
KOUTALAKI INVITED COMPETITION, LEVI

17.8. – 24.10.2011



Kassiopeia Finland Oy

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KOUTALAKI INVITED COMPETITION, LEVI

1. COMPETITION INVITATION

1.1 The organisers, character and objectives of the competition

Kassiopeia Finland Oy is organising an invited competition for the design of the extension to the Levi ski resort in Kittilä. The objective is to realise a unique leisure and recreation centre in Koutalaki which draws its inspiration from the culture, nature and changing seasons in the area, and which will increase both the international and national appeal of Levi.

Kassiopeia Finland Oy is a private investment company that invests mainly in property and hotel and restaurant businesses. Kassiopeia Finland is the parent company in a business concern in which its subsidiaries operate in Levi: Kätkä Viisi Oy (Hotel K5 Levi), Kiinteistö Oy Koutalaki 1 (Hotel Levi Panorama), Levin Luontokeskus Oy (Levi Summit Conference and Exhibition Centre) and Levi Northstar Oy (the Koutalaki competition area).

Kassiopeia Finland Oy directs the business strategy planning of the above companies, participates in the development of the strategy and supports its implementation. Kassiopeia Finland finances companies and, for instance, negotiates supplier and service contracts.

1.2 Participation rights

The following architects' offices have been invited to participate in the competition:

BIG - Bjarke Ingels Group

Nørrebrogade 66D, 2nd floor,
2200 Copenhagen N,
Denmark.
on@big.dk
tel. + 45 72 21 72 27
www.big.dk

Eriksson arkkitehdit Oy | Eriksson Architects Ltd.

Meritullinkatu 11 C 3. Kerros,
00170 Helsinki,
Finland.
tel. + 358 10 08354 200
patric.eriksson@eriarc.fi
www.eriarc.fi

Serum arkkitehdit Oy | Serum Architects Ltd.

Nilsinäkatu 11-13 F 6,
00510 Helsinki,
Finland.
tel. + 358 50 413 4414
antti.lehto@serum.fi
www.serum.fi

Wingårdh Arkitektkontor Ab

Kungsgatan 10 A,
SE 41119 Göteborg,
Sweden.
tel. + 46 31 711 98 38
gert.wingardh@wingardhs.se
www.wingardhs.se

1.3. Fees

Each invited participant will be paid 25 000 euros (+VAT) for a proposal that has been carried out and submitted in accordance with the competition programme. The fees will be paid through the Finnish Association of Architects (SAFA) who, in accordance with the competition rules, will retain 10% of the amount to cover the fee of the participants' representative in the jury and for other expenses.

1.4 The competition jury

The competition jury members appointed by the organisers:

Tuomo Vähätiitto, managing director (chairman of the jury)
Ilkka Joenperä, managing director TA-Rakennuttaja
Olli Marttinen, marketing director, Hotel Levi Panorama
Tanja Poutiainen, alpine skier
Frédéric Bonnet, architect (professional appointed by the competition organisers)
Matti Sanaksenaho, architect SAFA (professional appointed by SAFA)
Antti Pirhonen, architect SAFA, Antti Pirhonen Architects (competition secretary)

The jury will receive the advice of the following expert and, if necessary, also other experts:

Jaakko Peltonen, architecture student (specialized on this project)

The competition secretary and the invited expert will not participate in the decision-making process.

1.5 Approval of the competition programme and rules

The competition programme and its appendices have been approved by the competition organisers and SAFA's competition secretary. The competition follows SAFA's competition rules (www.safa.fi)

1.6 Distribution of the competition material

The competition programme and a link to the attachments will be sent via e-mail to the invited participants on Wednesday 17.8.2011.

1.7 The end of the competition

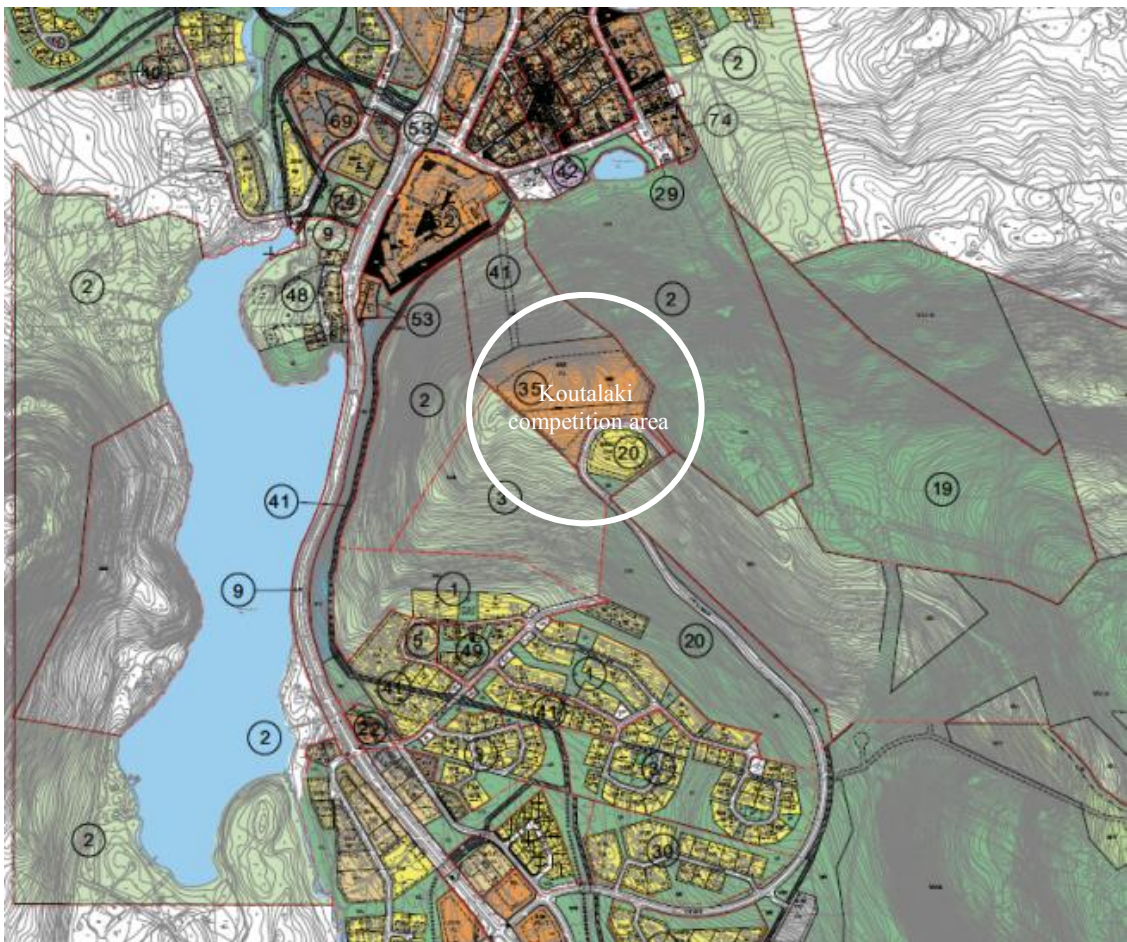
The competition ends on Monday 17.10.2011.

2. COMPETITION TECHNICAL DATA

2.1 Competition material

The competition material comprises the present competition programme as well as the following appendixes:

1. Levi contemporary plan, 2010 (PDF)
2. Levi environs and local master plan (PDF)
3. Koutalaki, site plan (PDF)
4. Koutalaki, site plan (DWG)
5. Site plan legend 600
6. Site plan legend 601
7. Koutalaki 3D (DWG)
8. Air photographs
9. Photographs 12.8.2011



2.2 Questions regarding the competition

The competitors have the right to ask for clarifications regarding the competition programme or for additional information. Questions must be sent via e-mail to:

info@suunnittelukilpailut.fi

The message containing the question should be titled "Koutalaki invited competition". The questions should arrive no later than Monday 5.9.2011. The questions and the

answers to them will be sent to all competitors via e-mail at the latest by Wednesday 7.9.2011.

2.3 Competition results, publication of the results and exhibition

The event publicly announcing the results of the competition will be held in conjunction with Levi hosting a stage of the Alpine Skiing World Cup on Friday 11.11.2011.

After the competition results have been decided, they will be immediately announced to the competitors as well as to the media at a press conference. After the competition has been resolved all proposals will be put on display in Levi. The jury report will be delivered to each of the architects' offices that participated in the competition. The result of the competition will be published in the SAFA newsletter *Arkkitehtiuustiset* and on the SAFA web pages at: www.safa.fi

2.4 Further measures following the competition

Construction of the buildings in the competition will begin in 2012. The objective is that the construction of the entire remaining building rights will be completed by 2020.

The objective of the competition organiser is to commission the winning architects' office to undertake the further development of the design for a fee in accordance with prevailing design fee levels in Finland.

The competition jury will give its recommendations for the commission for further design in its jury report.

2.5 Right of use and right of publication of the competition proposals

The competition organiser has ownership rights to the competition entries, whereas copyright remains with the authors of the proposals. The architects' office awarded the commission for further planning has the right to utilise themes and ideas from the other entries within the framework of Finnish copyright law. SAFA has the right to publish pictures of the competition entries in its own publications and on its web pages.

3. COMPETITION TASK

3.1 Competition description

Koutalaki has the ambition to become the best accommodation and service node in Lapland, where the genuine Lapland and Saami culture would come together in top quality accommodation and leisure services. Koutalaki should be built in the appropriate resort spirit (a place for relaxation or recreation), where the buildings and services to be built in the area would together form a harmonious totality.

As a point of inspiration in the competition, a description how famous local artist Reidar Särestöniemi saw the nature as a starting point for his work (Source: "Arctic Elements: Reidar Särestöniemi", 2008).

It was from this natural environment and these seasons, moods and colours that Reidar Särestöniemi drew his creative strength ever since his childhood – the splendid colours of autumn, the continuous darkness of the winter gloom, the ever-present cold of winter, the crunching sound of the underfoot, the Northern Lights and the stars, the first rays of the sun in spring, the brilliance of snows, running water, the birth of summer, and the eternal light of the midnight sun."

3.2 Competition area

3.2.1 Location and size

Levi is situated in the municipality of Kittilä in Tunturi Lapland, about 170 km north of the Arctic Circle. Kittilä airport is 16 km away, about 15 minutes by car. The nearest railway stations are Kolari (80 km) and Rovaniemi (170 km).

The competition area is situated in Levi on a slope rising northwards from the village of Sirkka. The fell village, located in the middle of pure and untamed nature, is lively and active. The competition area comprises the blocks numbered 600 and 601, the combined area of which is 8,15 hectares.

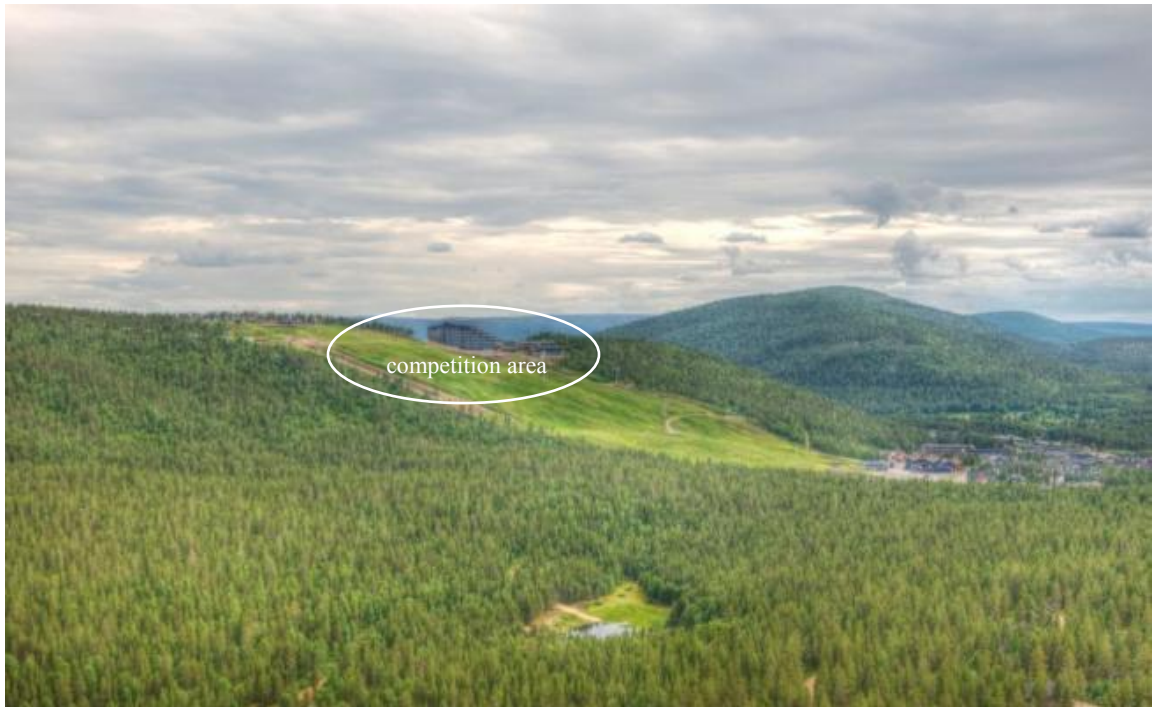
3.2.2. The history of the area

The earliest inhabitants arrived in Kittilä during the Stone Age and Bronze Age, 3000-3500 year ago. Artefact finds suggest the presence of the habitation of people that arrived from the south, and of Finnish-Ugric culture rather than Saami.

Paavo Yletyinen, who came from Savo, is considered the first Finn in Kittilä. He is mentioned among the tax overseer's list for Kemi-Lapland from 1619. The first pioneer of the village of Sirkka came from Viena, from the city of Tsirkkakemi (also known as Sirkant). The name of the village of

Sirkka, however, comes from the Sirkka Lake, which is a commonly used name in Itä-Häme for a body of water, which in fact is what the name refers to.

Travellers have occasionally visited Lapland already since the 18th century. Expeditions to Kittilä and Pallas occurred already in the 19th century. An inn existed in the village of Sirkka, in the house of Juho Sirkka, in the 1860s.



The Pallas and Ounastunturi fells in Kittilä were really discovered as a recreation area in the 1920s, during the early years of Finland's independence. A car arrived in Kittilä for the first time in 1908 or 1909. It brought two travellers from Rovaniemi to the Nikula Inn. A bus service to Kittilä began in 1923 when a post bus began operations in the region once a week. Sirkka got a proper supplies store when the Kittilä cooperative founded a branch there in 1924.

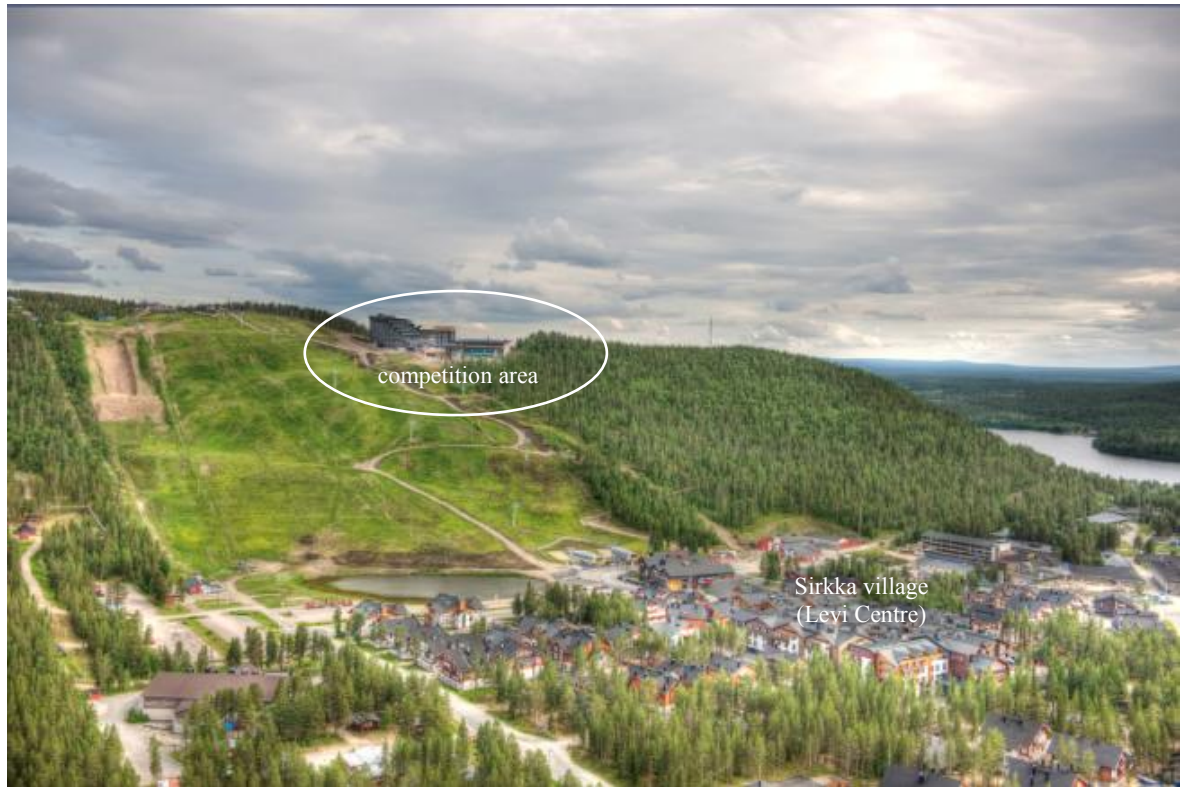
Travellers' interest in Levi increased in the 1960s and Alpine skiing began in earnest in Levi in 1963, when the municipality of Kittilä acquired land for that purpose on the Levi fell.

Kittilä airport was opened in 1982. In 1983 the ski slope company built an 800-metre-long summer sledge track in the fell. This enabled the centre to become an all-year-round service provider for downhill sports. In order to make sales and marketing of the area more efficient, the Levi Tourist Office was founded in 1989.

In 2000 Levi was the location for the first ever slalom and giant slalom skiing competitions to be held in Finland, as part of the men's FIS European Cup competition. The Levi competition has received a permanent status in the FIS World Cup competition calendar.

3.2.3 The planning situation and other decisions guiding land use

There exists a local master plan for the Levi area (see attachment). The detailed plan for block number 600 was ratified on 30.11.1989, and the one for block 601 on 16.10.1990. (see attachment).



3.2.4 Land ownership

The competition area is entirely owned by the competition organiser.

3.2.5 The built environment and services

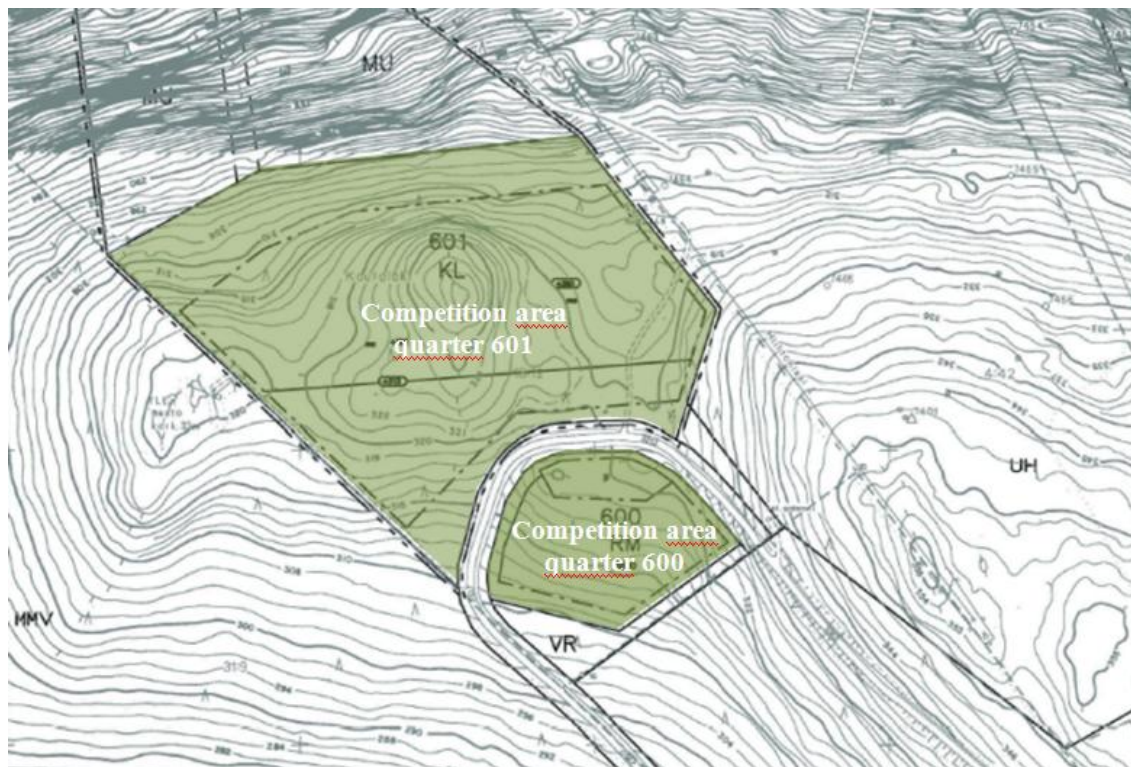
In Levi there are 45 slopes intended for Alpine skiing, 15 of which are lit. The difference in height on the tallest slope is 325 metres. The length of the longest slope is 2,5 kilometres and the longest lift is around 1636 metres.

In Levi it is also possible to go cross-country skiing, motor sledging, bicycling, dog-sledging, horse-riding on Icelandic horses and Finn horses, fishing, trekking, canoeing, and scuba-diving and to play golf. In June 2006 a mountain-biking park, called Levi Bike Park, was opened in Levi.



In the Levi area there are thousands of holiday homes as well as approximately 23 000 bed-places. The construction of holiday homes has spread widely around the Levi fell area. Hotels and services are mainly concentrated in the rapidly expanding village of Sirkka. Presently there are, in addition to shops selling daily consumer goods and specialty stores, 6 hotels, 6 apartment hotels, 38 restaurants and 9 ski slope restaurants, a spa, an indoor sports centre, a bowling hall, a post office, a pharmacy, health services, and a chapel.

The following buildings have already been built in the competition area, from the total building rights of 67 019 m² (gross floor area):



Levi Summit Congress Centre 3 109 m² (gross floor area)

- Auditorium 436 seats 470 + 140 m²
- Conference rooms 6 pcs. 320 m²
- Exhibition space 550 m²
- Catering restaurant

Hotel Panorama 13 284 m² (gross floor area)

- Standard twin room 73 pcs. 28,5 m²
- Superior twin room 73 pcs. 33,0 m²
- Handicapped room 1 pcs. 37,0 m²
- Jr suites 9 pcs. 41,5 - 46,5 m²
- Suites 9 pcs. 52,5 - 65,5 m²
- Deluxe Suites 5 pcs. 67,0 m²
- Total number of rooms 170 pcs.
- Business Centre
- Ski maintenance and storage
- Self-service laundry
- Games room
- Children's play room
- Souvenir shop
- Lobby cafe / bar
- The Okta restaurant
- Sauna suite (6th floor)

Levi Chalets 1 3 469 m² (gross floor area)

- Shops 4 pcs. 46 m²
- 2 rooms+bed alcove+kitchen-living room+sauna 25 pcs. 45 m²
- 2 rooms+bed alcove+kitchen-living room+sauna 5 pcs. 50 m²
- 2 rooms+bed alcove+kitchen-living room+sauna 5 pcs. 65 m²
- 3 rooms+kitchen-living room+sauna 5 pcs. 65 m²
- Total 44 pcs.

Storage for each apartment, ski maintenance, parking garage

Levi Chalets 2 (planning and marketing stage) 2 985 m² (gross floor area)

Buildings in total 22 847 m² (gross floor area)

The objective of the competition is to utilise the full building rights of the site: 44 172 m² (gross floor area).

3.2.6 Traffic and car-parking

The area is approached by motor vehicle from the south east, via the more southern village of Kouta. There is a gondola lift connection to the centre of Levi; the journey takes a few minutes, and the lift is open during the peak season as late as 11.00 pm.

There are shuttle buses and taxis from Kittilä airport to Levi. There is also a free SkiBus at Levi that takes visitors between the accommodation in the village and the four ski lift areas.

On the competition area (block 601) a total of 163 car-parking spaces have been created for the Hotel Panorama and Levi Summit, and 51 car-parking spaces for Levi Chalet 1, 30 of which are in a garage basement.

3.2.7 Natural conditions of the area

The changes in the seasons in north Scandinavia are radical: the sun does not set at all for over two months during the peak of summer, and does not rise at all for two months during the mid winter. Temperatures vary between -40°C and +30°C. The winter is long, with heavy snow and the summer is a short a period of intensive growth. The ground is covered with snow from November to May. During that time there is usually over one metre of snow on the ground, though when pushed by the wind into snow drifts against buildings and in yards between buildings the depth can increase to over two metres.

The vegetation in the area belongs to the northern boreal forest zone where vegetation typically is barren. The forests are mainly pine with a prevailing undergrowth of black crowberries, bilberries, and lingonberries. On the mid and upper slopes of the fells there is also thin-soiled boreal-pine forest with lichen undergrowth. In the dells and low-lying areas also spruce forests with an undergrowth of moss (*Pleurozium schreberi*) and bilberry are more common. On the summits of the fells the forest vegetation slowly transforms to become treeless heaths with shrubs and lichen. There is little cultivated land and these are situated on areas of lush vegetation along rivers and in a concentrated area of the Kittilä fen and grove area (Source: Levi local master plan commentary)



Tupasvilla (*Eriophorum vaginatum*)

3.2.8 Foundation conditions

A specific study of the ground conditions of the competition area has not been carried out. In earlier building projects (Levi Summit and Hotel Panorama) it has, however, been established that the ground rock is 1-3-metres deep. The form of the terrain can be seen in the maps of the area. The soil on top of the rock contains permafrost. In turn, it has been established that the rock is broken and eroded on the surface. There is no precise information available on the specific type of rock.

3.2.9 Municipal engineering

The company Levin Vesihuolto Oy is in charge of water and sewage in the area. A building placed close to Levi Summit Conference and Exhibition Centre can be linked through it to the water and drainage system. The actual connections to the competition area, however, come from the direction of the Tunturitie road. The water and sewer network must be taken into consideration in the competition proposal.

The area has district heating provided by Fortum Lämpö Oy. The riser line from the heating plant to the area has been brought via the front slope (the distribution centre is situated between Levi Summit and Hotel Panorama). The district heating link has been completed for the needs of Levi Summit, Hotel Panorama and Levi Chalets.

3.3 The objectives of the competition

The most central objective of the competition is to design a new kind of skiing and leisure centre that accentuates the uniqueness of the area, yet respects the surrounding nature. It should utilise local nature and cultural values and combine them with leisure services that even the most demanding visitors require. The competition organisers hope that the competition will create an international cultural centre that in a new way increases the attraction of the whole Lapland area.

3.4 Design guidelines

3.4.1 General

Among the buildings to be built in the area, there will be hotel apartments and services that comply with a real 5-star level, but generally the area will be profiled as a strong 4-star area.

The main target group are primarily Finnish and foreign conference and company visitors as well as well-to-do and wealthy private individuals.

The Koutalaki area is situated in the best possible location in relation to the ski slopes. Therefore Alpine skiers are the main target client group. There are, however, also good connections to tracks for cross-country skiers.

With regard to the desired clientele, golf is the number one summer sport in Levi. In the immediate vicinity of Koutalaki, there are also excellent biking and trekking routes.

The residential facilities in the area and in particular the routes to restaurants should be placed so that street noise does not disturb people's sleep.

In the planning of the area, solutions made in accordance with ecological principles and sustainable development should be used. These solutions will be assessed in the competition mainly on the basis of the form of the building masses and their orientation, as well as on the competitors' possible descriptions.

3.4.2 Construction

The starting point in the planning is to utilise the remaining building rights for the plot in a way that is well-functioning and architecturally of the highest quality. It is not possible to deviate, even slightly, from the detailed plan ratified for the competition area. The buildings must be placed so that the views towards the fell landscape are maximally utilised.

The Koutalaki Leisure Centre, implemented in accordance with the detailed plan, will become a unique landmark for the Levi area that respects the fell landscape of its surroundings. Even though the ratified plan allows for tall structures, to a height as much as 60 metres from the present entrance level, the competitors should aim to build lower than this within the framework of the available building rights. The starting point for the massing of the new buildings should be their natural adaption in the slope landscape and amongst the existing buildings.

The future buildings must be built on the rock on a foundation of crushed aggregate or infill in accordance with the guidelines provided by the structural engineer. In all trench work, the possible need partial quarrying must be taken into account.

Geothermal energy and passive solar energy will be utilised in the buildings (orientation, fenestration, etc.).

3.4.3 The construction of block 600

Block 600 is a block area marked in the detailed plan for buildings serving tourism (RM). The building rights for the plot are 3600 m² (gross floor area) and the maximum number of floors allowed is two. Buildings must form uniform groups within each block or, when viewed from the street, use the same main building material, façade colour and roof slope angle.

The buildings must be built from wood or wood and natural stone and the roof material must be bitumen felt, stone-aggregate boarding, wood or turf. The buildings must be built following the topography. No terracing or cuts into the terrain are allowed. The buildings, as well as the yard access roads, car-parking spaces, roads, outdoor recreation routes and technical maintenance networks must be built so that the ground surface is broken, the height altered and trees cut down as little as possible.

3.4.4 Building on block 601

Block 601 is a block area reserved in the detailed plan for commercial buildings (KL). The maximum height of the roof ridge is +380 metres (above sea level) and the lowest level in the area where underground facilities can be placed is +313 metres.

The plot contains unbuilt building rights of 44 000 m² (gross floor area). The intention is to utilise these as follows (+/- 10%):

Hotel building 13 000 m² (gross floor area)

The form of the hotel should be designed so that it could optionally be built as holiday apartments for sale and/or timeshare properties. The construction of the building will take place in three or four stages. In the hotel alternative there are to be approximately 200 rooms.

Example of a room programme

Space	m ² (usable floor area)
Accommodation	
2-person room (28-35 m ²)	3500-5000
Suites (40-70 m ²)	1000-1500
Lobby	400-500
Reception	20
Reception offices	25
Shop/kiosk	50
Offices	200
Lobby toilets; public, handicapped and staff toilets	70
Breakfast room/bar	500
Restaurant	500
Kitchen	350
Roof-top restaurant /nightclub	400
Private function rooms /conference rooms	150
Sauna suite	150
Staff social spaces	150
Cleaning facility (per floor)	20
Linen storage (per floor)	20
Technical space (per floor)	20
Cleaning centre	150
Technical space	500
Storage spaces	500-1000
Waste disposal	100
Client equipment store / equipment store	300

Central piazza

As a central point for the entire area, it is wished that a pleasant and active public piazza will be designed situated next to the Levi Summit and Hotel Panorama. During the winter people would be able to gather on the piazza in order to, for example, skate, and during the summer it could be a centre for events enlivened by café-bar terraces and fountains.

Spa, commercial and residential building, 4 500 m² (gross floor area)

The objective is to build a business and residential building next to the piazza, near a hillock that will be left in its natural state. The business and residential building, with a floor area of approximately 4000-5000 m² (gross floor area), will also include a spa and well-being services situated in the basement and ground floor levels. On the street level, next to the piazza, could be placed small shops. The upper floors of the building will comprise holiday apartments either to rent or for sale.

Spa	2600 m ² (usable floor area)
Shops (40 – 60 m ²)	300 – 400 m ² (usable floor area)
Apartments (50 – 55 m ²)	1000 – 1500 m ² (usable floor area)

Chalet 3, 4, 5, 6, 7 and 8 in total 22 000 m² (gross floor area)

Holiday apartments and/or time-shares for sale. The competition organiser has an agreement with the builders YIT for the implementation of the further stages of the chalets. The size of the implemented building stage may vary between 2500 and 3500 m² (gross floor area). The major part of the apartments will be 1r+kitchen-livingroom+sauna, 50–55 m² (usable floor area) and 2r+kitchen-livingroom+sauna, 65–70 m² (usable floor area).

Chalet 1r+kitchen-livingroom+sauna, 50 – 55 m ² (usable floor area)	total.	1000 – 1500 m ² (usable floor area)
Chalet 2r+kitchen-livingroom+sauna, 65 – 70 m ² (usable floor area)	total.	750 – 1000 m ² (usable floor area)
Chalet 4r+kitchen-livingroom+sauna, 100 – 150 m ² (usable floor area)	total.	0 – 300 m ² (usable floor area)
Apartment storage facility, 1 pcs. area)		60 – 80 m ² (usable floor area)
Ski maintenance, 1 pcs. area)		20 – 30 m ² (usable floor area)
Technical spaces, in total area)		50 – 60 m ² (usable floor area)
Garage parking, 0.5 car-parking spaces per apartment floor area)		600 – 900 m ² (usable floor area)

Luxury villas, á 500 m² (gross), in total 4 500 m² (gross)

The villas, 8-10 in number, will be an essential part of the creation of a high-class image for the area, and they have to satisfy the needs of even the highest demanding client on an international level.

3.4.5 Traffic and car-parking

The competitor should propose a car-parking solution for the whole area, the economic aspects of which will be assessed on the basis of implementation costs but also on the potential economic values that raise the quality. Constructing the area in stages requires a flexible parking solution.

The internal traffic and road network of the area must be designed so that they take into account the construction in stages and also the parking during the construction period.

The major part of the car-parking will be situated underground. The area around the piazza should be entirely car-free, apart from the maintenance arrangements for the Hotel Panorama and the Summit Congress Centre.

Car-parking can additionally be placed underneath buildings and above ground where the form of the terrain provides a natural option for this. The major part of the car-parking places should be sheltered (parking halls, garages and car-ports).

In block 600 the following car-parking norms are to be used:

Hotel accommodation	1 car space / hotel room
Restaurant	1 car space / 5 restaurant seating places

In block 601, the following car-parking norms are to be used:

Hotel	0.5 car space / hotel room
Restaurant and staff	1 car space / 80 m ² (gross)
Multi-storey apartments	1 car space / 120 m ² (gross)

In block 601 there will be placed approximately 1 car-parking space per 120 m² (gross) => 560 car-parking spaces.

3.4.6 Municipal engineering

The new buildings will be connected to the existing water and sewage network in the area. In regard to the production of thermal energy, the solutions must be as ecological as possible.

3.5 Evaluation criteria of the competition proposals

In their evaluation, the competition jury will give emphasis to the following criteria:

- the sincerity, representativeness and originality of the proposal.
- the relation of the proposal to the wider landscape as one approaches the area.
- the functionality of the overall solution and its relationship to the sensitive Arctic natural environment and the change in seasons.
- the capacity to be implemented in stages.
- adapting traffic and car-parking to the environment and well-functioning organisation.
- the technical-economic feasibility of the construction.

The evaluation will emphasise the general quality of the solutions. The functionality of the overall solution is considered more important than the faultlessness of details.

4. INSTRUCTIONS FOR PREPARATION OF ENTRIES

4.1 Required documentation

The drawings must be attached to stiff boards measuring 594 mm x 840 mm, vertically oriented. The drawings must be of a publishable quality and withstand handling. If the size of the drawing so requires, the drawings must be presented on two adjacent panels.

1. Conceptual drawing, 1: 1000

A conceptual drawing of the entire competition area and its surroundings. The picture must show the building types, the number of floors, floor area, plot division, streets, required pedestrian and bicycle routes, planted vegetation and parking areas. The buildings must be shown with shading (sun angle 45 degrees from the south-west).

2. Site plan showing the layout of the piazza area, 1:500

The site plan with the yard layout such that the draft ground-floor plans of the buildings are shown. The heights of the floors and yards are also to be shown.

3. Sections through the area, 1:500

Sections through the area in the directions north-east to south-west and south-east to north-west.

4. Draft plans of the building types used, 1:500

The competitor must show draft proposals of the floor plans of typical floors, as well as facades and sections of the buildings intended to be built in the area. The draft designs must show the apartment types.

5. Car-parking solution

The competitor must present a solution for the car-parking and required number of car-parking places, to be shown in a separate plan.

6. Montage, perspective pictures and other material

The competitor must present at least two perspective illustrations one to the given picture one chosen by competitor (see appendix). Additionally, through perspective vignette illustrations, the competitor must show the proposal's character in relation to the landscape and as a compact and unique fell village.

The competitor can also illustrate his proposal with other clarifying drawings and images.

7. Report

Included with the proposal must be a brief typed description on A4-sized paper, which must include the main architectural and building-construction principles of the proposal. The report must include a calculation of the total floor area (gross) and the number of car-parking spaces.

8. Reductions and PDF-documents

A CD must be submitted with the proposal which contains the report, competition panels 1:1 and their reductions in A3 size (resolution 300 dpi). All personal identification referring to the competitor must be removed from the PDF files.

4.2. Anonymity of the entries

Each competition document must be provided with a pseudonym chosen by the competitor. With the competition documents a closed non-see-through envelope must be included with the pseudonym of the entry on the outside and in the inside the author of the proposal, contact information and the names of the assistants. If the authors give the name of the company, the company name will be published together with the author's name.

4.4 Submission of entries

The competition ends on Monday 17.10.2011. The competition entries must be submitted to the post or other delivery service with verified proof that it was posted no later than Monday 17.10.2011, to the following address:

TA-Rakennuttaja Oy/Kassiopeia Finland Oy,
Managing director Ilkka Joenperä,
Sinikalliontie 14 B
FIN-02630 Espoo,
FINLAND.

The competitor must ensure that the delivery is stamped by the post or other delivery service with verification of the time of submission.

The competition proposal must arrive by the latest on 27.10.2011, which should be taken into account when choosing the method of delivery. The competition secretary will send to the competitors the pseudonyms of the entries that have arrived by 28.10.2011 as a receipt of their arrival.

The deliveries should be marked with the text "Koutalaki Invited Competition".

Competition jury