUBLIC GARAGE WITH ELEMENTS OF A MULTIFUNCTIONAL BUILDING IN KOLAŠIN

Entries received by 12:00 p.m., Friday, October 10, 2025		
No.	Entry code	Time of email arrival
01.	73546	28.09.2025. (03:56h)
02.	95209	09.10.2025. (17:26h)
03.	27123	09.10.2025. (17:30h)
04.	38436	09.10.2025. (17:50h)
05.	25991	09.10.2025. (21:00h)
06.	92025	09.10.2025. (22:02h)
07.	11857	09.10.2025. (22:12h)
08.	74852	09.10.2025. (22:16h)
09.	69523	10.10.2025. (00:51h)
10.	20202	10.10.2025. (02:01h)
11.	09260	10.10.2025. (02:56h)
12.	04048	10.10.2025. (02:40h)
13.	11210	10.10.2025. (03:17h)
14.	20217	10.10.2025. (04:36h)
15.	19387	10.10.2025. (05:19h)
16.	65789	10.10.2025. (06:38h)
17.	94503	10.10.2025. (07:38h)
18.	12688	10.10.2025. (09:22h)
19.	27356	10.10.2025. (09:58h)
20.	41371	10.10.2025. (10:29h)

21.	50108	10.10.2025. (10:33h)
22.	73182	10.10.2025. (10:46h)
23.	82828	10.10.2025. (10:49h)
24.	01911	10.10.2025. (10:57h)
25.	Zxt69	10.10.2025. (11:14h)
26.	13579	10.10.2025. (11:18h)
27.	00707	10.10.2025. (11:21h)
28.	88800	10.10.2025. (11:24h)
29.	05500	10.10.2025. (11:35h)
30.	R8YA0	10.10.2025. (11:33h)
31.	20125	10.10.2025. (11:37h)
32.	36438	10.10.2025. (11:45h)
33.	16132	10.10.2025. (11:48h)
34.	48223	10.10.2025. (11:50)
35.	A100N	10.10.2025. (11:52h)
36.	00001	10.10.2025. (11:52h)
37.	58742	10.10.2025. (11:53h)
38.	34522	10.10.2025. (11:54h)
39.	37462	10.10.2025. (11:57h)
40.	06462	10.10.2025. (11:59h)
41.	88088	10.10.2025. (12:01h)
42.	26583	10.10.2025. (12:08h)