

WHEN WE BUILD
EXCELLENTLY,
WE BUILD
WITH AN
ARCHITECTURAL
DESIGN
COMPETITION

**Statistical analysis of winning architectural design competition (ADC)
solutions:**

survey 2009-2021, publicly available data 2009-2024

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INTRODUCTION

In the spring of 2022, ZAPS prepared an exhibition of the winning solutions of the architectural design competitions (ADCs) (75 projects in total), which it carried out in the years 2009–2021. The Chamber wanted to objectively assess the success of the ADC practice and the realized competition projects implemented during this period. For this reason, two large-scale statistical analyses were carried out as part of the exhibition organisation: an analysis of publicly available statistical data and survey with 36 questions asked to investors, users and designers of the exhibited winning ADC solutions (115 participants in total).

In this way, the Chamber wanted to use objective data and the subjective answers of the respondents to check the situation in the field of conducting ADCs and record what is happening with the ADC projects before, during and after the competition. The aim of the survey was to obtain feedback on the quality and efficiency of the ADC, the quality of the post ADC design and construction process, and satisfaction with the use of the built ADC winning solutions. The objective of the statistical analysis was to provide feedback to ZAPS and the profession on ADC activity in the context of overall investment performance, and its links with legislation and public procurement.

ZAPS continues to collect statistical data and update selected statistical graphs.

RESULTS

The analysis of the public data collected largely confirms the view of ZAPS that the organisation and implementation of the ADC activity is adequate. The results of the survey among investors, users and designers also show that respondents consider ADCs to be a very successful and effective tool.

From the data, which places individual tenders in the broader framework of the development of individual investments and at the same time compares them with each other, a more comprehensive picture of the importance of tender procedures emerges. Thus, it turns out that ADCs only represent a short part of the total development time of an individual project, about four percent. At the same time, the cost of the ADC is on average a negligible part of the overall investment, less than one per cent. Both of the above findings are supported by the subjective answers obtained in the survey.

Clients are satisfied with the ADCs that have been held and would have chosen to do so even if the ADC had not been compulsory. According to the ADC participants, the best solution among those submitted almost certainly wins, so there is no need to fear that the client will be forced to accept a solution that it does not want. The results also show that the jury decisions are almost always unanimous and that requests for revision of ADC procedures are extremely rare.

At the same time, the winning solution, according to the responses, successfully meets the needs of users. The clients agree that the ADC greatly contributes to the quality of the built space. While anonymity is important to prevent corruption, it is also important for clients that the selected designer has sufficient experience. The ADC does not necessarily require the submission of the designer's references. Nor do clients want to select a designer on the basis of the lowest price alone, given the results of the analysis. The answers of the competitors show that ZAPS ADCs are well organised and that designers participate in ADCs mainly for professional comparison, not for business as one might expect.

We were also interested in the quality and performance of the works carried out. The ADC's investments are successful. Most of the ADCs of the last 12 years were in the DGD (design documentation for obtaining opinions and building permit) and PZI (project documentation for construction work) phase at the time of the analysis, and these were also the two most frequently commissioned phases of project documentation in the ADC investments. At the time of the survey, as much as 30 percent of ADC investments were already in use, and 11 percent were under construction. In the case of

stalled projects, the main causes are lack of finance and the client's withdrawal from the project.

The main reason for subsequent changes to projects is usually additional requirements from the client. According to the survey results, the quality of the design documentation produced as a result of the ADC has never been the main reason for stopping ADC projects. What's more, the clients consider the project documentation to be of high quality and the designers of the competition solutions to be experienced and suitably qualified. Investments involving the ADCs are largely well-managed and in more than three-quarters of cases result in the implementation of the planned solution. According to the respondents, the investor is the main contributor to optimal project management. Users consider that they are adequately involved in the process at the time of the ADC.

The built ADC facilities are considered by users to be of high quality, even very high quality in terms of programme and function. The built facilities are also very suitable from the point of view of general living quality, visual-spatial qualities, the quality of the built environment and from the point of view of the possibility of social interactions. At the same time, they are considered by users to be adequate in terms of material and technical characteristics (energy solutions, lighting, maintenance, materials and treatments, and sustainability).

It also shows that ADCs represent a very open market for architectural services, with a very large number of qualified professionals competing for important assignments. The ADCs are suitable for a very wide range of tasks, from the erection of memorials to the urban design of large areas. For clients, the biggest added value of the ADC is the possibility to choose between several quality solutions.

Despite the enormous importance of ADCs for spatial development, the data show that ADCs are still an underused tool. There is a lot of room for improvement and further development of the institute of ADC. The results of these statistical analyses will be used by ZAPS in discussions on the importance of open ADCs for public investments and for improving tendering practice. The data collected proved very useful in the public debate that took place in 2021, when the then government wanted to abolish the obligation to hold open ADCs for major public investments. Only when we have concrete and objective data, can we assess the real consequences of ADCs for space and the profession.

ZAPS will continue to collect relevant data on ADCs and ADC investments. Targeted data tools will be developed for this purpose,

and it is hoped to link up with contractors of open ADCs in other European countries to collect data, especially for the sake of comparability and exchange of experience.

As in most cases an ADC is the most appropriate tool for selecting the appropriate project solution and for efficient use of funds, ZAPS will strive to make ADCs even more attractive for both public and private clients.

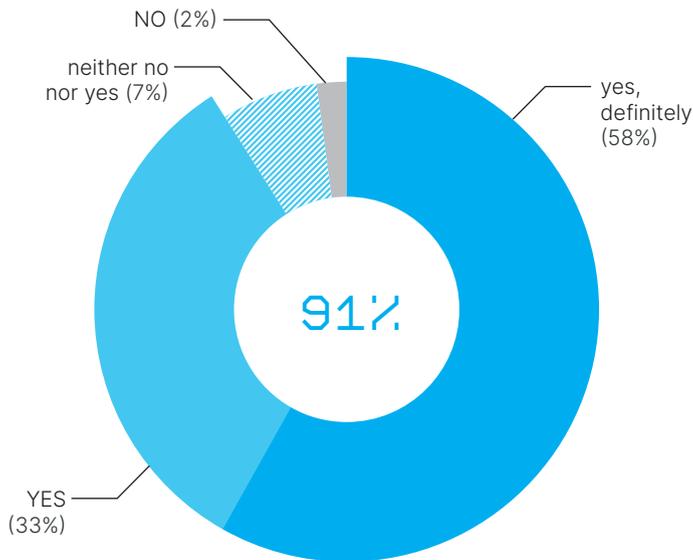
THE BEST SOLUTION WINS
THE ARCHITECTURAL DESIGN
COMPETITION (ADC)

ADC IS A HIGH QUALITY FORM OF ARCHITECTURAL PROCUREMENT

(Q11)

The ADC is currently the best tool for selecting project solutions. This is the opinion of 91% of investors and users surveyed who answered “yes” (33%) or “yes, definitely” (58%). When asked whether the ADC process contributes to the quality of the built environment, a total of 82% of respondents answered in the affirmative, which clearly confirms that the competition is a cultural, social and civilizational asset that should be nurtured and developed in the future.

When it comes to assessing the value of the ADC as an investment management tool, clients are somewhat divided. The majority of responses are in favour of ADCs. 44% of respondents answered in the affirmative (“yes” or “yes, definitely”), which shows that respondents think that ADCs can also be useful as a quality tool for investment management. 29% disagree with this opinion (choosing “no” or “no, not at all”). The remaining less than a third are undefined.



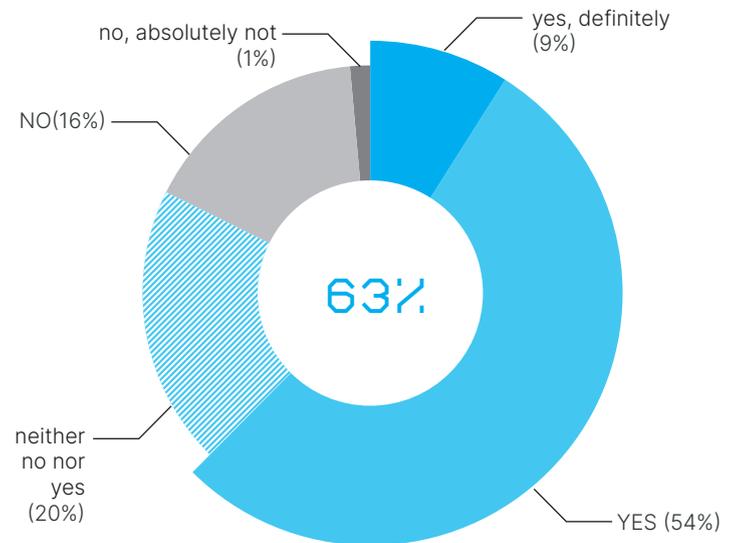
(survey) Client responses to the question whether an ADC is an appropriate form of architectural procurement

CLIENTS ARE SATISFIED WITH THE ADCS

(Q7)

The benefits of the ADCs are best known to those who have already implemented it. Most ADC sponsors would choose to run a competition again, even if it were not mandatory. In fact, 63% of investors and users answered “yes, definitely” or “yes” when asked if they would do it again even if it were not compulsory. Less than a quarter (20%) are not sure, and only 17% would not decide on the ADC in this case.

The answers show a high level of satisfaction among investors and users who already have experience with the ADC process. At the same time, they suggest that, with good experience, more and more clients will opt for an ADC, even if they are not legally forced to do so. This is also one of ZAPS’ objectives, namely to popularise the use of the competition as the best tool for selecting project solutions, regardless of legal obligations.



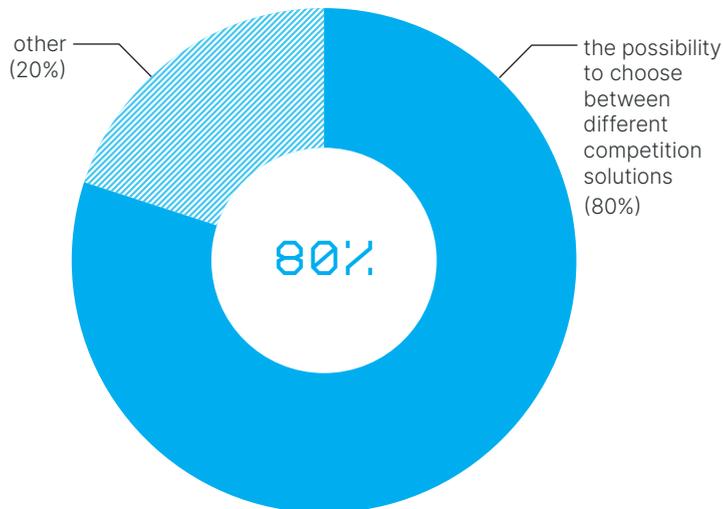
(survey) Responses from clients to the question whether, after the experience with the ADC, they would decide to run it again even if it were not compulsory

THE BIGGEST ADVANTAGE OF THE ADC IS THE POSSIBILITY TO CHOOSE BETWEEN DIFFERENT QUALITY SOLUTIONS

(Q34)

In the final part of the survey, clients were given the opportunity to write down what they value most about the ADCs or what their greatest added value is. Surprisingly, the answers were very uniform in content. 27 out of 34 respondents (80%) said that the biggest added value of the ADC was the possibility to choose between different ADC solutions.

In other opinions, the respondents pointed out: the cooperation of experienced experts of various disciplines in choosing the most appropriate solution, the confrontation of different points of view of the members of the jury destroys the stereotypes and limitations of the client and the user, self-censorship of the client, greater consideration of architecture as a public good, higher quality of the considered proposals, comprehensiveness of the treatment of the problem, good placement in the space, better visibility of the advantages and disadvantages of individual solutions due to the comparison between solutions, the possibility of a tiered competition, an expanded range of possible designers and the possibility of a visual presentation of the building or arrangement.



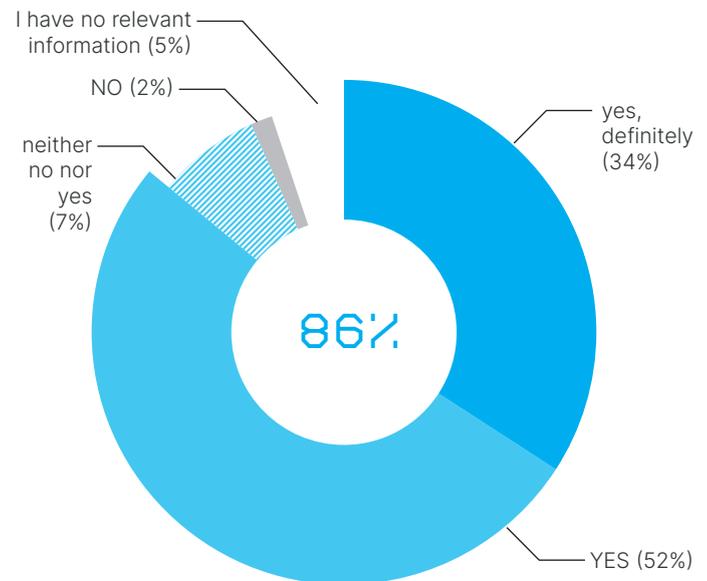
(survey) Responses from clients to the question of what, in their experience, they would define as the greatest added value of the ADC, especially compared to projects carried out without an ADC

THE BEST SOLUTION WINS THE COMPETITION (ADC)

(Q9)

The fear that the profession will impose a solution on the client through the ADC that it does not want, as a rule, turns out to be completely unfounded. Investors and users affirmed with a convincing majority of 86 percent that the selected winning solution was the best among those submitted. 34% chose "yes, definitely" and 52% "yes".

This shows that the competition provides enough space for dialogue, for constructive debate between the profession and the client, and that at the end of the process, according to the participants, the best solution wins.

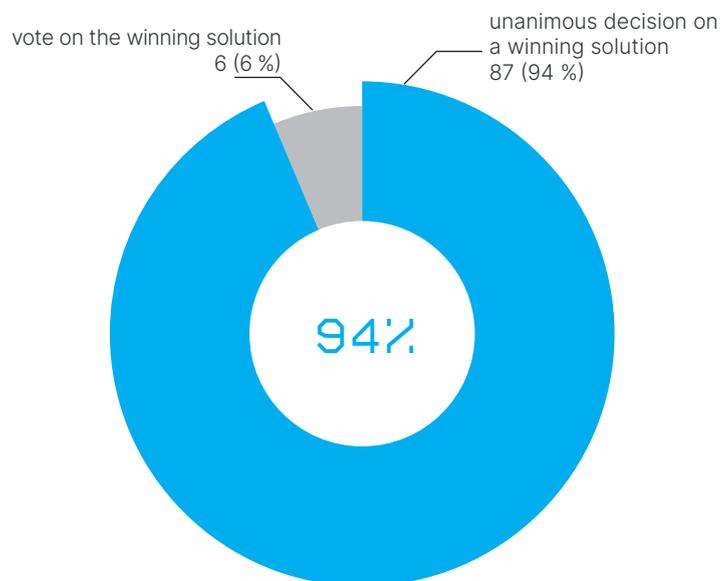


(survey) Clients' responses to the question of whether the chosen solution was the best among those submitted

REPRESENTATIVES OF THE CLIENT AND PROFESSION UNANIMOUSLY CHOOSE THE WINNING SOLUTION

The jury, which consists of representatives of the client and representatives of the profession, in most cases unanimously chooses the best solution. More than three-quarters of the ADC projects end with the implementation of the planned building or arrangement.

Almost 94 percent of the juries' decisions on the selection of the winner were adopted unanimously. The in-depth work of the jury leads to the agreement of the representatives of the client, the user and the profession. The jury consists of a majority of members appointed by the client, and at the same time the members of the jury are mostly representatives of the relevant profession for solving an individual task. This rule allows that in the ADC the client's wishes are professionally supported. The fact that the vast majority of decisions are unanimous shows that the interest of the client and the position of the profession are usually harmonized, which means that the client's desire is expressed in the best professional solution.

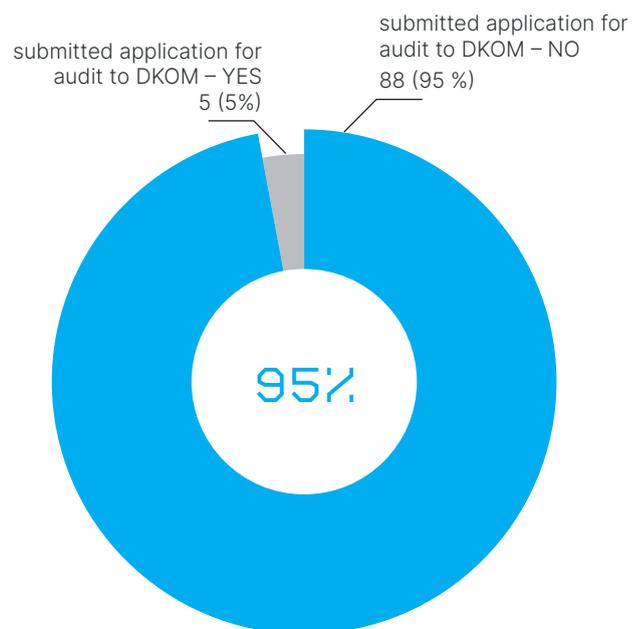


Decisions unanimity of competition juries in the period 2009-2024

THE DECISIONS OF THE JURIES ENJOY A HIGH LEVEL OF CONFIDENCE

Open ADC is a public procurement procedure in which audits are very rare.

Although ADCs lead to a procedure of selecting a designer and thus awarding a design contract for a significant public investment, a request for review is rarely made in the proceedings. This shows that ZAPS ADCs are professionally managed, that they are safe for clients and that most participants recognize the ADCs as fair procedures and accept the decisions of the jury as legitimate.



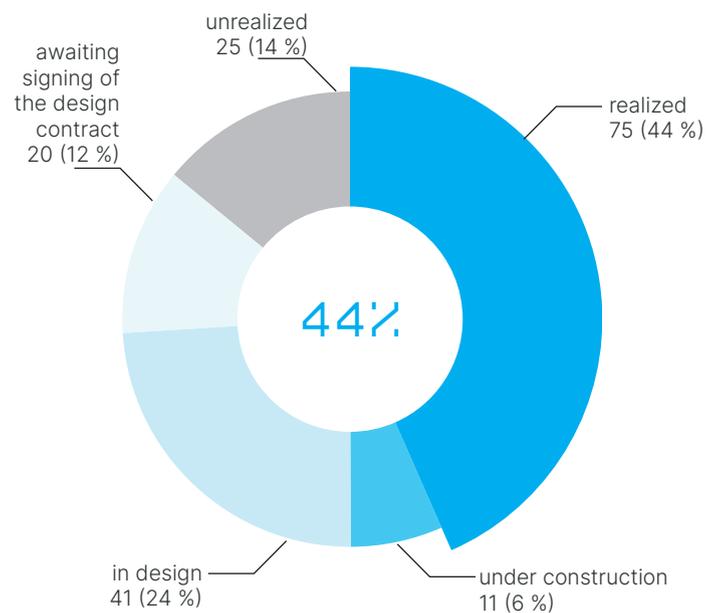
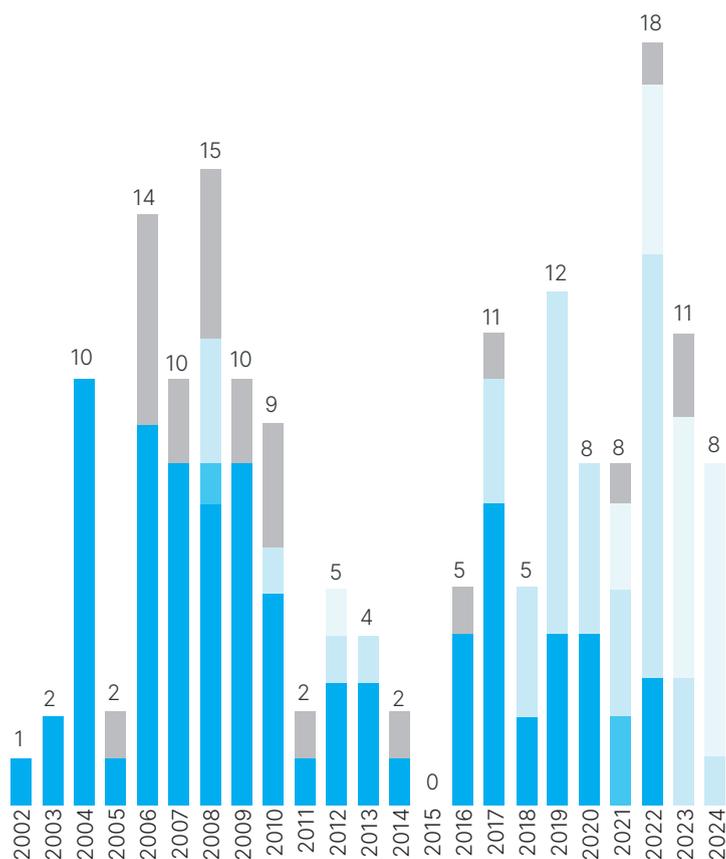
Requests for audits in procurement proceedings – ADCs completed in the period 2016-2024

SUCCESSFUL INVESTMENTS BEGIN WITH AN ADC

More than three quarters of the ADCs end with the implementation of the planned building or arrangement.

Data on the results of twenty years of ZAPS ADC activity enable the evaluation of the success of ADCs. Some projects have been realized, others are in various stages of development, and some of the projects

became stalled and will not be realized. The share of the latter represents less than 15 percent of all planned investments. Interesting is comparison with the data on the implementation of investments on the basis of open ADCs in Croatia, where the share of realized ADCs from this period is significantly lower.



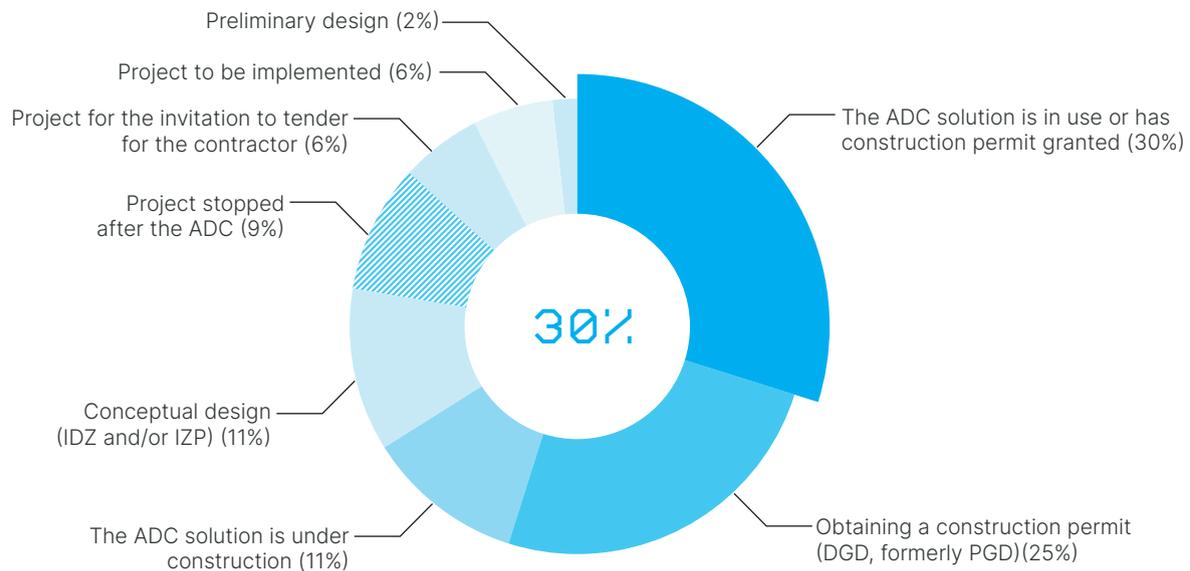
Investment performance in the period 2002-2024 (on 30. 1. 2025)

ADC INVESTMENTS ARE SUCCESSFUL (30 PERCENT OF ADC SOLUTIONS IN THE LAST 12 YEARS ALREADY IN USE, 11 PERCENT UNDER CONSTRUCTION)

(Q18)

The survey responses from clients confirm that investment projects implemented on the basis of an ADC are successful. Construction investments take a long time, usually several years. After the initial preparation of the investment, the ADC is only the second stage in the whole process. As we have collected data for the last 12 years, we were interested to know at what stage are 94 analyzed projects that started with the ZAPS ADC. We asked both clients (n = 53) and designers (n = 46), with their answers varying slightly, which is understandable since they were not necessarily answering about the same projects.

The responses show that only around one tenth of the projects considered have been discontinued during this period, which is encouraging. On the other hand, the share of realized projects with 30 percent is significantly higher. The second most common stage at which projects are currently (spring 2022) is the stage of obtaining a construction permit (25%). 11% of the projects under consideration are under construction.



(survey) Clients' answers to the question on which stage the investment was at the time of the survey

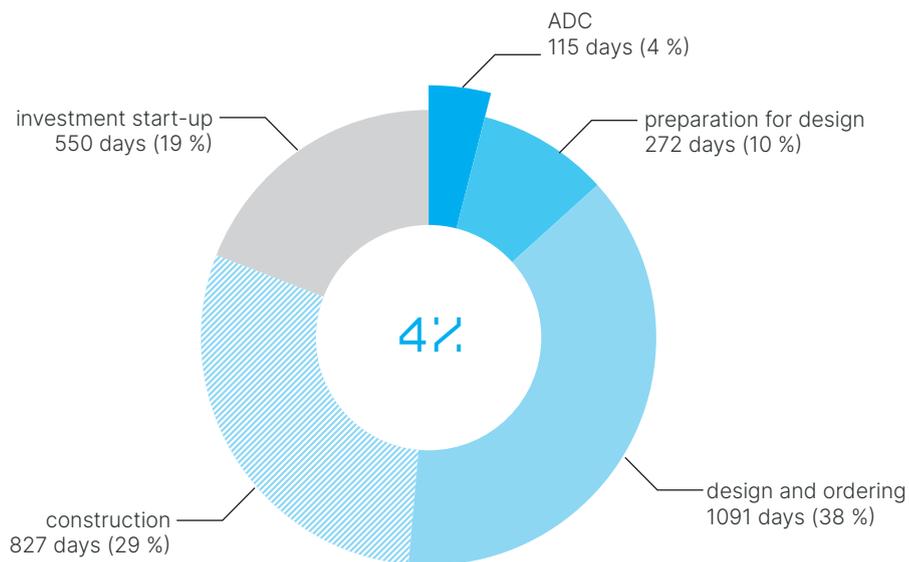
TIME AND COSTS OF ADC

ADCs ARE A TIME-EFFICIENT TOOL

The ADC is a key phase in the development of the investment and lasts on average only 115 days or only 4 percent of the total duration of the project development.

Data on the average duration of individual phases in the overall project development are collected on the basis of projects for buildings or open space arrangements, which are built or currently being implemented on the basis of ADCs announced in the period 2007-2024. The launch of the investment indicates the time from the first written notice of the client to carry out the invitation to the notice of ADC. In cases where this information is not known, the time from the first contact of the client with ZAPS to the notice of ADC is taken into account. This is a less visible but very important period, which includes the preparation of the financial construction and the ADC brief. The duration of the ADC is the time from the announcement of the ADC to the publication

of its results. The ADC is followed by the procedure of awarding the design service, taking into account the order of the winners. Competitors complaints who may delay public procurement procedures are extremely rare in the case of ADCs. Preparation for design is the time that begins after the announcement of the ADC results in which the client usually prepares a revised document of identification of investment project (DIIP). At the same time the client before signing the contract with the selected designer finalizes the financial construction of the planned construction. Design and procurement is the time that includes the design of the facility and the preparation of the tender for the selection of the contractor. This is the longest phase, but there are differences between individual projects. Construction begins with the signing of a contract with the construction contractor and ends with the acquisition of an operating permit.



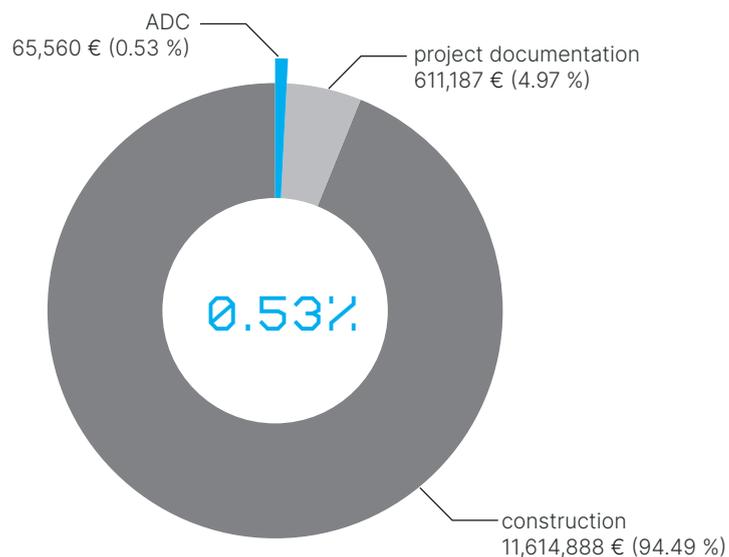
Average duration of the ADC in days in the period 2007-2024, in relation to the duration of the entire investment project development

COMPARED TO OTHER CONSTRUCTION COSTS THE COST OF THE ADC IS NEGLIGIBLE

The average cost of the ADC is less than one percent of the total investment. However, the cost of carrying out the ADC is often cited as a reason why some clients do not choose to run an ADC.

Data on the average costs of individual sets are collected on the basis of projects for buildings or open space arrangements, which are built or currently being implemented on the basis of ADCs announced in the period 2009-2024. The total investment of the project, in addition to construction costs, which include design, authorization and construction, also includes the costs of land acquisition, urban infrastructure and financial costs, which are not taken into account in this comparison. The cost of the ADC includes the costs of the ADC,

the costs of the jury and the prize-compensation fund. The cost of project documentation elaboration is the total cost of preparation of the ordered project documentation from the selected designer. Construction represents the total cost of construction and installation works (GOI), equipment and external arrangements, as defined in the construction contract. The cost of the ADC represents a larger share of the total cost for smaller investments, while its share is usually smaller for larger ADCs. The data show that the average cost of the ADC is less than one percent of the construction cost. Therefore, the cost cannot be a valid reason to not decide to hold an ADC for public investment. However, it is reasonable to expect that the quality of the winning solution will more than justify the costs incurred.

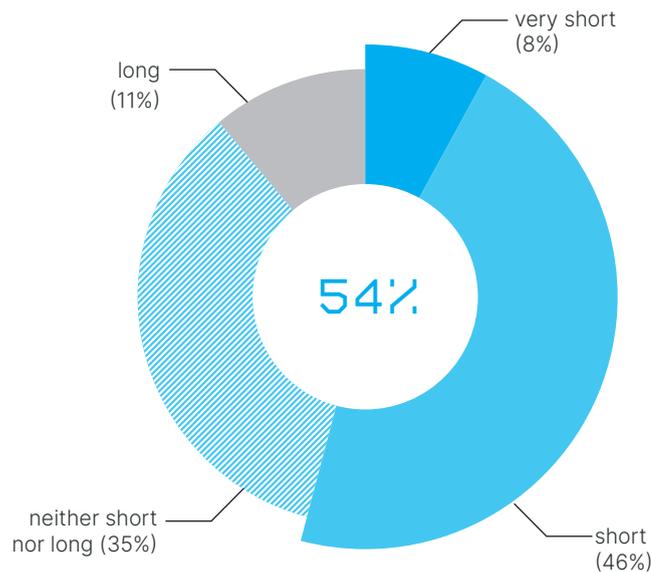


Average cost of conducting the ADC with regard to other costs of investment project implementation in the period 2009-2024.

TIME EXPERIENCE

(Q5)

It is often complained that ADCs take too much time and that this is the reason why clients do not choose them in greater numbers. We were therefore interested to hear about the actual experiences of those who have been through the ADC process. It is obvious that the results of the survey are not in line with the above belief. The duration of the ADC compared to the overall duration of the investment was rated as short or very short by the majority of investors and users (54% overall). Only 11% found the duration of the ADC long.



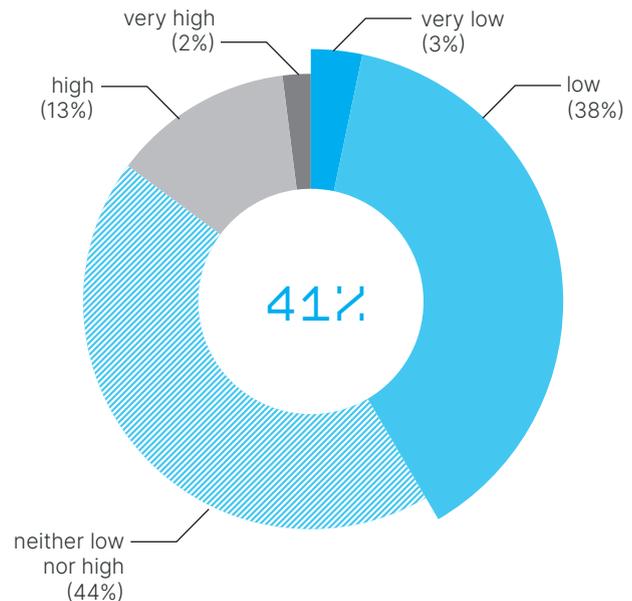
(survey) Clients' answers to the question on how short or long they think the ADC is compared to the entire duration of the investment

COST EXPERIENCE

(Q6)

The second most important reservation of investors is related to costs. The ADCs are supposed to be expensive and do not justify their costs. Here again, the answers of the respondents to the question asked show a different picture. They do not find the cost of the ADCs problematic compared to other costs. 38% of respondents consider the cost of the ADC to be comparatively "low" and 3% "very low". A further 44% rate the costs as moderate ("neither low nor high").

Overall, 85% of respondents have no particular problem with the level of the ADC costs compared to all other project-related costs. Accusations that clients do not choose ADC due to high costs are completely unfounded according to the data obtained from the survey.



(survey) Clients' responses on how low or high they consider the cost of the ADC compared to the cost of the overall investment

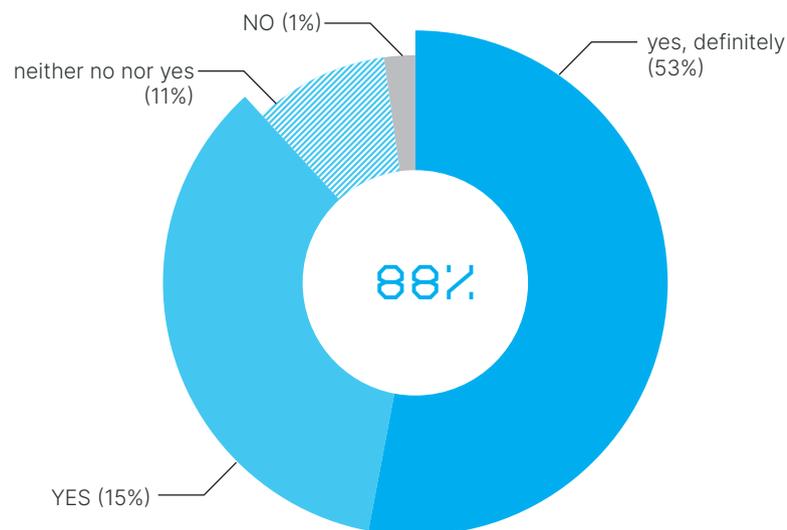
DESIGNERS OBTAINED THROUGH
THE ADC ARE EXPERIENCED
EVEN IF REFERENCES
ARE NOT REQUIRED

THE WINNER OF THE ADC MUST HAVE SUFFICIENT DESIGN EXPERIENCE

(Q12)

It is very important for the client to outsource the design service to experienced designers. 53% of respondents answered “yes, definitely” to this question, and a further 35% answered “yes”. In total, 88% of clients consider the experience of the designer to be an important element when commissioning a design service. The potential inexperience of designers is high on the list of reservations that potential clients have about ADCs, mainly because ADCs are held under anonymity protocol and the client does not actually know until the end who is the author of the highest ranked solution. On this issue, there is room for improvement in the development of the ADC activity.

The requirement to prove qualifications by references is the most frequently offered answer to the question of competence. At the same time, an excessive requirement for references severely restricts the pool of potential bidders - designers who may also be suitably qualified. The importance of qualifications and thus the need for appropriate references varies considerably for different types of ADC tasks, which partly explains the differences in the views of clients.



(survey) Clients' answers to the question whether it is important for an investor to place the order with experienced designers

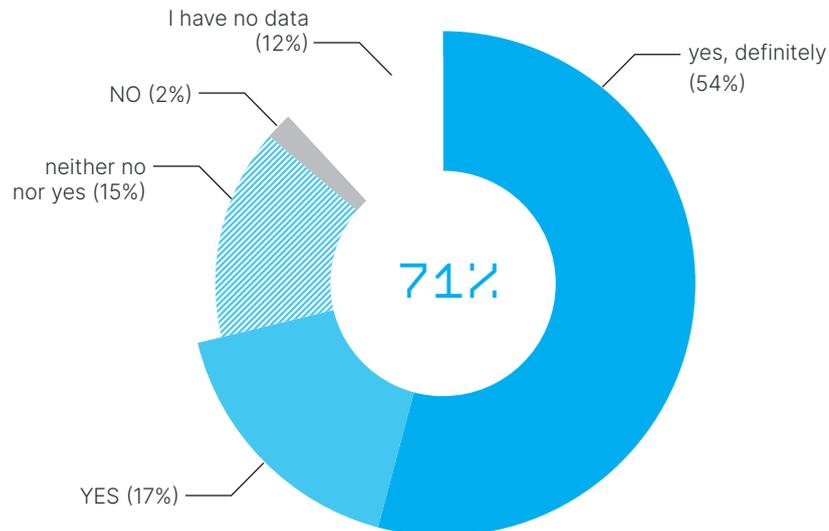
THE WINNERS OF THE ADCS ARE SUITABLY EXPERIENCED AND QUALIFIED

(Q22)

In accordance with the high assessment of the quality of the design service, the clients mostly answered that the selected designers definitely had the appropriate experience and qualification (54 percent), or they answered the question in the affirmative (17 percent). Only 15% were undecided and only 2% disagreed. The remaining 12% did not have the information needed to answer.

On the question of whether the project documentation allowed for good quality control and the use of resources, the answers of the

respondents were unfortunately limited, as 44% of them did not have the necessary information to be able to give an answer. Of those who responded, the majority agreed that the project documentation allowed for good quality supervision (28%) and that it certainly enabled it (14%). 11% were undecided and 2% were dissatisfied.



(survey) Clients' responses to the question whether the selected designers had the relevant experience and were qualified to perform the service

SELECTION ON THE BASIS OF THE LOWEST PRICE IS NOT REASONABLE

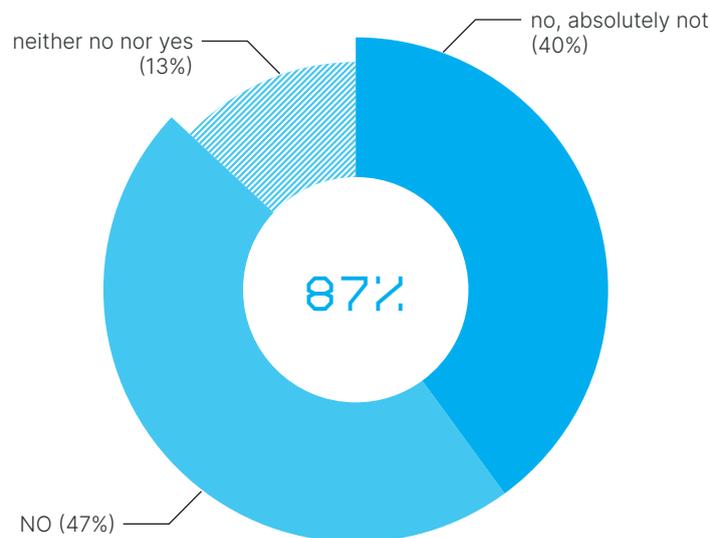
(Q11)

Clients were very unanimous on the dilemma of whether the design service should be awarded on the basis of the lowest price alone. 87% said “no, absolutely not” or “no”, 13% were undecided, but no one spoke in favor of such a practice. The results clearly show that clients do not see any professional justification for selecting a designer on the basis of the lowest price criterion alone.

ZAPS is of the opinion that choosing a design service on the basis of the lowest price for the client is clearly inexpedient for a number of reasons: the project cannot be precisely defined in the initial phase, low price and quality are generally mutually exclusive, and the price of the project documentation is low compared to the entire investment.

In the start-up phase of an investment, when the ADC process is up and running, the project is never finalised to the last detail, as it cannot be, because it is only the first, conceptual phase of the project. Other

procurement items (e.g. office paper or company cars) where the end products are concerned can be very precisely defined within the technical specifications, but this is not possible in the designing, as projects are always carried out in several phases, where each phase has its legality. Therefore, choosing a designer on the basis of the lowest price, even with carefully prepared technical specifications for the term of references (i.e. the first phase of design), is always uncertain or, to a certain extent, it is risky, because the client never knows exactly what kind of design solution or design service will actually be provided on the basis of the tender. In the experience of clients with such procedures, quality and low price are usually mutually exclusive. At the same time, the fact that the price of the project documentation represents a very small share compared to the costs of the entire investment is not negligible, and the damage caused by a bad building design or bad project solutions is unimaginably large for the user and difficult to repair.



(survey) Clients' responses on whether services should be procured without ADCs at all, mainly on the basis of the lowest price

SELECTION BASED SOLELY ON REFERENCES DOES NOT MAKE SENSE

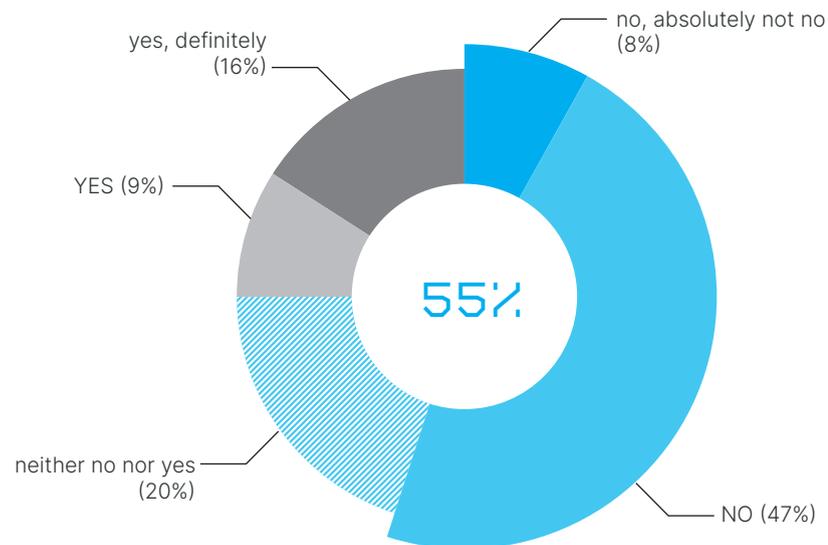
(Q11)

Clients do not consider it appropriate to select a design service on the basis of references alone, without an ADC. 55% answered “No” or “No, not at all” to the question “Should the service be procured without a competition at all, just on the basis of references?”. A fifth were undecided and a quarter preferred references over ADC.

The current ZAPS policy is to keep ADCs as open as possible to all potential participants. The essential advantage and quality of the ADC process is that designers compete on the excellence of a solution that will be used by the client for decades to come, not necessarily on the achievements of completely different, past projects, i.e. on references. Past experience is certainly very helpful for designers, which is why it is not surprising that experienced design teams tend to win ADCs. At the same time, the ADC also enables a breakthrough for designers who already have experience in designing (although not necessarily in the exact same category of buildings or in their own office as project managers) and who demonstrate the excellence of their solutions to

the set problem during the ADC process. The results of the survey show that the clients recognize the current direction of ZAPS in weighing between reasonable restrictions and appropriate openness as appropriate.

The results of the analysis show unequivocally that it is necessary for the tender process to ensure the selection of a sufficiently experienced designer, but it is not necessary, as the answers below show, to provide it with references. The conceptual design submitted by the designer in the ADC process is in itself a demonstration of its professional competence. With the ADC solution, the designer demonstrates the level of its professional competence to respond to the problem. In an ADC process, the ADC solution usually replaces the references that are otherwise common in standard (non-competitive) procurement procedures, where the tenderer justifies its professionalism through references and the adequacy of its staffing and economic viability.



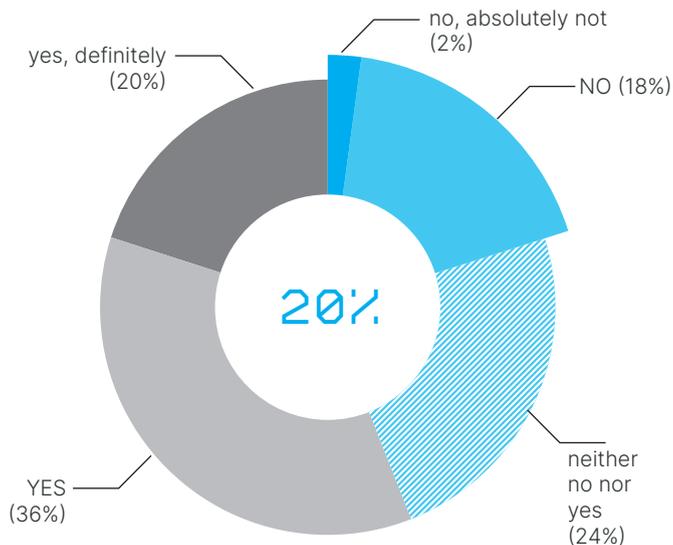
(survey) Clients' responses to the question whether a service should be procured without a competition at all, only on the basis of references

LIMITING THE NUMBER OF COMPETITORS WITH REFERENCES

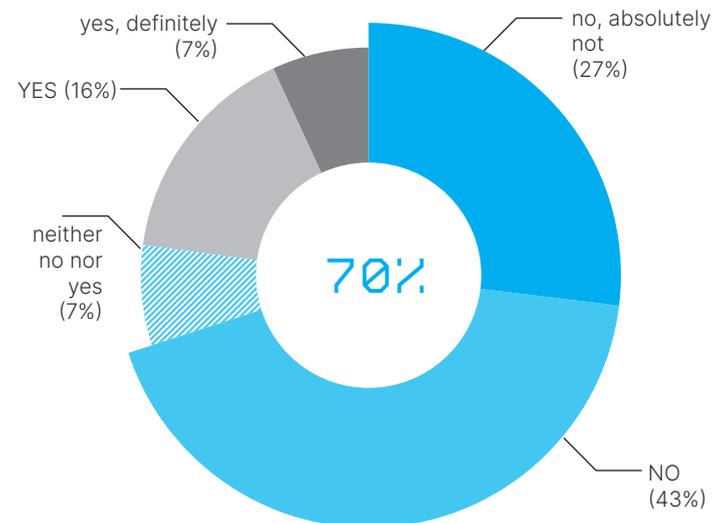
When asked whether they thought it was reasonable to limit the number of participants in an ADC by references, the percentages were slightly different. 56% thought that references restriction was reasonable, a quarter were undecided and a fifth were against references restriction. The result can be interpreted in relation to the question of the importance of the experience of the designer, as it appears that the experience of the designer obtained through the ADC is of great importance for the clients.

The designers' opinion of the references in the ADC was expectedly different. 70% of them thought that limiting by references was not sensible, while just under a quarter (24%), i.e. similar share as for clients, thought it made sense.

The problem with references for designers is that they are usually linked to a specific category of buildings. For example, an experienced designer with references in the category of social buildings cannot take part in an ADC for a new housing estate if only residential building references are required there. In Slovenia, which is relatively small, this can severely limit the pool of designers who can participate in such an ADC. It would make more sense to establish a professional level with the basic level of references (in the case of really demanding programs and buildings), which would allow the cooperation of most experienced designers.



(survey) Clients' answers to the question whether it makes sense to limit the number of participants in an ADC by references

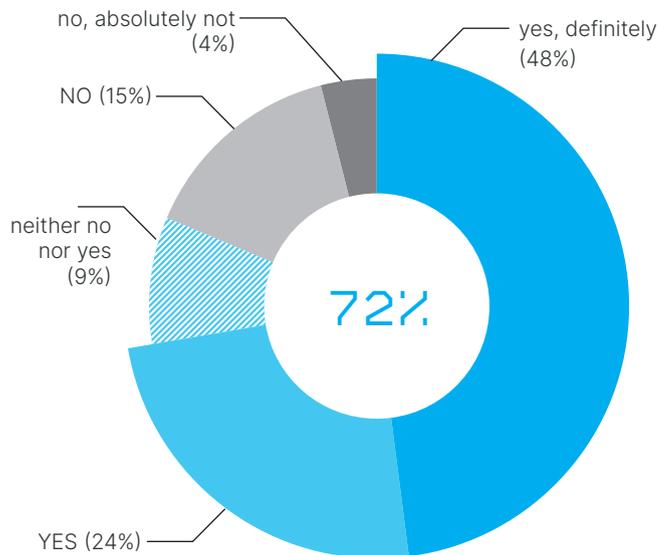


(survey) Designers' answers to the question whether it makes sense to limit the number of participants in a competition to references

ANONYMITY OF COMPETITIONS (ADCS) PREVENTS CORRUPTION

(Q11)

Regarding the meaning of anonymity of the tender process, which is prescribed by the Public Procurement Act (hereafter PPA), almost three-quarters (72 percent) of the surveyed clients are of the opinion that the anonymity of the tenders prevents corruption in the process of ordering design services. Just under a fifth (19%) believe that anonymity does not prevent corruption at all or in any way.

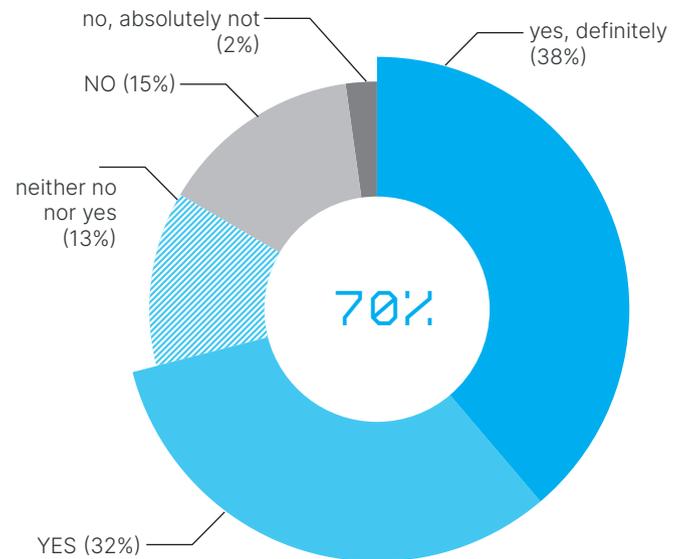


(survey) Users' answers to the question whether the anonymity of competitions prevents illegal activities (corruption)

(Q16)

The designers of the winning solutions share similar views. When asked "Does the anonymity of the ADCs prevent malpractice (corruption)", 68% of respondents answered "yes" or "yes, definitely". Only 20% more or less do not believe that anonymity is useful in this sense.

At ZAPS, we often receive opinions about the pointlessness of anonymity, but based on the results of the survey, we can conclude that maintaining anonymity also makes sense from the point of view of the credibility of the tender process, and not just because it is prescribed by the PPA for all tenders within the framework of public procurement.



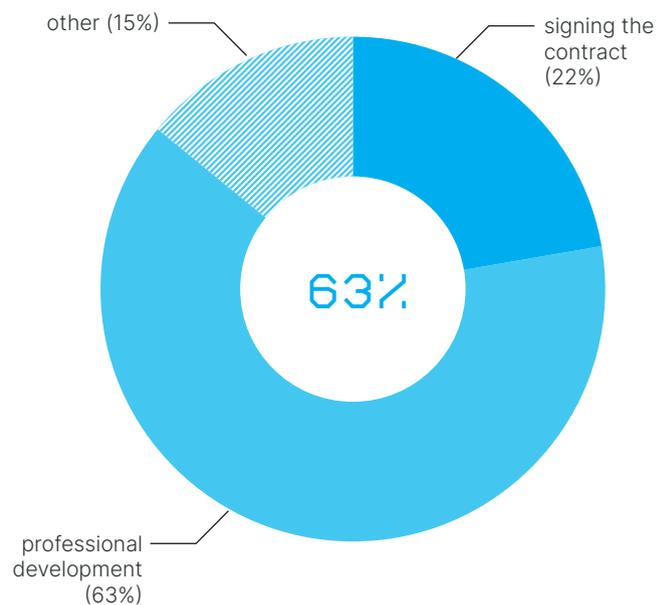
(survey) Designers' answers to the question whether the anonymity of competitions prevents illegal activities (corruption)

THE MAIN MOTIVE OF DESIGNERS TO PARTICIPATE IN ADCS IS PROFESSIONAL DEVELOPMENT

(Q15)

The designers who participated in the survey participated in an average of approximately 13 ADCs in the last five years, i.e. from two to three ADCs a year. It is interesting that professional development (63 percent) is cited as the main motive for cooperation, and not signing the contract (22 percent). The question was deliberately asked in such a way that it was possible to choose only one or the other answer, in order to get a clear insight into what increases the motivation of

designers. It is also noteworthy that all those who chose the third option, i.e. the "other" category (15%), explained that they participate for both of these reasons. Based on the answers of the winning bureaus, we could also conclude that for a certain segment of the most successful competitors, the presence or absence of compensation and the amount of the prize fund do not significantly affect the decision to participate in the ADC.



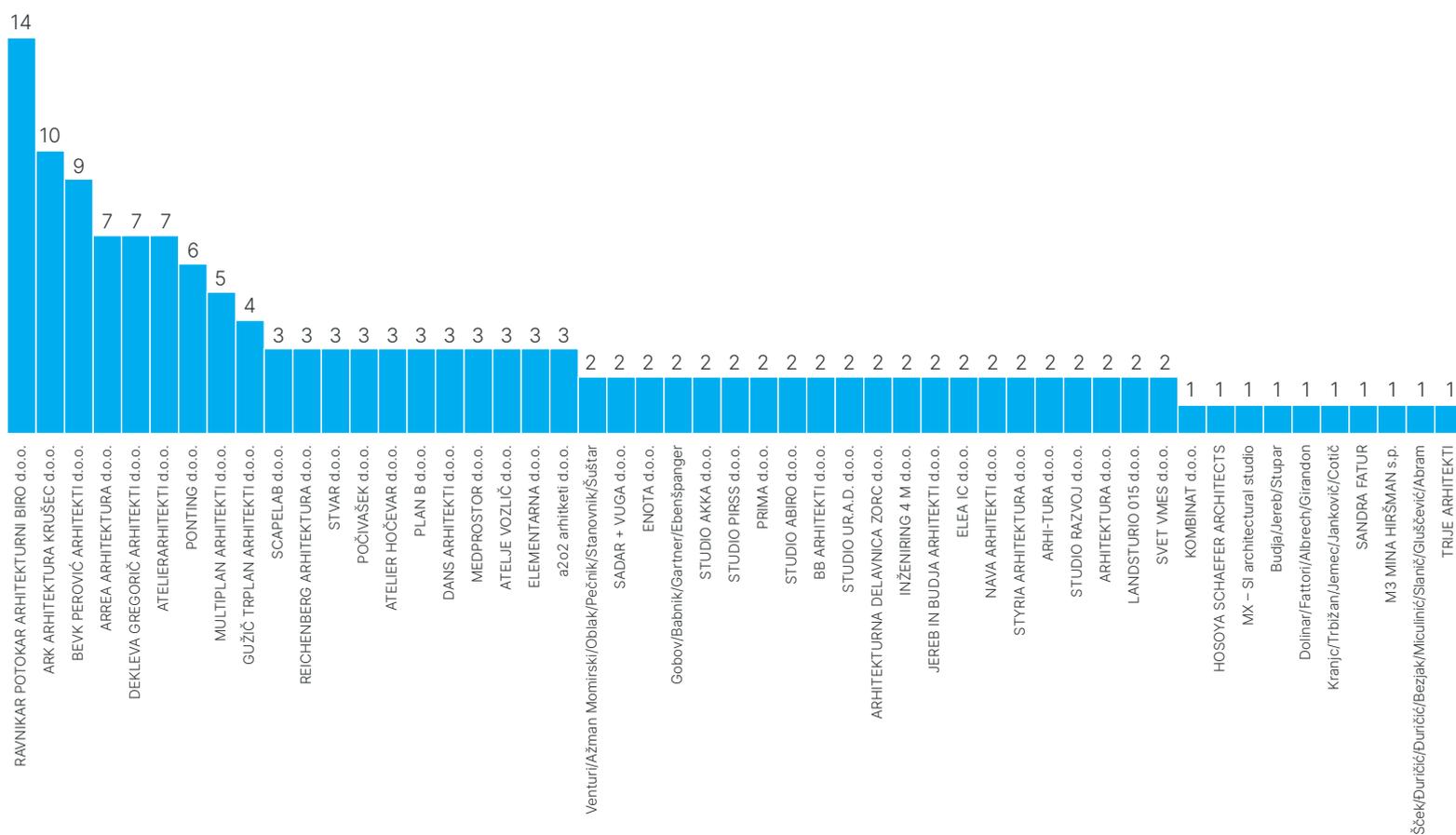
(survey) Designers' answers to the question why they participate in the ADC

THE BEST WINS ONLY WHEN EVERYONE HAS EQUAL OPPORTUNITIES TO WIN

In twentytwo years of ADC activity, there are 112 different author groups among the 197 winners of ADCs.

ADCs enable professional recognition for a wide range of design offices, as well as extraordinary openness and the possibility for the growth of the business environment. The opportunity to get a job is

offered to all those who meet the conditions and want to compete with their ideas in a fair professional competition. Open ADCs are the only form of selection of designers, where the winners are selected by a jury consisting of representatives of the client, user and profession; the selection is based on the quality of the solution in an open, transparent and anonymous competition with clear rules and criteria.



Number of highest rankings of design offices or groups in the period 2002-2024

Zorec/Tepina/Ravnikar/Delak/Majoranc/Koren	1
2K ARHITEKTURNA PISARNA d.o.o.	1
KROG d.o.o.	1
ATELJE OSTAN PAVLIN d.o.o.	1
Mladen Lukas u.d.i.a.	1
FIN ARS CENTER ZA ARHITEKTURO d.o.o.	1
KD ARHITEKTI d.o.o.	1
REAL ENGINEERING d.o.o.	1
RC PLANIRANJE d.o.o.	1
Ravnikar/Bolčina/Grabnar/Mičinovič/Savelli/Zavrtanik	1
Hvalaj/Lavrič/Tramte/Tasič/Pavlovič/Logar	1
Granda/Brodar/Rupnik/Korošec	1
Žuber/Bukovec/Kociper/Ažman Momirski	1
Kreč/Rome/Hočevar/Glažar/Črnež/Zapušek/Wainer	1
PIPENBAHER INŽENIRJI d.o.o.	1
Prekovič/Živic/Vasiljevič/Minar	1
Osvinik/Osvinik	1
Svet/Bevk	1
B-ARHITEKTURA	1
Briški/Les Zohil	1
APLAN d.o.o.	1
MA ARHITEKTURA	1
Bizjak/Kravcova/Zadel	1
KOSI IN PARTNERJI d.o.o.	1
INŽENIRING 4M d.o.o.	1
Stojanovič Koojancič/Rebec/Bertok/Čalija/Porenta/Vranešič/Črnec	1
KONTRA ARHITEKTI d.o.o.	1
Granda/Grošelj/Škodnik/Šantavec	1
ATELJE S d.o.o.	1
Debevec/Može/Melon/Podboj/Pegan	1
BAX studio architecture	1
STUDIO SADAR d.o.o.	1
KOŠOROK GARTNER ARHITEKTI	1
2K ARHITEKTONSKI URED d.o.o.	1
PLUSMINUS30 d.o.o.	1
Coloni/Coloni	1
UBI STUDIO d.o.o.	1
ARHÉ d.o.o.	1
OAZA d.o.o.	1
MAŠERA MAHNIČ ARHITEKTI d.o.o.	1
NAVOR d.o.o.	1
Debevc/Leban Meze/Mašera/Zaviršek Hudnik	1
VOID d.o.o.	1
Gerkišič/Gerkišič/Freljh	1
MATEVŽ ZALAR - ARHITEKT	1
IT INVEST d.o.o.	1
NEAP d.o.o.	1
Dušan Moll u.d.i.a.	1
P PLUS ARH. D.O.O. IN MOJICA KOCBEK VIMOS	1
Korenjak/Čeligoj/Kajželj	1
LINEAR d.o.o.	1

THE PROJECT DOCUMENTATION
FOR THE CONSTRUCTION
OF THE WINNING PROJECTS
IS OF HIGH QUALITY

PROJECT DOCUMENTATION IS MADE OF QUALITY

(Q21)

Clients were very clear in their answers to the question that they expect projects to be designed by experienced designers. At the same time, as we have seen, they do not necessarily think that this experience is confirmed by the requirement that only designers who can provide references participate. In this context, it is therefore very important to what extent the clients were actually satisfied with the produced project documentation. In most cases, ZAPS advocates an ADC process without references requirements, where designers demonstrate their quality through the excellence of the tender solution.

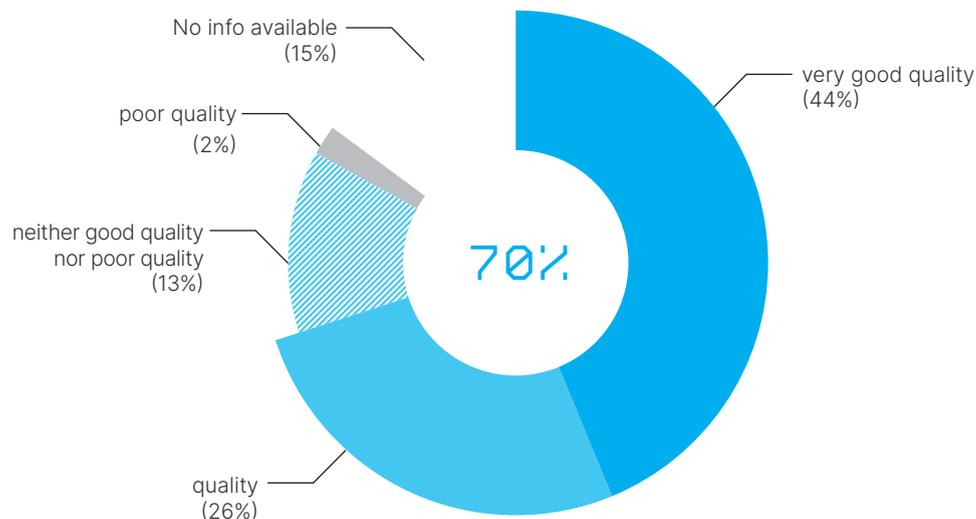
The client's answers to the question confirmed ZAPS's position that it is possible to obtain quality designers in the ADC even without the condition of references, which is a common practice in competitions organized by ZAPS.

On average, clients rated the quality of the project documentation as very good (44%) and good (26%). 13 percent were unspecified (neither

and 15 percent did not have relevant data. Only 2% thought that the documentation was of poor quality, and no one chose the answer very poor.

The responses from clients on the quality of the project management and coordination service (responsiveness, cooperation, deadlines) were very similar. The majority of clients rated the service as very high quality (45 percent) or good quality (32 percent), 5 percent were undecided, and 2 percent rated it as low quality.

When asked about the quality of the construction monitoring service (design supervision during implementation), the largest proportion of clients answered that they had no information (48%). Those who answered the question were mostly satisfied with the quality of design supervision. 23% of respondents rated the service as very good quality, while 16% rated it as good quality. 13% were undecided.



(survey) Client responses to the question on how the design documentation as a whole was produced

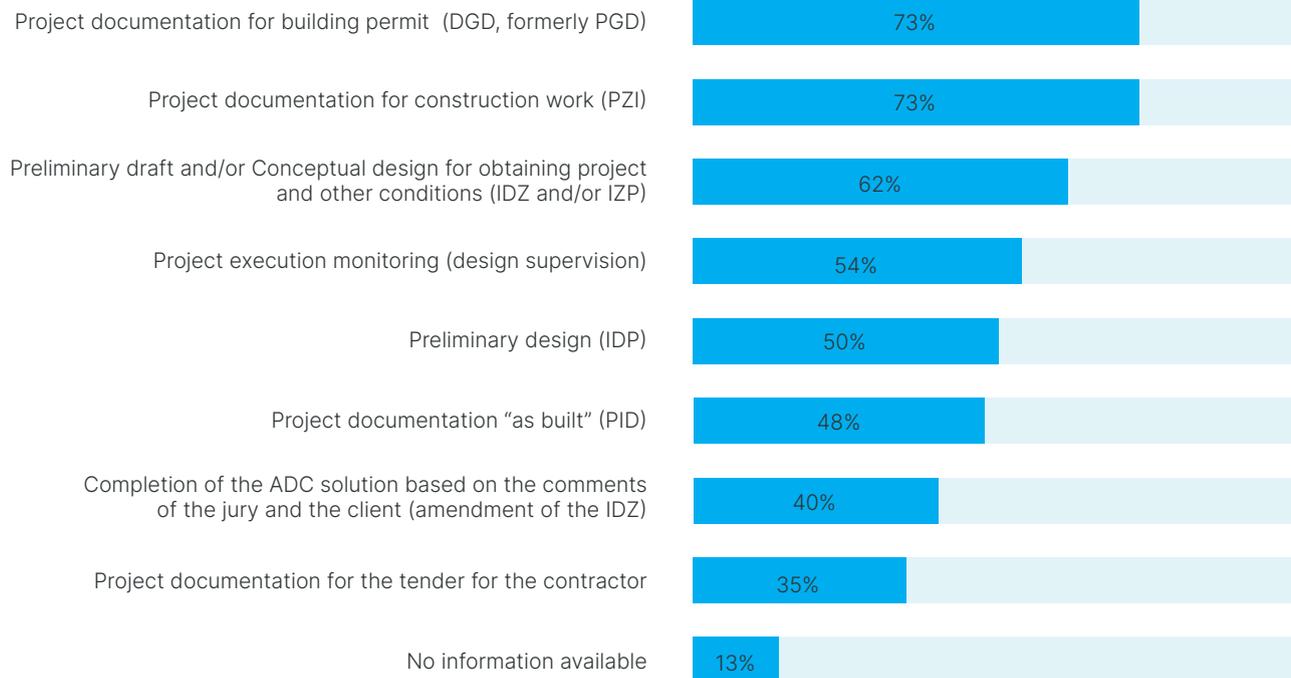
THE MOST FREQUENTLY COMMISSIONED DESIGN PHASES ARE DGD, PZI AND IDZ/IZP

(Q19)

After the competition, according to the results of the survey, the clients most often ordered the project for obtaining a building permit (73 percent), project for implementation (73 percent) and conceptual design for obtaining project and other conditions (62 percent). About half of the respondents decided to order the service of design supervision, conceptual project and project of completed works.

By providing additional information to clients, the proportion of preliminary design orders should be increased, as this is an extremely important phase for controlling both the quality and the costs

of the entire investment, especially in the case of large projects. Bad decisions made in the initial stages due to lack of thorough consideration can later be corrected only with high financial and time investments. We estimate that clients are not yet aware of the importance of the conceptual design phase. This is not helped by the current state of the legislation, which formally defines only the three highest-ranked phases as mandatory for the client. The decision to go for a preliminary design thus remains a matter of professional awareness on the part of the client.



(survey) Clients' answers to the question which services they have ordered from the winning designer after the ADC (multiple answers possible)

PROJECTS DO NOT CHANGE SIGNIFICANTLY FROM ADC TO CONSTRUCTION

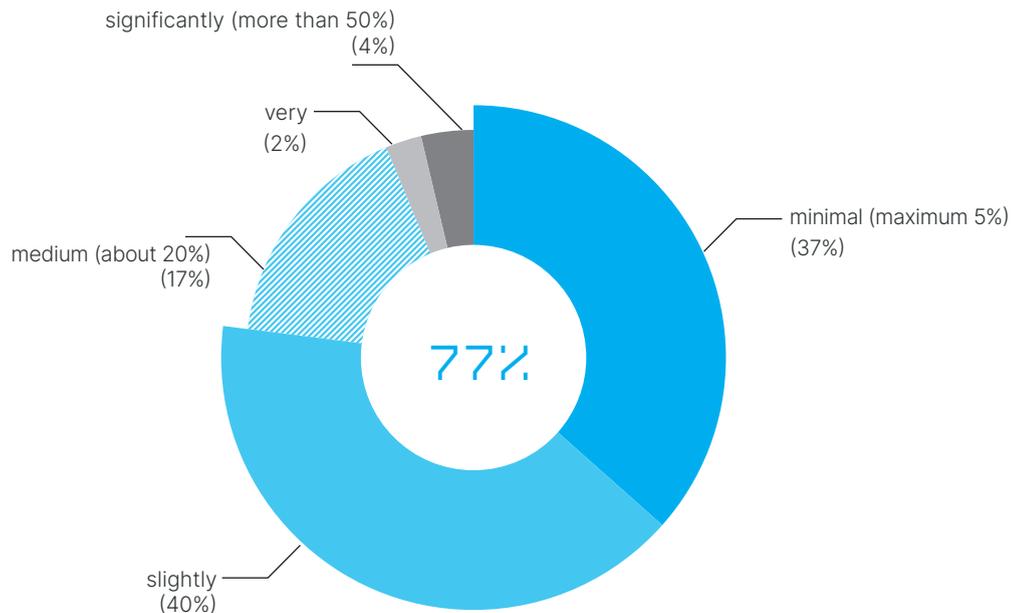
(Q23)

We were interested in the extent to which ADC solutions change from ADC to construction and what is the main reason for these changes. The answers showed that the winning solutions do not change significantly until construction.

This means that the project briefs, which form the basis for the ADC, are mostly adequately prepared and anticipate the client's needs in a qualitative manner, while also capturing all the essential limitations in the space.

Most of the ADC projects have changed slightly (40%) or minimally (37%) since then. Just under a fifth (17%) changed moderately, while only 4% of all projects changed by more than half, i.e. significantly. The results were similar in the responses of designers (half as many designers responded as clients), and the deviations in each category were a maximum of 5 percent.

Although the vast majority of clients believe that designers are adequately qualified, this does not mean that inadequate design documentation will not result in additional work. This indicates the possibilities for a quality upgrade of the process, whereby the reasons for additional work should be analysed more precisely on a case-by-case basis to get specific input for improvement of the process. ZAPS can influence the appropriateness of project solutions to a certain extent by directing ADC practices. ZAPS cannot directly influence changes in legislation, but it can influence the quality management of tender processes. ZAPS can perform even more rigorous reviews of the ADC project briefs and be even more careful with the selection of appropriate experts who advise the jury in the process of choosing the optimal solution, with the aim of providing the technical feasibility of the ADC solutions and their compliance with spatial acts.



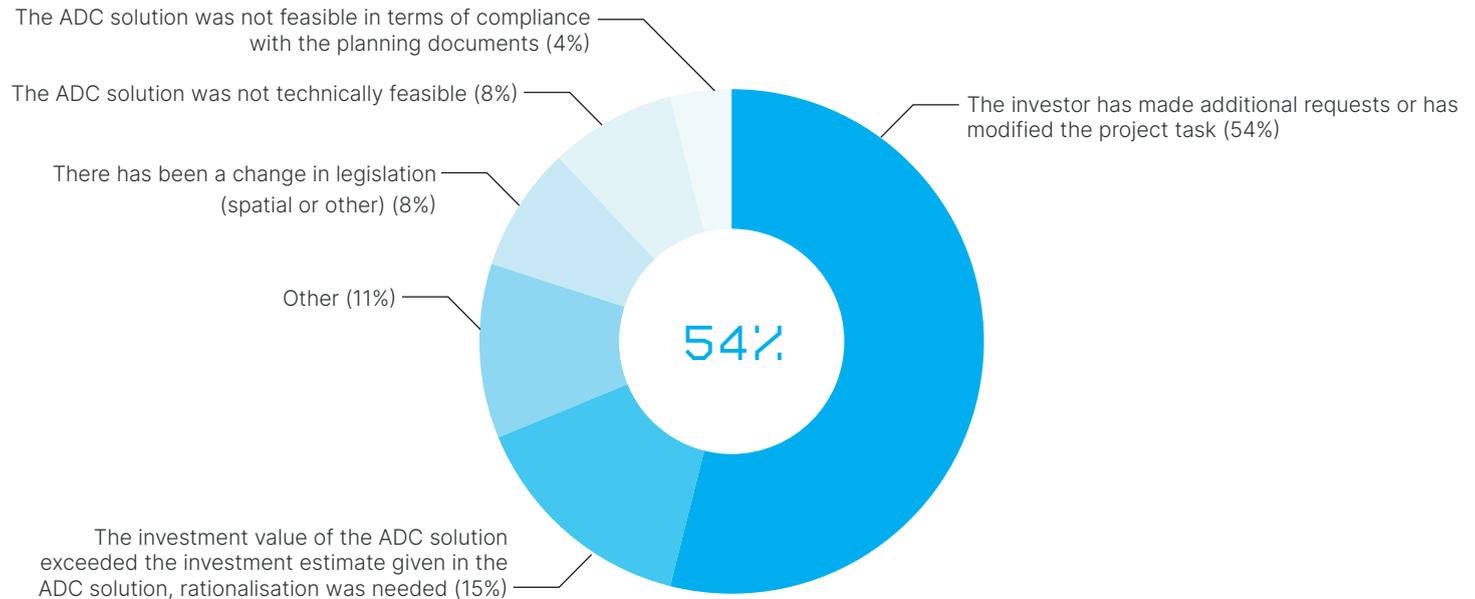
(survey) Client responses to the question to what extent the project has changed from the ADC to the project documentation for construction work (PZI)

THE MAIN REASON FOR SUBSEQUENT CHANGES TO ADC SOLUTIONS IS USUALLY ADDITIONAL REQUIREMENTS FROM THE CLIENT

(Q24)

Here, we were interested in the reasons behind the post ADC changes. According to the answers, by far the most influential cause of changes is a changed project brief for the client (54 percent). It is not uncommon for new programmatic or financial facts to emerge during the project, especially when it comes to large state or municipal investments, and solutions must be adapted. Other reasons for the changes were: rationalisation of the design solution due to financial overruns (15%), other (12%), technical infeasibility of the ADC solutions (8%), changes in legislation (8%) and incompatibility of the solution with the planning documents (4%). The designers' answers to the same question were similar in percentage terms, with none of the designers selecting the infeasibility of a technical solution or a change in legislation as the reason. At the same time, it should be emphasized again that only half as many designers responded as clients.

In order to better understand situations where changes to a project have been made due to the designer's inadequate technical solutions or non-compliance with the planning documents, cases should be examined individually and possible systemic measures proposed based on the results. Somewhat inconsistent with the above results were the clients' answers to the sub-question from the previous set (Q22), whether inadequate project documentation or inadequate project solutions caused additional work. The largest proportion (46%) of clients said they had no information on this. Of the rest, 23 percent believed that project documentation was not the cause of additional work, and slightly less (20 percent) said yes or yes, definitely. 11% were undecided.



(survey) Clients' responses to the question on what led to changes in project documentation

ADCS CREATE QUALITY BUILDINGS
AND PUBLIC OPEN SPACES

THE WINNING SOLUTION SUCCESSFULLY MEETS THE NEEDS OF USERS

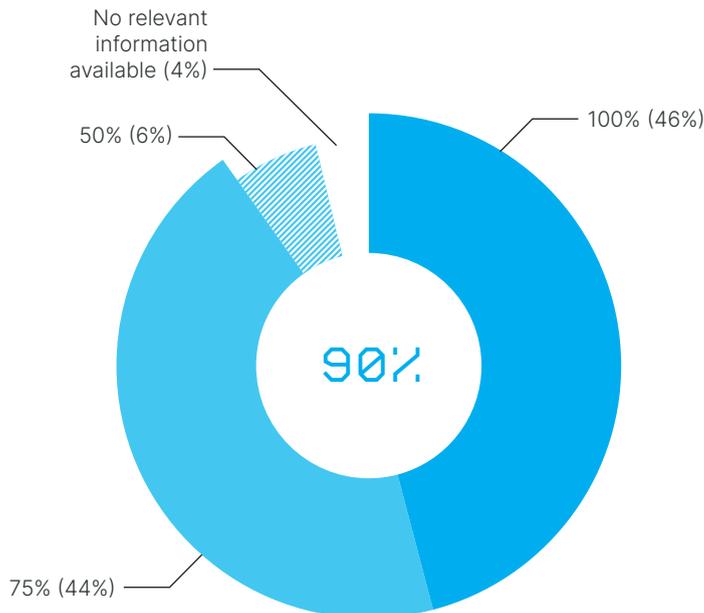
(Q10)

According to the results of the survey, as many as 90 percent (n = 50) of investors believe that the winning solution satisfied the user's needs completely, or at least three-quarters (that is, in the range between 75 and 100 percent).

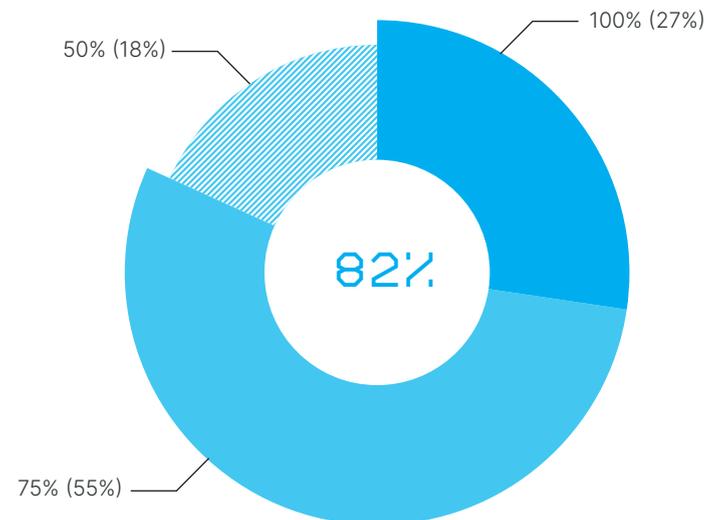
The ADC project brief is the first step for the client to define its programmatic and other needs. ZAPS is well aware of the importance of a well prepared ADC project brief for the implementation of the project and has therefore developed standards for the preparation of ADC project briefs. This gives designers a quality starting point for

producing comparable ADC solutions, and allows clients to start their investment project as safely and thoughtfully as possible.

The picture is slightly different for users (n = 11), where 82% of respondents are of such opinion. Users have the highest proportion of those who rate the solution as 75% appropriate, while clients have the highest proportion of those who rate the solution as 100% appropriate. This suggests that end-users should be even more closely involved in the preparation of the ADC brief and the selection of the ADC solution.



(survey) Investors' responses to the question to what extent the ADC solution, overall, met the user needs set out in the ADC brief



(survey) Users' answers to the question to what extent the ADC project, overall, met the user's needs as defined in the ADC brief

THE INVESTOR IS THE MAIN PERSON RESPONSIBLE FOR OPTIMAL PROJECT MANAGEMENT

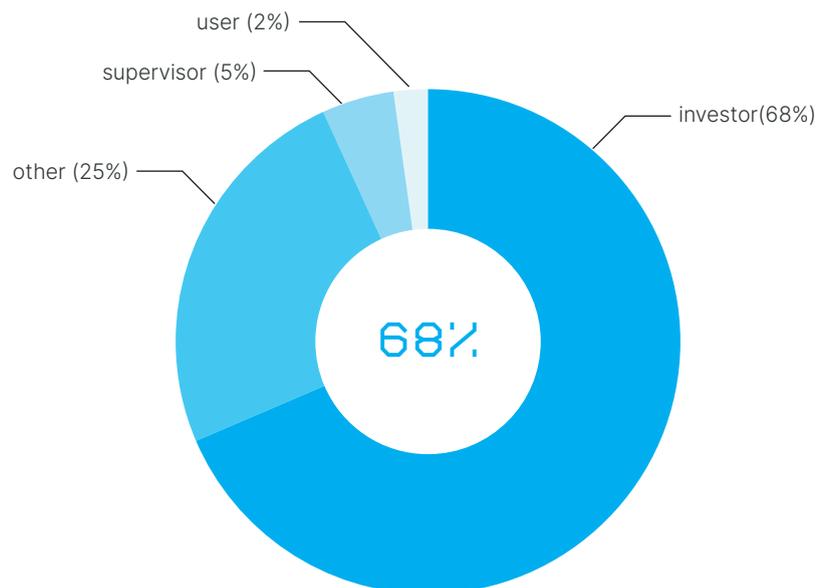
(Q25 Q26, Q27)

We were interested in who, according to investors and users, contributes the most to optimal project management. The answers show that the investor is the main person responsible for optimal project management (68%). The second most popular answer was option two (25%), where the influence of all three - the investor, the designer and the supervisor - dominated the sub-question. The supervisor (5 percent) and the user (2 percent) came in third and fourth place, but no one chose the designer as the key to the rational management of the investment.

In accordance with the above results, clients overwhelmingly rated the expertise of the investment manager as very high (40 percent) or high (30 percent). 10 percent were undecided, those who rated it very low, and those who did not have the necessary data for the rating. The designers gave a similar answer. The majority felt that the

professionalism of the client's investment manager was high (40%) or very high (26%). Just under a quarter (21%) were undecided, 6% gave a very low rating and the same proportion did not have the necessary information.

Significantly fewer clients answered about the supervisor's expertise, as a third of the participants (34 percent) chose the answer "No information available". 26 percent rated the supervisor's expertise as high, 23 percent were undecided, 11 percent rated the expertise as very high, and 3 percent each rated it as very low and low. The answers of the designers were very similar: 37 percent answered that they had no information, 28 percent rated the supervisor's expertise as high, 16 percent as very high, 14 percent were undecided, and 5 percent selected value low.



(survey) Responses from clients to the question on who is most responsible for optimal project management and rational use of resources

USERS MOSTLY RATE THEIR PARTICIPATION IN THE PROJECT AS ADEQUATE

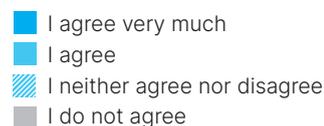
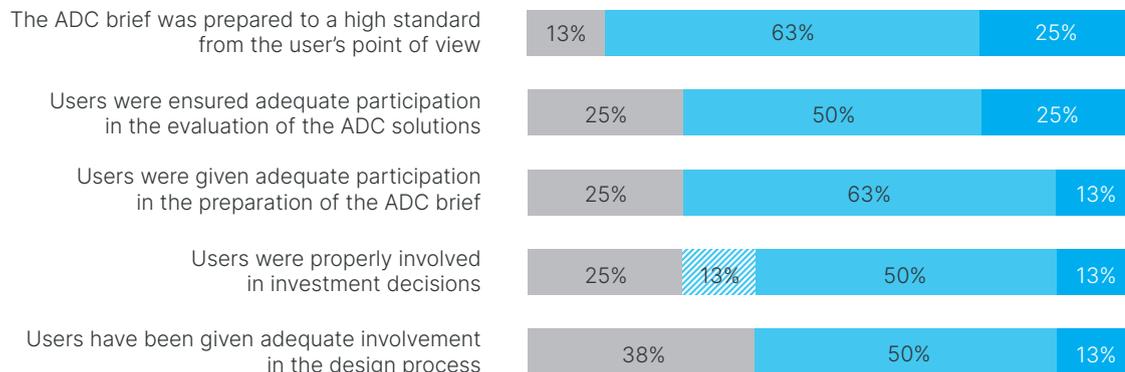
(Q28)

Only 8 people answered the set of questions on the relevance of user involvement in the project, so the results are statistically weak. The responses show that users are mostly satisfied with the possibility to participate, but there is also room for improvement. The best ratings were given by users for the appropriateness of the preparation of the ADC brief and the appropriateness of the participation in the evaluation of the ADC solutions. These are also areas where ZAPS can influence the involvement and participation of users in the ADC phase of the project, if users are known in advance.

62% of respondents were satisfied with the quality of the ADC brief, 25% were very satisfied and 13% disagreed with the statement that the brief was of good quality. Three quarters of respondents were satisfied with the opportunity to participate in the evaluation of the ADC solutions (50% chose “agree” and 25% “strongly agree”). A quarter were not satisfied with the possibility to participate. The majority (62 percent) of users also agreed that they were guaranteed

adequate cooperation in the preparation of the ADC brief, and an additional 13 percent strongly agreed with this statement. A quarter (25%) of respondents felt that they were not given the opportunity to participate in the preparation of the ADC brief. In addition, users appreciated the opportunity to participate in further phases of the project. 62 percent of them felt that they were able to adequately participate in investment decisions and designing (49 percent agreed, 13 percent strongly). In contrast, 38% were not satisfied with the possibility to participate in designing, and 25% with the possibility to participate in investment decisions.

The results show that clients could improve the possibility for users to participate in the design phases and to be involved in strategic investment decisions. After all, it is the users who then use the built arrangements and must also ensure that uses are as financially sustainable as possible.



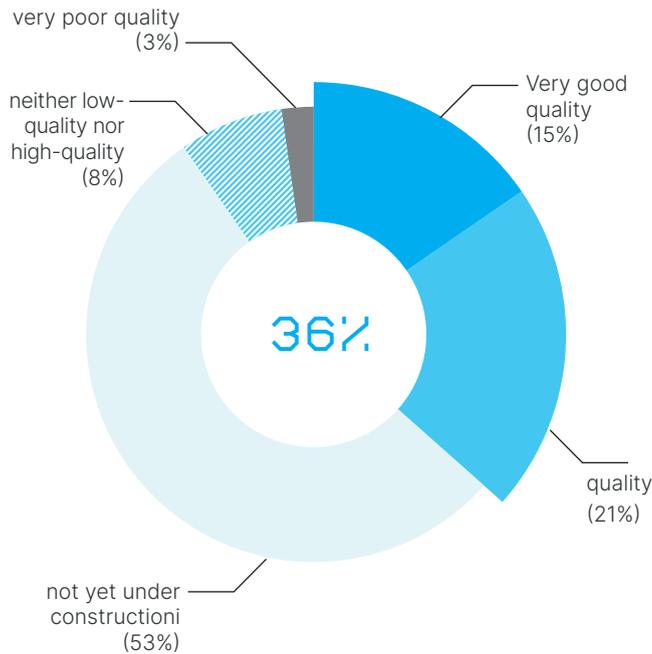
(survey) Clients' responses to questions on the appropriateness of user participation

THE CONSTRUCTION OF THE ADC PROJECTS IS OF HIGH QUALITY

(Q29)

Few respondents answered the question about the quality of the construction of projects realized on the basis of a previously conducted ADC (n = 39). The main reason was that most of the ADC solutions had not yet been built (53% of responses). However, for the realised facilities, the clients were mostly satisfied with the construction: 21% thought the construction was of good quality, 15% thought it was of very good quality and 8% were undecided.

The answers of the designers were very similar: 21% thought the construction was of good quality, 12% thought it was of very good quality, 2% thought it was of very poor quality and 7% were undecided. Of the respondents, 58% (n = 43) said that the ADC solution was not yet under construction.



(survey) Clients' responses to the question on the quality of the completed construction work

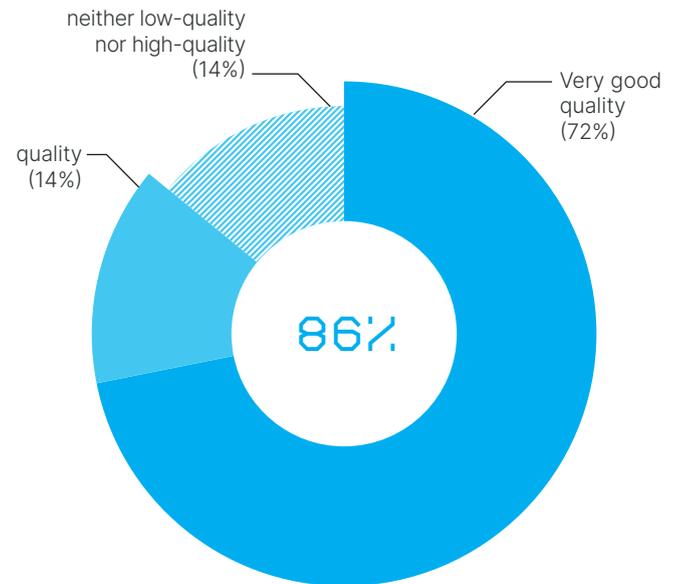
THE ADC PROJECTS BUILT ARE OF HIGH QUALITY IN TERMS OF PROGRAMMES AND FUNCTIONALITY

(Q31)

Due to the small number of already realized projects, only seven users responded to the question about the programme and functional quality of the built ADC projects. Nevertheless, the results are very unambiguous, which is encouraging.

72% of respondents rated the programme design as very good, while another 14% rated it as good. Only 14% of respondents were undecided.

In terms of functionality, 57% of respondents chose "very good" and 29% "good". Even in this case, 14 percent were undecided.



(survey) Clients' responses to the question on the quality of the programme design of the completed constructions

THE BUILT ADC PROJECTS ARE HIGHLY APPROPRIATE IN TERMS OF OVERALL QUALITY OF LIVING, VISUAL AND SPATIAL QUALITIES, QUALITY OF THE BUILT ENVIRONMENT AND SOCIAL INTERACTION

(Q32)

The analysis of the results in terms of living, visual and social quality shows that the constructions are very adequate. All respondents (n = 7) chose either “very adequate” or “adequate”, which is an excellent result. Users are most satisfied with the contribution of the completed construction to the general quality of the built environment and public space in the neighbourhood (86 percent of the answers “very suitable”) and from the point of view of the visual-spatial qualities of

the completed construction (86 percent of the answers “very suitable”). The results are slightly lower, but still excellent, in terms of the overall quality of living (71% “very good”) and the possibility of quality social interaction (57% “very good”). In this group of answers, no one was undecided or did not choose a negative value.

In terms of its contribution to the overall quality of the built environment and the public space in the neighbourhood, the building or arrangement is:



In terms of visual and spatial qualities, the building or arrangement is:



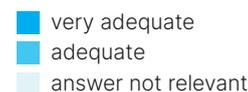
From the point of view of general living quality (general well-being), the building or arrangement is:



In terms of quality social interaction, a building or development is:



(survey) Clients' responses to questions on the living, visual and social quality of completed buildings



THE BUILT ADC PROJECTS ARE APPROPRIATE IN TERMS OF MATERIAL AND TECHNICAL CHARACTERISTICS - ENERGY SOLUTIONS, LIGHTING, MAINTENANCE, MATERIALS AND TREATMENTS, AND SUSTAINABILITY

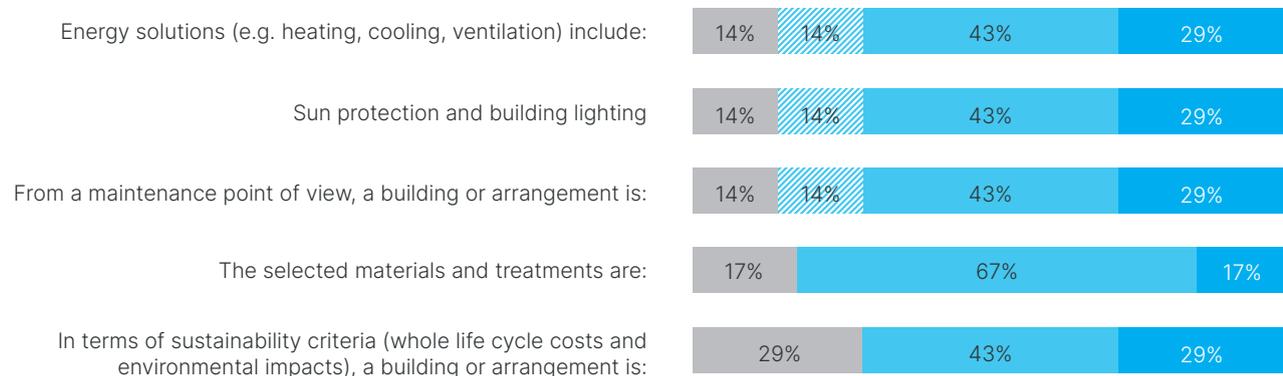
(Q32)

The analysis of the results concerning the material and technical characteristics shows that the constructions carried out are adequate. The majority of respondents chose “adequate” or “very adequate”, some were undecided and the rest chose “inadequate”. The results show that in the field of sustainability criteria, especially the costs of the entire life cycle and environmental impacts, the quality of realizations can be further increased in the future.

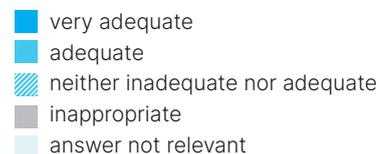
Clients were least satisfied with the sustainability aspects of the works carried out. Just under a third (29 percent) chose the value “very adequate” when asked about sustainability criteria (costs of the entire life cycle and environmental impacts), and the same proportion (29 percent) chose the value “inadequate”. The remaining 42% considered the construction to be adequate from a sustainability point of view.

Users were most satisfied with the energy solutions, lighting and shading, and maintenance. The values were the same for all three questions. Just under a third of respondents thought the solutions were very adequate, 43% thought they were adequate and 14% were undecided. Only 14% said the solutions were inadequate.

In terms of the materials and finishes chosen, the majority (66%) of the constructions carried out are adequate. 17 percent of the respondents thought that building materials were very adequate, and the same proportion that they were inadequate.



(survey) Clients' responses to questions on the construction and technical design or solution of the completed construction



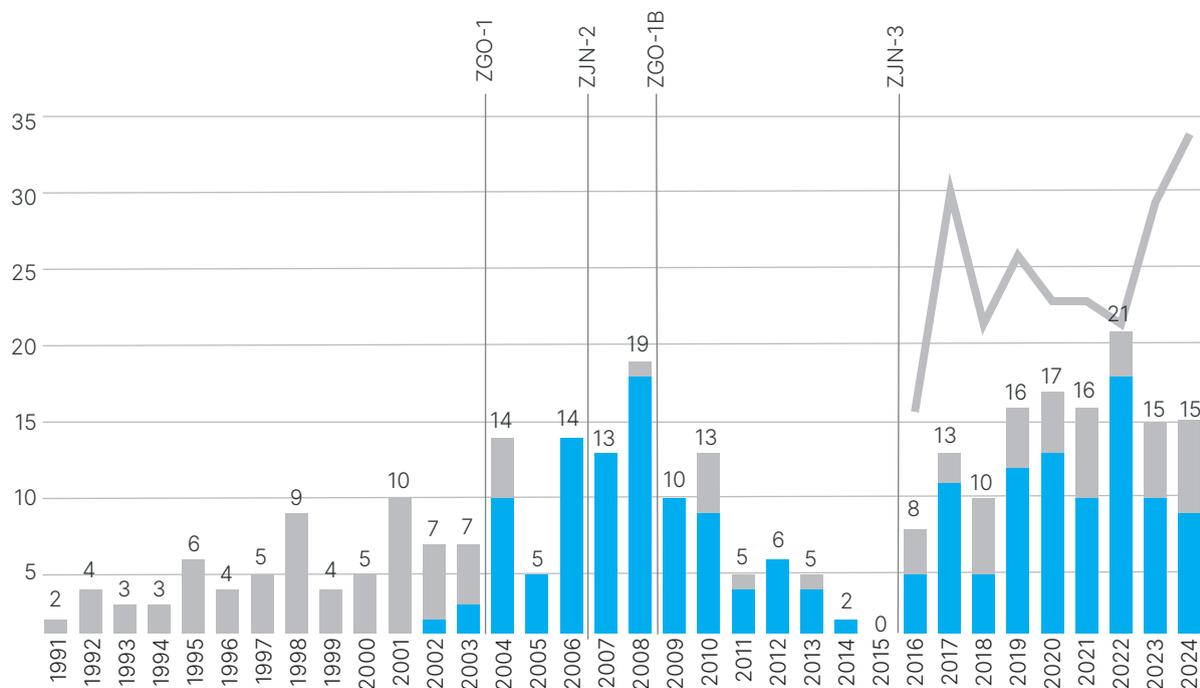
ADCS AND POLITICS

THE NUMBER OF ADCS DEPENDS ON THE LEGISLATION

The abolition of the legal obligation to hold a public tender in 2008 completely stopped the ADC activity in a short time.

The chart of finished ADCs shows a steep drop in the amount of prize funds after the abolition of the legal obligation to hold ADCs in 2008

and its resumption of growth following the reintroduction of obligations in 2016. There is a multi-year phase lag between changes in legislation and their impact on ADC's activity. As investment in construction is planned for a longer period of time, it takes several years for the real consequences of changes in legislation to be obvious.



The scope of joint ADC activity in Slovenia in the years 1991-2024 in relation to changes in the legislation - the total number of completed public ADCs in each year

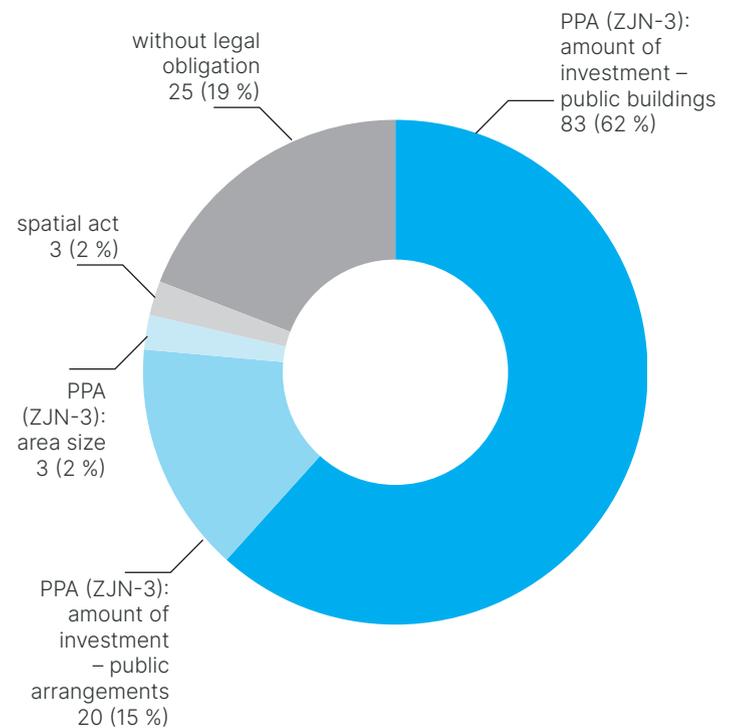
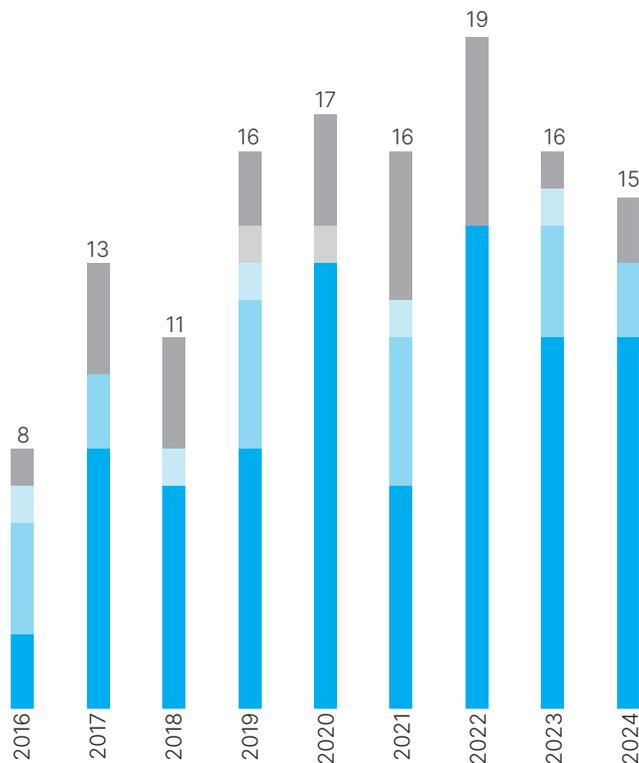
ZAPS others inquiries

IF ADCS WERE NOT MANDATORY, THERE WOULD BE SIGNIFICANTLY FEWER OF THEM

If clients were not obliged to use open ADCs, they would more often decide on an idea without facing different solutions, only on behalf of references and the lowest price.

The Public Procurement Act (ZJN-3) in conjunction with the Construction Act (GZ-2b) stipulated until autumn 2025 the obligatory implementation of a public open ADC in the case of construction of new facilities in public use with an investment value exceeding EUR 2.5 million (now the threshold is the same as for publication in the Official Journal of the European Union for public works contracts, which is 5,382,000 euros in November 2025), and for sports, recreation and

leisure facilities with an investment value of over EUR 0.5 million (now the threshold is one quarter of the value for publication in the Official Journal of the European Union for public works contracts, which is 1,345,500 euros in November 2025), and additionally in cases where there's a change of the purpose of an area larger than five hectares. In some cases, the obligatory implementation of the open ADC is also imposed on the clients by spatial acts. Since 2016, when the ZJN-3 came into force, the vast majority of ADCs are conducted due to legal obligations, some are organized due to the requirements of spatial ordinances, and only 18 per cent of clients decide to carry out the ADC without any legal obligations.



Open architectural design competitions (ADCs) (ZAPS and others) in the period 2016-2024 according to the reason for implementation

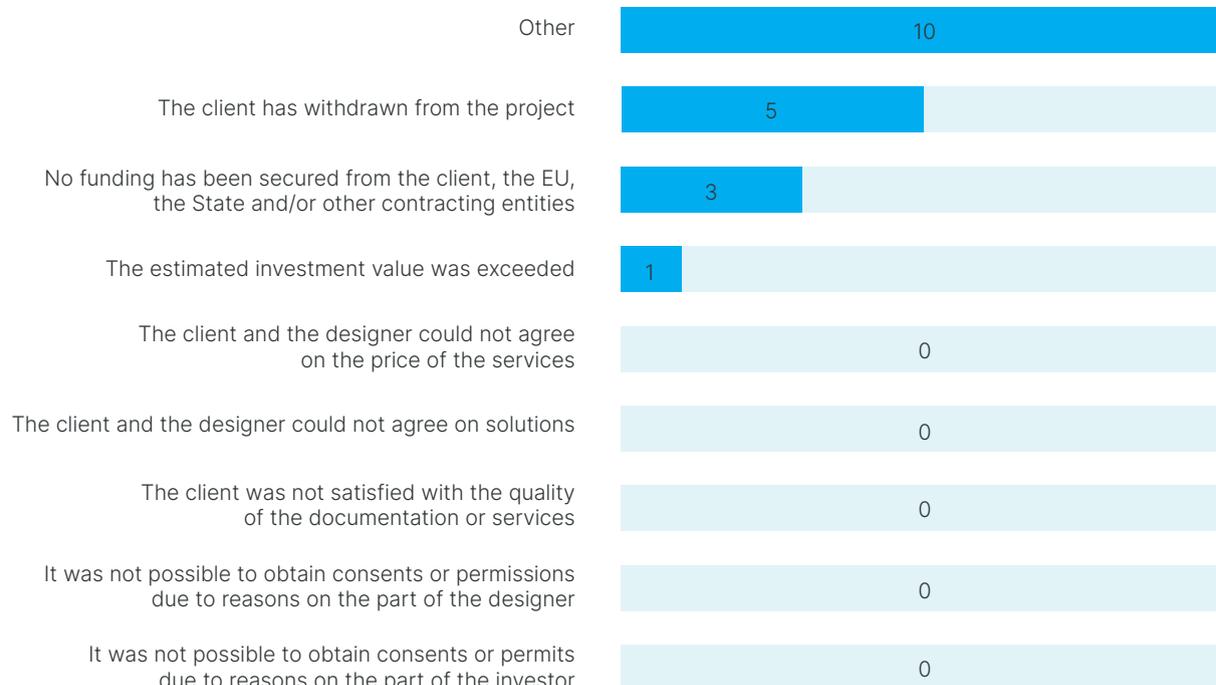
THE MAIN REASONS FOR ABANDONING AN ADC PROJECT ARE LACK OF FUNDING OR THE CLIENT'S WITHDRAWAL

(Q20)

Despite the small percentage of stopped investment projects following the ADCs, it is important to understand the reasons that prevent the successful implementation of a project. When asked about the reasons for the project stoppage, only 8 clients and 11 designers responded, citing the client's withdrawal from the project (5 responses) and lack of financial resources (4 responses) as the main reasons (also taking into account the statements in the other category). In addition, one project failed because the investment value was exceeded. It is encouraging to note that none of the projects failed due to disputes between the

designer and the client over the design price, the design solutions or the quality of the documentation produced.

The results in terms of investment overruns can be improved through better prepared project briefs and project financial construction, where targets are set realistically (without exaggerating the scope of the programme in relation to the spatial and financial capacities) and up-to-date (taking into account realistic construction and design prices on the market).

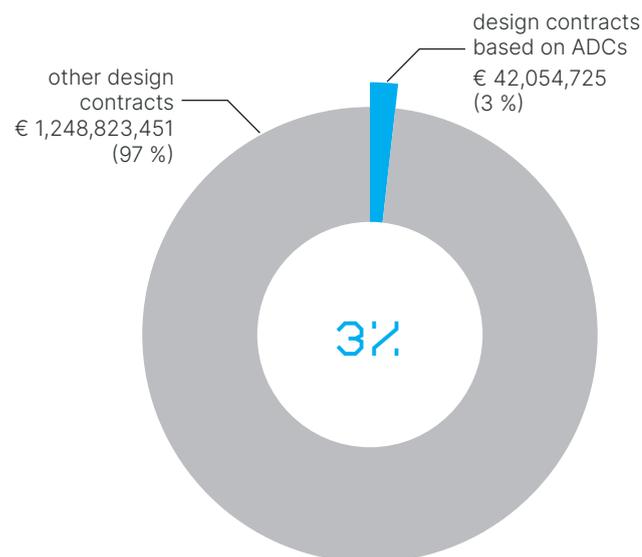


(survey) Combined answers of clients and designers to the question why the order of project documentation was stopped (multiple answers possible)

ADCS ARE AN UNDERUSED DEVELOPMENT OPPORTUNITY

Despite the utmost importance of ADCs for the development of space, very few projects have been selected through a public ADC.

Design contracts concluded on the basis of ADCs organized by ZAPS represent only 1.68 per cent of the total activity of architectural, landscape-architectural and urban planning in the period 2009-2024 (source AJPES). Given that public investments represent the majority of all investments in construction and that the ADC is a suitable form of choosing a project solution for most of these tasks, it is obvious that we do not use the institute of the ADC enough.



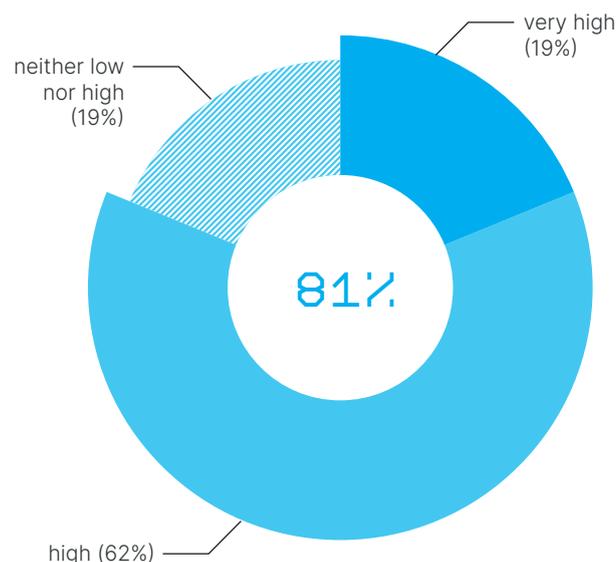
Proportion of design contracts based on ADCs in the period 2009–2024 in relation to the total turnover in the activity: architectural, landscape architectural and urban planning together in this period amounts to € 1,248,823,451 without VAT (source: AJPES)

ZAPS ADCS ARE QUALITATELY ORGANISED

(Q13)

The vast majority of designers consider that the quality of the organisation of the ADC they participated in and won was high (56%) or very high (35%). The overall level of organisation of ZAPS ADCs is also rated as high (62%) or very high (19%). The results are encouraging, and ZAPS is aware that the high quality of the ADCs must be maintained and upgraded at all times.

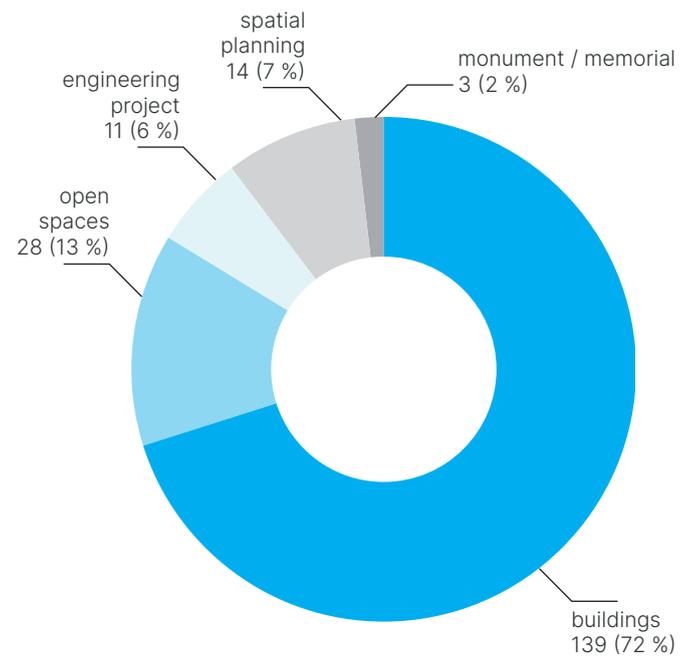
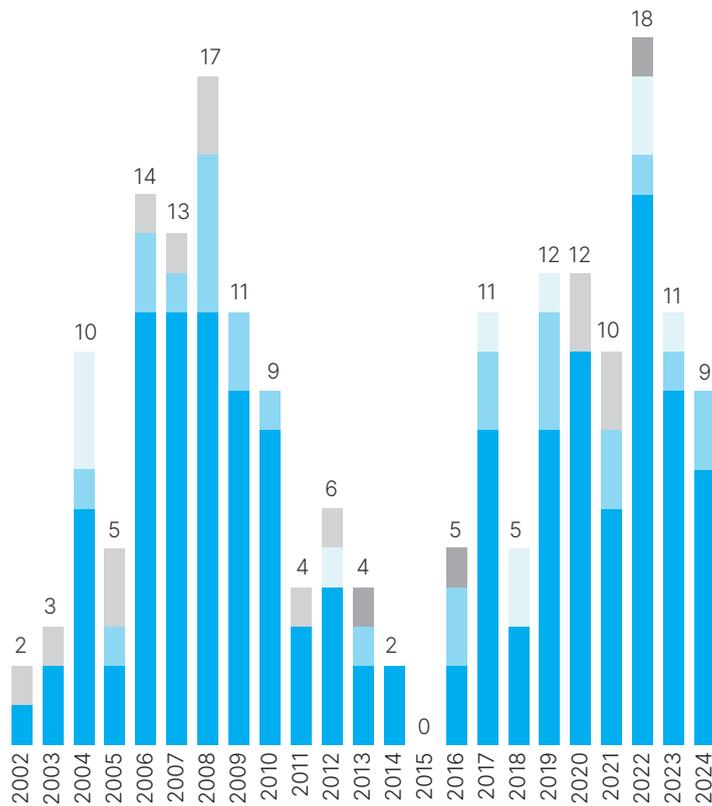
ZAPS is not the only organiser of ADCs in Slovenia. In this way, the designers in charge could compare the ZAPS ADCs with other competition practices, often also abroad. This very positive evaluation is a great recognition of the current ADC practice of ZAPS.



(survey) Designers' responses to the question on how they assess the quality of ADCs conducted by ZAPS in the last five years

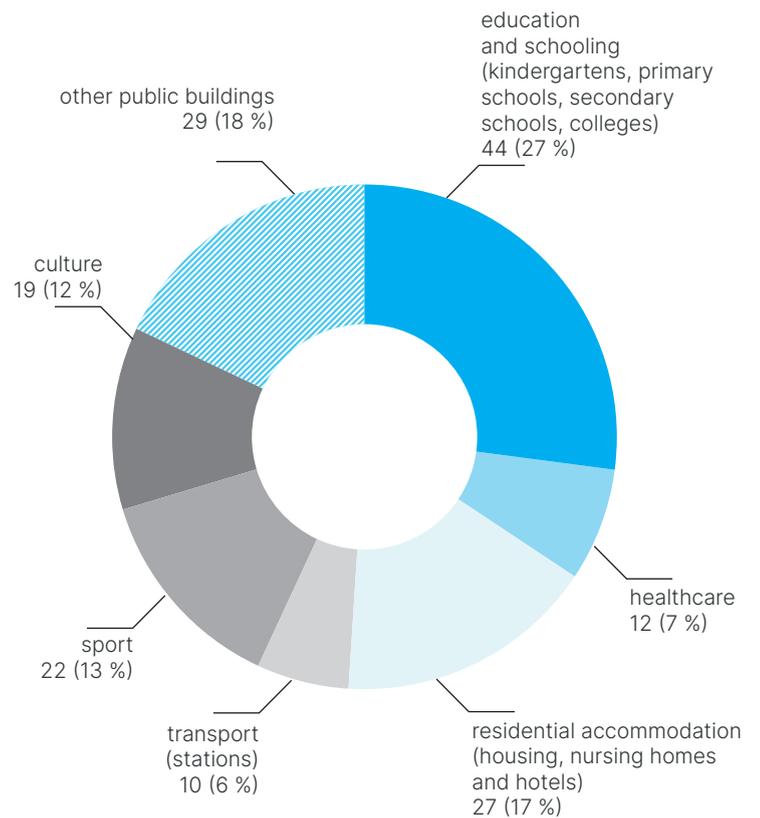
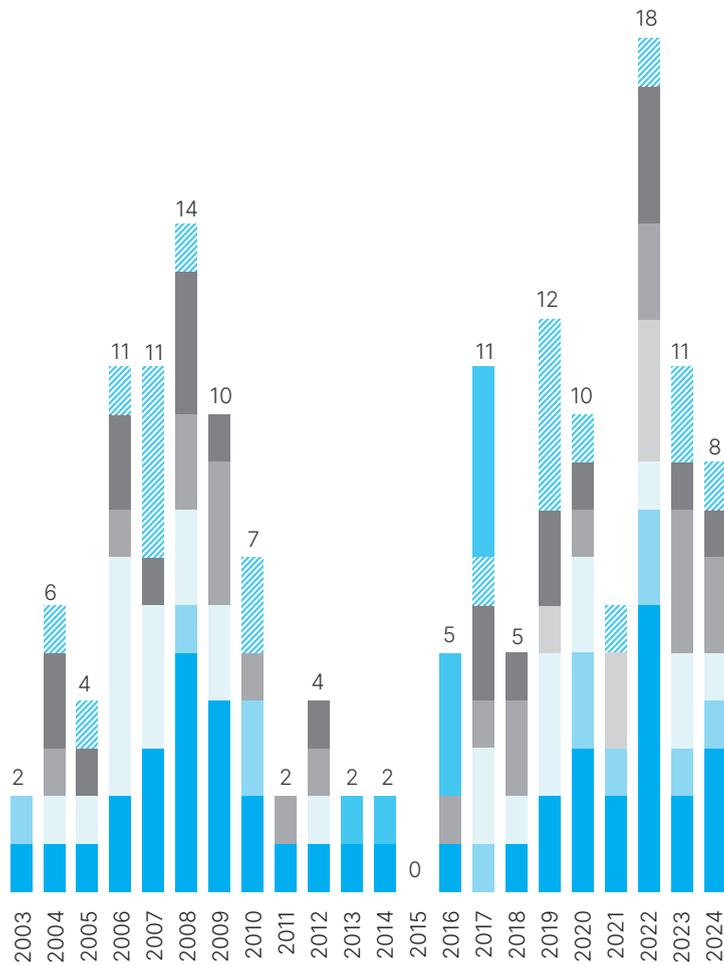
GENERAL INFORMATION ABOUT THE ADCS
(TYPOLOGY, GENDER, FOREIGNERS,
PARTICIPATION, SUGGESTIONS...)

TYPES OF ADC BRIEFS



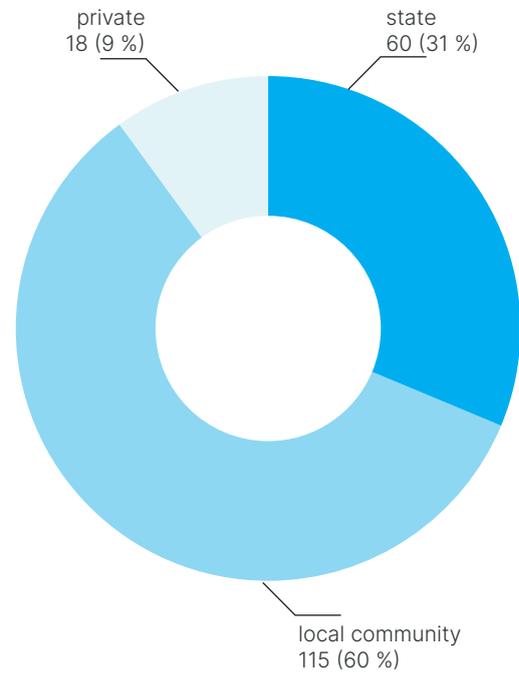
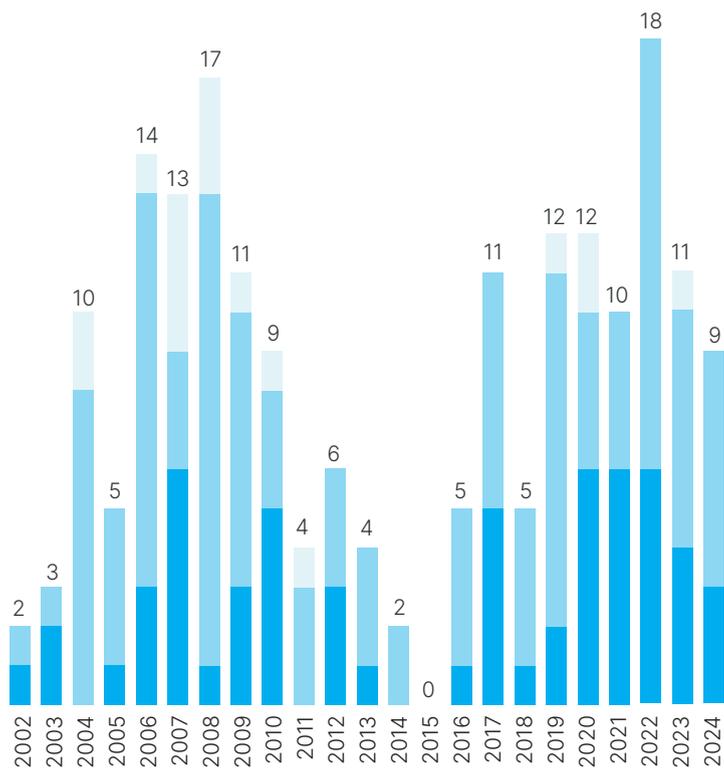
ZAPS ADCs by type of brief, 2002-2024, by year and total

BUILDINGS BY PURPOSE



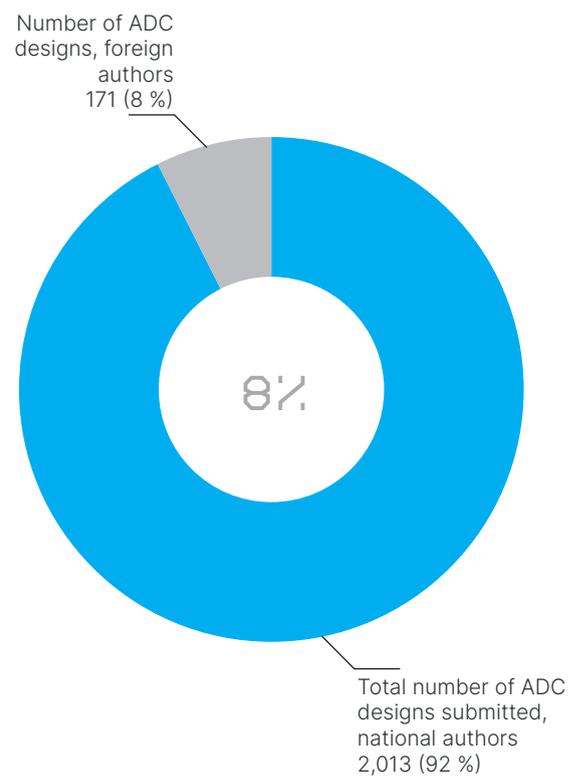
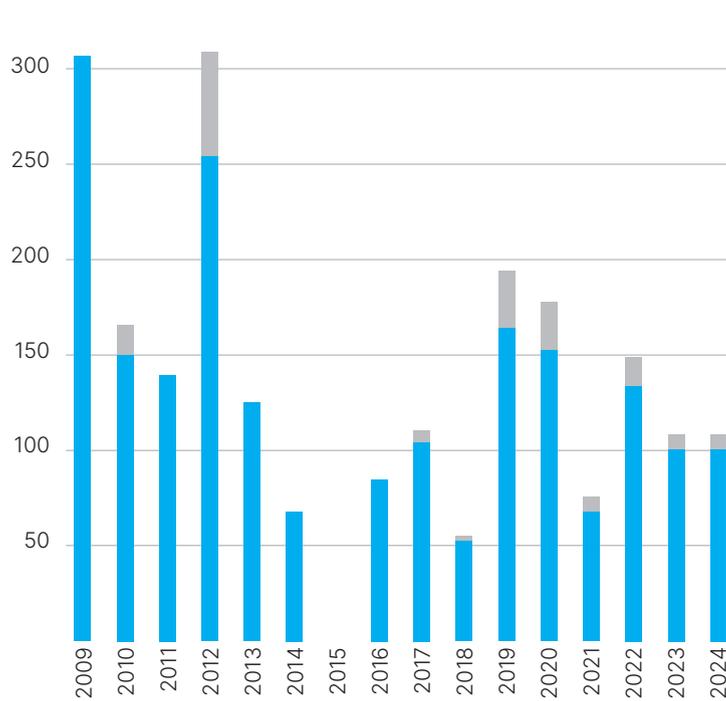
ZAPS ADCs for buildings by purpose, 2003-2024, by year and total

STRUCTURE OF THE ZAPS ADCS CLIENTS



Structure of ZAPS ADC clients, 2002-2024, by year and total

PARTICIPATION OF FOREIGN AUTHORS IN ZAPS ADCS



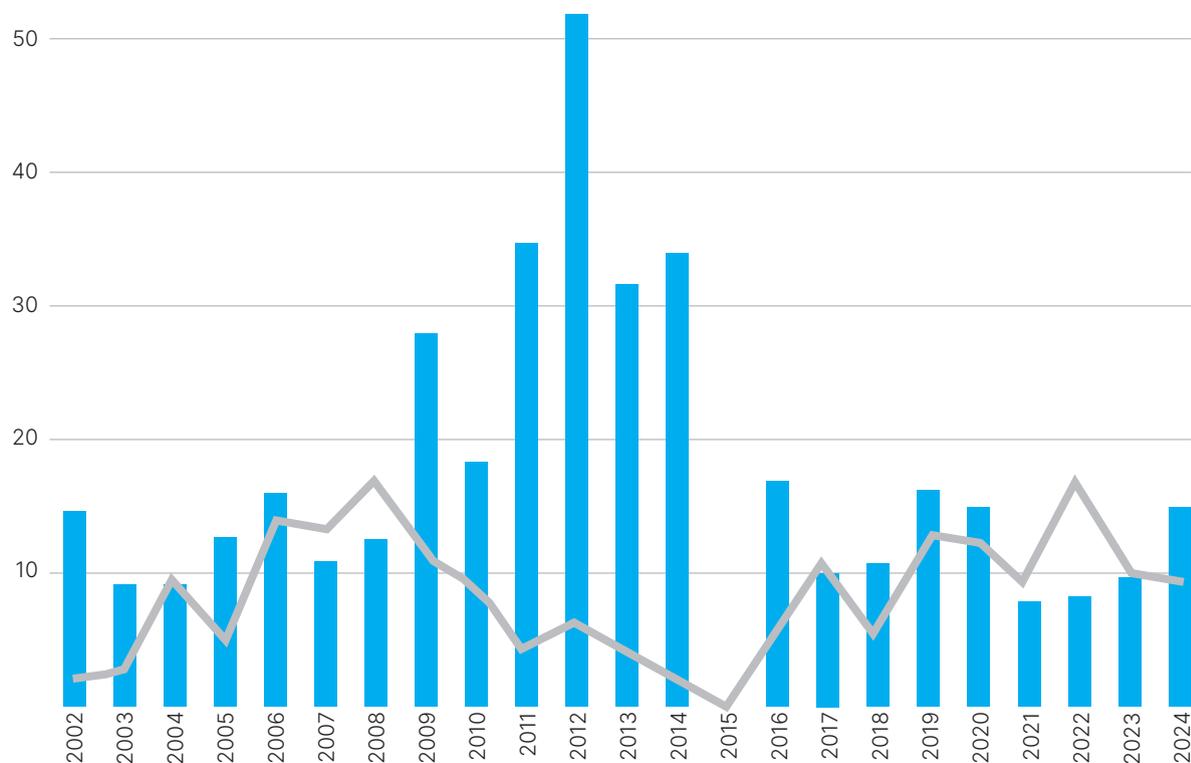
The number of submitted ADC designs according to the dominant origin of the authors, 2009-2024, in each year and in total

AVERAGE NUMBER OF DESIGNS SUBMITTED TO THE ADC

The number of submissions to each ADC varies considerably from year to year, depending mainly on the number of ADCs in a given year and the conjuncture in the sector. In 2011-2014, these two factors overlapped, resulting in a small number of ADCs with very high participation.

For the judging itself, it is estimated that the optimal number of ADC designs received is between 8 and 12. In this way, the jury has at its

disposal enough different solutions, but at the same time not so many that they could not be examined with all care. In the case of a ADC with only five or fewer solutions, the possibility of comparison may be reduced and the evaluation is more easily affected by the more detailed elaboration of some ADC designs. With a very high number of submitted ADC designs, a large number of competitors receive only minimal compensation or only material costs covered.



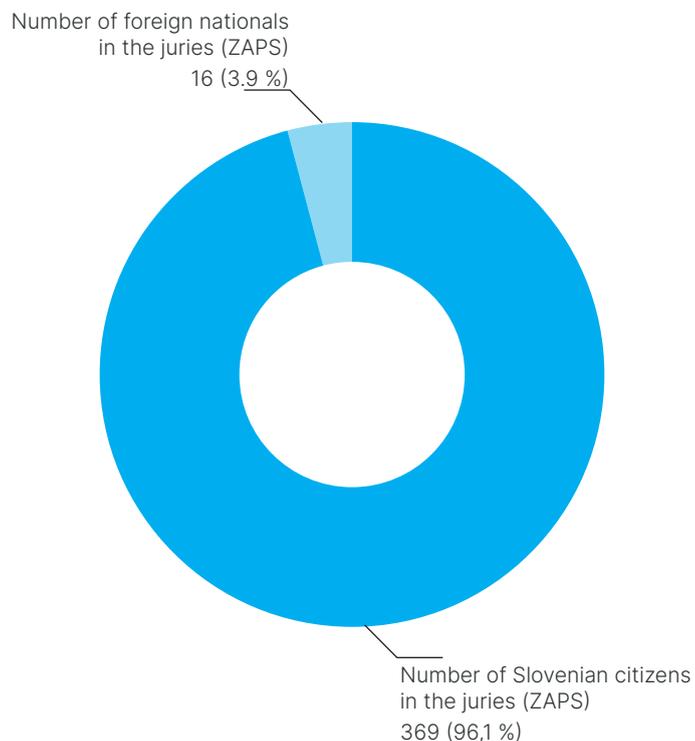
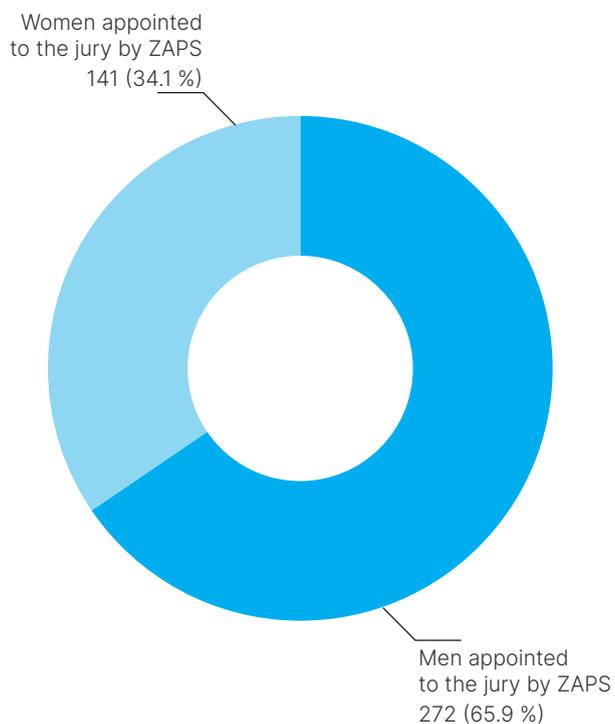
The average number of submitted ADC designs per individual ADC and the number of completed ADCs in each year, 2002–2024

■ average number of ADC designs per ADC
 — number of ADCs completed

STRUCTURE OF JURY MEMBERS APPOINTED BY ZAPS, REGARDING GENDER AND NATIONALITY

Equal gender representation in ADC juries is one of the criteria for appointing ZAPS jurors. Despite this, the share of appointed female jury members has remained stable at one third for more than a decade. There are various reasons, including the lesser willingness of female professionals to cooperate compared to male representatives of the profession.

As far as the budget of the competition allows, ZAPS strives to appoint foreign experts or Slovenian experts working abroad to the juries. Foreign members offer a different insight into specific tasks, increase the confidence of the profession in tender procedures and increase the confidence of clients in the independence of the jury members appointed by ZAPS.

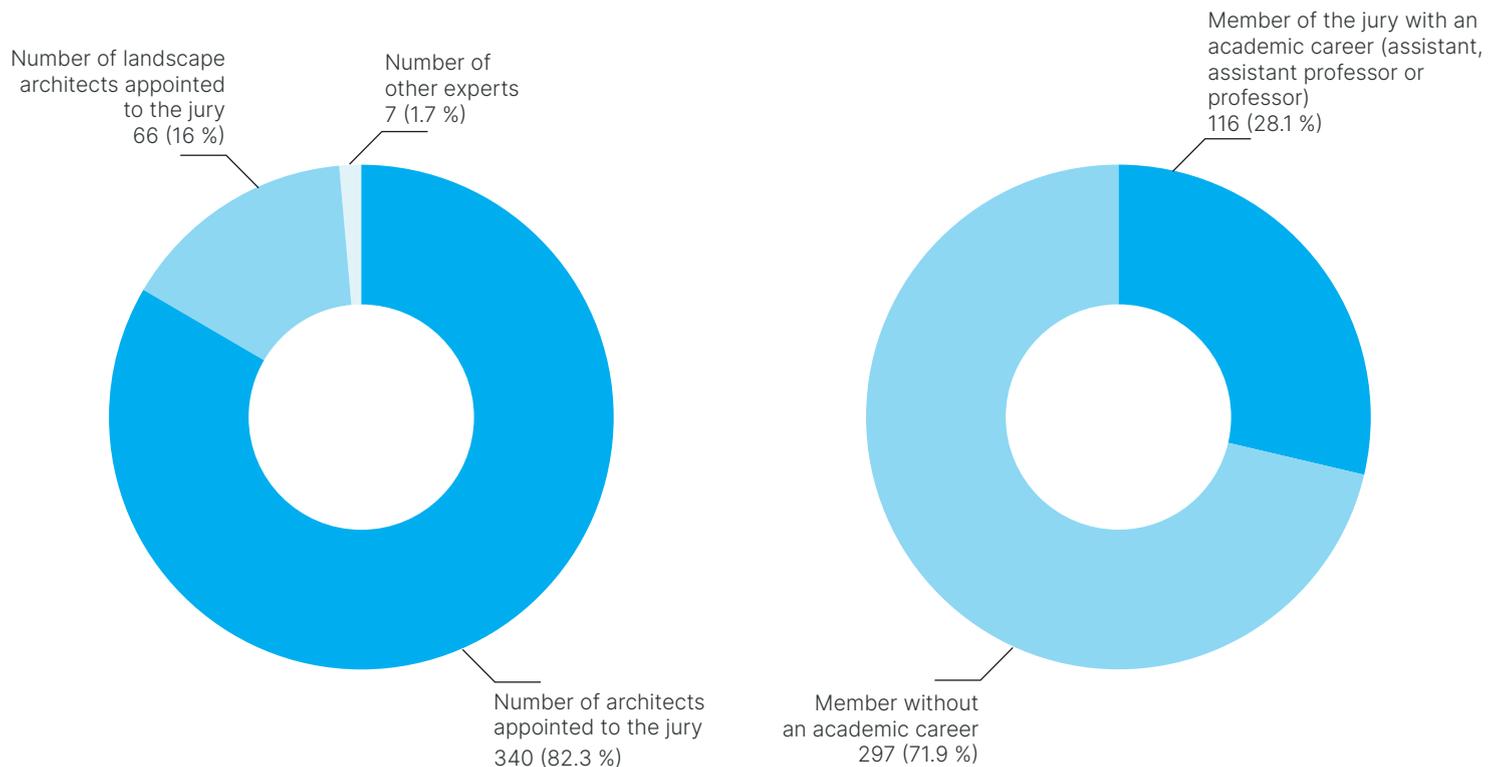


Structure of members appointed to juries by ZAPS, by gender and nationality, 2008-2024

THE STRUCTURE OF THE JURIES APPOINTED BY THE ZAPS, ACCORDING TO PROFESSION AND PROFESSIONAL CAREER

The professional profile of the members of the juries follows the project brief. Considering that briefs from the field of building planning represent 72 percent of all briefs, from the field of open space planning 13.5 percent, from the field of spatial planning 7 percent and from the field of monuments 2 percent of all briefs, the following shows the structure of the juries according to the expected profession.

Among the members of the juries appointed by ZAPS, those with an academic career represent less than 30 percent. This is a figure that was only speculated about before the analysis was carried out. The proportion probably corresponds to some extent to the proportion of the wins in ADCs where one of the leading members has an active academic career.



Structure of members appointed by ZAPS to the juries, by profession and academic career, 2008-2024

CLOSING REMARKS

THE MAIN CONCERN OF CLIENTS IN ADCS IS THAT THEY WILL GET AN INEXPERIENCED DESIGNER AND WILL NOT BE ABLE TO CONTROL THE INVESTMENT

We asked the clients to answer what, based on their experience, they would consider to be the biggest downside of the ADC. The answers point to several groups of concerns, which we list in order from the most to the least raised. A total of 30 clients responded to the question, with some highlighting only one topic, and others several topics.

Concerns about the inexperience or uncooperativeness of the designer (n = 6): clients are concerned about the potential inexperience of the selected designer (n = 5) or they are afraid that they will get a designer who will not want to cooperate constructively with the client (n = 1).

Concerns about the size of the investment and the price of the project documentation (n = 6): Clients (n = 4) are concerned that the winning solution will be financially unmanageable or may not fit into the planned budget. They are concerned that the winning designer will dictate the size of the investment and since he/she is usually an ambitious architect, this is associated with more expensive solutions. In addition to the difficulties in managing the investment, they are also concerned about the price of the project documentation (n = 2), where the value is to be dictated by the winning designer, whereby clients want to be able to limit this price.

Concerns about the delay and increased costs due to the ADC (n = 4): Three clients expressed concern that the ADC would increase the time needed to obtain the project documentation compared to the open procedure for selecting the designer. One of the clients also expressed concern about the increased costs of running the ADC.

Anonymity concerns (n = 4): Four of the clients feel that it is difficult to guarantee anonymity in Slovenia and that it is sometimes possible to identify the author through the graphic. In addition, the problem with anonymity is that it makes it impossible for the client to assess a priori, without references, how experienced is the competitor whose solution is being evaluated.

Project and ADC brief (n = 4): The clients considered that the preparation of the ADC brief was more extensive than the project brief

for a tender without an ADC. At the same time, they are aware that the ADC brief has to be prepared very well, otherwise problems will arise later in the investment project. In this context, they also note that it often becomes clear only later what else should be foreseen with the intended construction. Clients have also pointed out that the quality of the starting briefs (protection regimes, investor's vision, size of the area), which are the basis for the design and ADC brief, are sometimes problematic.

Evaluation criteria (n = 2): The clients considered that the selection criteria should have been less general, at the same time, they also found the argumentation of the selection criteria questionable.

Aesthetics over functionality (n = 2): The clients felt that the designers were unable to produce a rational solution that would not affect aesthetics, and expressed concern that aesthetics might override functionality.

Other potentially problematic aspects of ADCs (n = 5) highlighted by clients:

- constraints due to public procurement law,
- commitment to one solution, inability to combine several solutions,
- not enough registered competitors,
- not enough diverse juries, and
- unpopularity of the ADC due to the inexperience and ignorance of the clients.

CLIENTS' FINAL SUGGESTIONS

(Q36)

At the end of the survey, clients were invited to write down their views on anything not covered by the survey. Nine respondents answered substantively.

ADCs are a must, the public sector should be a model for investment

(n = 2): Two clients highlighted the need for wider media exposure of successful ADCs and quality ADC designs. They considered that it was necessary to hold ADCs and that investments at national level should be an example for the rest of the public sector. When an investor has few resources, it is even more important to choose the best idea at the outset.

Comments on the cost aspects of the ADC (n = 2): The cost of compulsory ADCs is too high, and it should be possible for local authorities to hold internal ADCs with the participation of relevant experts. The fees for the members of the jury are too low, and more attention should be paid to the size of the prize fund and to the negotiation of the price of the project documentation.

The investment threshold for a mandatory ADC is too low (n = 1): The client absolutely supports the ADC, but the thresholds should be raised.

Formal validity of ADCs (n = 1): It is important to define the formal legal validity of the ADC results, especially in situations where, for example, there is a change in the leadership of the municipality. The ADC should be a tool for professional decision-making.

Bad experience with designers (n = 1): There is too much emphasis on design and not enough on energy efficiency, sustainability, efficient investment management and 3D or BIM design. There are also designers who do not have a good knowledge of administrative procedures, regulations and rules of the profession, and those who choose bad designers as colleagues (e.g. mechanical engineers) over which the client has no influence.

ZAPS runs ADCs in a professional, up-to-date and correct manner (n = 2).

DESIGNERS' FINAL SUGGESTIONS

We also invited the winning designers to write down their views. Here are five substantive suggestions received.

For ADCs, mechanical, electrical and other technical solutions are unnecessary, unless the essence of the ADC is a technical solution. Otherwise, it is an unnecessary burden for the competitors and designers, as the project is technically solved at the IDZ (conceptual design) phase.

When ADCs are limited by references, young architectural bureaus cannot participate. It is better for the jury and its coworkers to be highly professional and to weed out inferior design solutions on the basis of the presented level of expertise shown by the particular ADC solution.

There should be as many ADCs as possible, in as many different forms as possible. We propose the introduction of micro ADCs when the investment value is below the threshold. In the Belgian model, there could be an open part for the tender in which three designers are selected, and in a second part these designers produce an ADC solution.

Assistance in public procurement procedures. We suggest that ZAPS should make it possible to communicate with a competent person during the ADC, who can advise on administrative aspects related to public procurement, especially during the final days of the ADC.

Designers should agree that the price of the design documentation for the ADC should be calculated according to Archigram (ZAPS tool for calculating project design price). It is not right that in the framework of the ADC it is necessary to submit a tender for project documentation, which is sometimes 40 or 50 percent lower than the recommended price according to Archigram - the ZAPS service standard.

CLOSING REMARKS

Through the statistical analyses carried out, ZAPS has gained important insights into the views of investors, users and designers of the ADC buildings. We would therefore like to thank all participants for their replies. The collected data will be used by ZAPS to reflect on the improvement of design practice and ADC procedures in order to make them even more useful and attractive tools for both public and private clients, and in order to make the ADC procedure widely established tool for the best selection of designs in the field of urban planning, architecture and landscape architecture.

WHEN WE BUILD EXCELLENTLY,

WE BUILD WITH AN ARCHITECTURAL DESIGN COMPETITION

Statistical analysis of winning competition solutions ZAPS: survey 2009–2021, publicly available data 2009–2024

Original title: KADAR GRADIMO ODLIČNO, GRADIMO Z ARHITEKTURNIM NATEČAJEM

Statistična analiza zmagovalnih natečajnih rešitev ZAPS: anketa 2009–2021, javno dostopni podatki 2009–2024

Authors of the statistical analysis: dr. Špela Kryžanowski, Jernej Prijon

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Exhibition curatorial team: Špela Kryžanowski, Jernej Prijon, Mima Suhadolc, Urša Vrhunc

Exhibition production: Chamber of Architecture and Spatial Planning of Slovenia, 2022