

Придружаващ лист	Cover sheet
<p data-bbox="201 232 831 367">Допълнителни материали към Конкурс за цялостна концепция за развитие, благоустройство и дизайн на централна градска част (ЦГЧ) на град Добрич и идеен проект за бул. „ Двайсет и пети септември“, пл. „Възраждане“ и пл. „Свобода“</p> <p data-bbox="300 454 453 477">Съдържание:</p> <ol data-bbox="245 508 831 613" style="list-style-type: none"> <li>1. Анализ, превод на английски език</li> <li>2. Концепция, превод на английски език</li> <li>3. Обяснителна записка, превод на английски език</li> <li>4. Количествено-стойностна сметка</li> </ol>	<p data-bbox="855 232 1469 394">Supplementary materials to Competition for comprehensive concept for the development, improvement and design of the central city section (CCS) of Dobrich and elaboration of conceptual design for "Dvaiseet I peti septemvri" blvd., "Vazrazhdane" sq. and "Svoboda" sq.</p> <p data-bbox="967 454 1059 477">Content:</p> <ol data-bbox="912 508 1442 613" style="list-style-type: none"> <li>1. Analysis</li> <li>2. Concept</li> <li>3. Explanatory note</li> <li>4. Estimated cost report (on Bulgarian language)</li> </ol>

# ANALYSIS

## 1.1. Street network, parking and accessible environment:

### Advantages:

The city of Dobrich has all the prerequisites to be a good place to live and corresponds to the concept of 15-minute cities:

- The main buildings for administrative and public services, culture and trade are concentrated in Zone A and its bordering territories;
- Urban structure, topography and climate are prerequisites for active pedestrian and bicycle traffic and for staying and playing outside;
- Central city area has a large area for free pedestrian movement without conflict with car traffic;
- Availability of parking lots along the entire periphery of the area;
- Presence of accessible environment features.

### Disadvantages:

- Vehicular routes are disrupted and there is difficulty accessing public and residential buildings by vehicles.
- Public transport does not access publicly important buildings (Municipalities, Post Office, Tax Office, Community Center, library, etc.).
- Lack of accessible routes and the elements of the accessible environment do not meet the regulatory requirements.
- Lack of pedestrians and cyclist traffic management in shared areas.

### Tasks:

- Preservation and enhancement of the priority of pedestrians and cyclists over cars.
- Optimization of the parking places and their conditions. Regulation of car access and parking in the Central city area.
- Improving the organization of traffic in shared areas.
- Re-establishing the link between the underground parking lots under the "Democracy" Square and Rila complex as one of the most important conditions for the proper regulatory operation of the facility.
- Construction of accessible routes and re-designing the elements of the accessible environment in accordance with the regulatory requirements and the aesthetics of the adjacent buildings.
- Improving the access of the special mode vehicles to the area

## 1.2. Buildings stock and functions

### Advantages:

- Mixing residential and public buildings in good proportion: a prerequisite for liveliness and a sense of safety in the area;
- Presence of sites with the status of immovable cultural property and those of high architectural and artistic value.
- Predominant medium-rise buildings;
- The ground floors of residential buildings are predominantly commercial establishments, creating the so-called "soft contour" on the ground floor.

### Disadvantages:

- Unsatisfactory state of the building stock: private, municipal, state and mixed ownership. A large percentage of the facades are in extremely poor condition, giving the area a depreciated appearance;
- Central city area has sufficient building stock, which is not used in the most optimal and expedient way.

For example:

- ✓ *The building of the Municipality of Dobrich* has been adapted for its current function, but is tangent to the movement. There is no square space in front of it - no invitation for dialogue between government and citizens.
- ✓ *The so-called "Party house"* of the central building of "power" in "Democracy" square, has been turned into a building of mixed set of functions: city library "Dora Gabe" , National Income Agency, Directorate of Humanitarian activities of the Municipality Dobrich, Labor Bureau, etc.

**Objectives:**

- Moving the "Dora Gabe" library from the building in "Democracy" Square and "opening" it to citizens in a new, specially designed building;
- Removal of the annex at the northern entrance of the Art Gallery as unacceptable next to the Immovable Cultural Value building of national importance;
- Change in facade design of "polycarbonate" colonnades and roof coverings on commercial properties in the middle of the northern part of bul. "25<sup>th</sup> of September";
- Re-thinking the functions of the administrative building (former Party house) of "Democracy" Square;
- Solution for problematic drainage of roofs of the middle body of "Dobrich" Hall and residential buildings along "Nezavisimost" Street.

**1.3. Immovable Cultural Value, elements of artistic synthesis and decorative water areas**

**Advantages:**

- Immovable Cultural Value buildings - 14 of them are concentrated in Zone A.
- Concentration and variety of sculptures, monuments and elements of artistic synthesis;
- Urban fountains: one with a modern look and five stone fountains (two of which are close to the scope of the brief). All of them were realized in different periods and are of high artistic value;
- The fountain in "Democracy" Square: well maintained and favorite place.

**Disadvantages:**

- Some of the Immovable Cultural Value buildings are neglected and in poor technical condition. In others, the facades are covered by the trees and remain hidden from view.
- In many cases, the elements of the artistic synthesis are not well exposed and do not actively participate with their aesthetics in the urban environment.
- Decorative water areas are insufficient for the climate of Dobrich. The water effects along "25<sup>th</sup> of September" Blvd. are technically poorly executed, disturbing the aesthetics of the "wave-like" artistic sculpture of the walls from the 1970s. They, as well as the water sculpture with brass plastic in front of "El Mundo" restaurant do not work.
- All city fountains are neglected and inoperable except for the new one on "Svoboda" Square.

**Objectives:**

- Clearing the facades of the Immovable Cultural Value buildings of the trees.
- Re-thinking locations and improving the exposure of sculptures and elements of artistic synthesis.
- Visualization and enrichment of cultural tourism routes.
- Adding elements creating urban identity and recognition.
- Increasing decorative water areas.
- New life for urban fountains

**1.4. Pavements, lighting and urban furniture**

**Advantages:**

- Clinker slab paving from the 1980s to the present day has good aesthetic and operational characteristics, despite partial depreciation. The warm colors and detailing contribute to the representative character of the area, giving comfort and human dimension.
- There are ample benches, with the exception of "Democracy" square.
- A functioning urban lighting network, with park lighting fixtures with pole heights ranging from 3.00m. to 8.00 m.

**Disadvantages:**

- "Svoboda" square and "Vazrazhdane" square: vast amorphous areas without identity. Space locked by bad-looking facades (with the exception of the Demir Bank building);

- "Democracy" square: a place without conditions for a prolonged stay.
- Generally depreciated and poorly maintained pavements with large dilapidated sections along "25<sup>th</sup> of September" Blvd. and "Svoboda" Square.
- Visual and physical "pollution" of the Central City area with temporary objects and furnishing elements with low design and material requirements; a large number of amateur practices in green areas and sidewalks; unacceptable roof drainage along "Nezavisimost" street, etc.
- The existing benches in Zone B are mainly backless.
- Lighting:
  - ✓ Various types of lighting fixtures with low efficiency and high energy consumption, due to outdated technology. The luminaires in Zone B are sodium and do not use the entire lamp yield. The remaining luminaires are mainly of the "sphere" type and are characterized by "light pollution" from radiating light in all directions. Design not suitable for Central City area.
  - ✓ The lighting installation in Zone B is constructed of tubular steel poles, with cast for the base and have already started to corrode;
  - ✓ "Svoboda" Square - the lighting poles are located on the old cable network outlets. The 12-meter poles have now been replaced with 8-meter poles. The square is dark, lacks uniform lighting.
  - ✓ There is a lack of effective night lighting in general for Zone A.

#### **Tasks:**

- Creating an identity for "Svoboda" Square and "Vazrazhdane" Square.
- New elements of the environment that are in keeping with the human scale and create a good quality environment at eye level.
- Improving the microclimate and the conditions for walking, staying outdoors and playing.
- Solutions with technologies that rely on safe, practical and durable materials and elements of the urban environment.
- Lighting installation - implementing sustainable solutions to: achieve comfort, normative illuminance and uniformity; saving electricity and human resources for maintenance. Lighting with aesthetics and vision in accordance with the other elements of the urban environment.

### **1.5. Landscaping**

#### **Advantages:**

- An element of the overall design of the Central City area and an integral part of it;
- Green areas are present in almost all sectors of the city center and are proportional to the spaces in which they are located;
- Different areas stand out with their own style and appropriate vegetation;
- Diverse urban micro-ecosystems are formed, some of which have a high ecological potential;
- Presence of tree vegetation at a mature age and with the maximum degree of manifestation of its volumetric and spatial potential;
- Good preservation of the original composition with isolated cases of loss of vegetative areas.

#### **Disadvantages:**

- Quite a few problematic trees, endangering safety - with reduced and decayed root system, impaired stability, huge and unacceptable dimensions for urban environment.
- Presence of ageing tree vegetation with deteriorated ornamental qualities and health.
- Presence of relatively recently planted trees that do not meet the requirements for quality of the planting material, distances from infrastructure elements, and the compositional design of the spaces.
- Predominantly deteriorated soil conditions - anthropogenic and compacted soils, contaminated, with unfavorable mechanical and chemical composition, with reduced fertility.
- In places - conflict between trees and buildings due to excessive proximity between them.





- Multiple instances of conflict between trees and landscaping elements – paving, curbs, garden support structure, manholes, etc.
- Maintenance without replenishment of losses; partial neglect; uncontrolled amateur planting; lack of a long-term vision for landscaping.
- Relatively limited tree species composition, low participation of coniferous species.

**Tasks:**

- Overcoming trees - buildings and trees – infrastructure conflicts; improving the safety and quality of the environment.
- Diversity and identity through contextual landscaping.
- Replacement of species with poor adaptation to modern environmental conditions with ecologically plastic species.
- Deriving of principles for step-by-step replacement of aging tree vegetation.
- Achieving rich yet sustainable, easy to maintain and ecologically active plant compositions through modern species, variety and form diversity of ornamental vegetation.

**To the landscaping legend:**

Types of urban microscapes / micro-ecosystems

- |   |  |
|---|--|
|    | A. Open, bright, low vegetation, colorful, low ecological activity, highly ornamental  |
|    | B. Semi-open, moderately lit, with tree vegetation, volume-impactful, optimally ecologically active, ornamental  |
|   | C. Enclosed, shaded, with leaning tree vegetation and/or unfavourable exposures, volume-impactfull, ecologically active and high ecological potential, moderately ornamental |
|  | D. Trees in the pavement: volume-impacting, partially ecologically active, ornamental  |

The urban planning carried out during the period of "total" planning was dominated by straight forms, wide and well-planted streets, oversized parade squares, spacious buildings and fully realized architectural principles, dominated by the ideology of the social and economic system of the time. This defines the appearance of the Central City Area of Dobrich as a modern one.

# CONCEPT – PHILOSOPHY

Since its foundation on the black soil of Dobrudzha during antiquity, the city has been a centre of **social networking**, because trade is not simply an exchange of goods. Trade and craftsmanship in the 17th century made it a **significant city**. **The weekly market** attracted entrepreneurial people from different ethnic groups. In this fertile place a GOOD MARKET took place, a GOOD life was born and a GOOD city emerged.

This is a story about PEOPLE AND THE LAND, because deep within their souls the people of Dobrich keep their connection to the land they lovingly call GOLDEN DOBRUDZHA. The sunrises and sunsets, the crops, the fields, the rivers, the soil of this land are their eternal return to their roots.

This narrative of Dobrich is embedded in our concept of DEVELOPMENT, IMPROVEMENT AND DESIGN OF THE CENTRAL CITY OF DOBRICH.

**Principles** followed in the development of the concept:

- Continuity
- Building up
- Focus on the human scale
- Sustainability
- Environmental friendliness
- Democracy
- Consistency and unity

**Goals** set out in the concept:

- Preserve and develop the urban design of the Central City area
- Rethink and improve existing functions and upgrade with new ones
- "Rediscovering" the cultural and historical heritage of the city
- Creating a good urban environment at eye level, that predisposes to staying out longer, movement and playing
- Reinforcing a sense of community and local identity

**Inspiring images and objects** for the concept are:

- The colourful fields of crops, rugs and embroidery of Dobrudzha, whose geometry is interpreted in the pavements and other elements of the urban design.
- The geometry and colourfulness of fields seen from a bird's eye view are embedded in the seemingly chaotic orthogonal raster and contrasting colour of the proposal.
- The meanders of the "Dry River" located near the city find their representation in a curvy path, also a key element in the urban design.
- The grasses and flowers of Dobrudzha, symbolically recreated through characteristic compositions and elements.

**I, Letter, Know(ledge), Read, Good, Be, Life, Earth (Land), As (Like), Men (People), Ours, He, Peace, Hands, Speech ... or: "I, Knowing the Letters, will be able to Read, to get knowing Life, the Good and the bad of it, to love, to forgive, to be a Man ..."**

**The flowers, the grasses, and the crops of Dobrudzha literally and figuratively shall decorate this project's design.**

**Continuity: we keep the pattern in the pavement of "Democratsia" square with the new materials as well.**

**Upgrade: Dobruja needlework motivates us to create a Dobrudzha rug.**

- **From a bird's eye view to focusing on the human scale: we make a kind of projection of what we see from the air and saturate it with elements that create a feeling of abundance, life and joy. Because the EARTH brings joy to PEOPLE.**
- **Weaving all the images that inspire us into matter and symbolically saturating the central square space with ikons of the Bulgarian verbal identity, we are building an urban environment that will meet both the material and spiritual needs of the citizens of Dobrich. We create zones and elements carrying their bright identity. We believe they strengthen the feeling of general well-being - for the GOOD of Dobrich.**

## 2. CONCEPT - APPLICATION

### 2.1. Street network, parking and traffic flows.

- **Optimisation of parking spaces and conditions. Regulation of vehicular access and parking in Zone A.**
  - ✓ Retaining almost all of the parking lots as set out in the Development Plan (DP).
  - ✓ One-way traffic with parking along "Dame Gruev" str. connected to "D. Petkov" str. as shown in DP.
  - ✓ Parking lot behind the NAR-COOP sites retained as shown in DP.
  - ✓ Tiny and inconvenient "Nezavisimost" str. parking lot - turned into a natural pedestrian space extension.
  - ✓ Parking lots provided meet the parking needs of the City Center. **Charging regime is to be introduced for the designated area.** *The means of implementation are a matter of civic consensus and targeted management decisions.*
- **Improving traffic organisation in shared spaces**
  - ✓ Priority to pedestrians at the only pedestrian-automobile intersection. Asphalt street interrupted and pavement levelled to the pedestrian height.
  - ✓ **"Shared" bike-pedestrian space for the entire pedestrian zone applied. No separate bike routes.**
- **Re-establish the connection between the underground car parks under the "Democratsia" square and "Rilla" Shopping Centre as one of the most important conditions for the proper regulatory operation of the facility.**
  - ✓ **Underground car parks restoration to their functional state in accordance to the initial design. Breakthroughs from the North and South should provide a convenient and immediate connection to all public and cultural institutions, as well as safe operation from a regulatory point of view.**  
**Restoring the existing communication links in this infrastructure as they have been designed.**  
*The ways of implementation are a matter of civic consensus and targeted management decisions.*
- **Creation of accessible routes and redesign of the elements for accessible environment, in accordance with regulatory requirements and the aesthetics of the adjacent buildings.**
  - ✓ All public transport stops foreseen in the new city transport scheme included. Accessible routes to all administrative and public service buildings included.
  - ✓ New ramps and existing ramps redesigned – connecting public spaces and leading to public premises.
- **Improving access to the area for special regime vehicles**
  - ✓ The existing routes for special vehicles to enter the pedestrian zone are maintained and supplemented with new entrance routes.

### 2.2. Building stock and functions

- **Move "Dora Gabe" City Library out of the building on "Democratsia" square and "opening" it to the citizens in a new, specially designed building;**
  - ✓ Placing "Dora Gabe" City Library in random premises is unacceptable.
  - ✓ The City Library needs its own special place in the urban environment - a new building with multifunctional and democratic spaces - an attractive centre for communication.
  - ✓ The new library building may be the subject of a subsequent architectural competition.
- **Clearing up the Art Gallery's north entrance from the unacceptable pavilion-type structure**
  - ✓ The pavilion-type private office is not acceptable in the area of this National Heritage site. Removing it is obligatory to the environmental importance and in addition allows the ramp to the Regional administration Office to be rebuilt, and the initial width of the street in this section to be restored.
- **New façade design of tubular colonnades and polycarbonate canopies on commercial properties in Zone 4**
  - ✓ No private property affected - **a new vision of the canopies to qualitatively improve the urban environment here.**
- **Functional rethinking of the former Com-Party premises on the "Democratsia" square**

Abstracting from emotions and ideological prejudices, this is the right place for the democratic local authority administration.

  - ✓ Administration headquarters' design offering enough space for all municipal departments.
  - ✓ Direct connection to the underground parking lot (that should be restored).

- ✓ Containing a **spectacular Representative Hall with beautiful stained glass windows**, now used for book storage. **To be converted into a City Council Chamber**, thus open it to the public.
- ✓ Bring life back to "Democratsia" square.
- **Problematic roof drainage solution in zone 7.**
  - ✓ Drainage pipes to be incorporated into sewage and properly decorated.

### 2.3. National Heritage elements, art synthesis elements and decorative water areas

- **Change of locations and improved exposure of sculptures and artistic fusion elements.**
  - ✓ Qualitatively improve the environment around the artistic fusion elements:
    - Effective night lighting for all;
    - Adjacent areas free of information boards and advertisements;
    - Special maintenance of artistic fusion containing landscaped areas.
  - ✓ Relocation:
    - Relocation of artistic fusion elements to better visible places.
- **Visualisation and enrichment of cultural tourism routes**
  - ✓ **"SEE DOBRICH"** route has been developed, uniting the official cultural and historical routes of the city. New accents added such as elements of artistic synthesis and water fountains in the Central City area. The "SEE DOBRICH" route will be marked by **corten steel totemic signs**.
- **Increasing the ornamental water areas**
  - ✓ New ornamental water areas with two water accents - different in geometry and meaning:
    - A circular dry fountain on "Vazrazhdane" square, opposite to the monument of "St. Cyril and Methodius". Glagolitic alphabet letters embedded into the pavement of its outer contour - letters and words are an eternal source of knowledge, wisdom and progress. From here a literal and figurative path starts - an alternative route through Area B.
    - Composition of fountains on "Svoboda" square.
    - The main fountain with a central "sunflower bowl", the granite steps path running through the fountain and the water arch. The presence of smaller fountains makes it possible to organise more intimate areas with a distinctive look - with benches, pergolas and appropriate landscaping.
- **New life for urban tap fountains**
  - ✓ Repair and commissioning of all inoperable urban tap fountains.
  - ✓ Addition of a fourth module for dogs at the modern water fountain on "Svoboda" square.
- **Addition of elements creating urban identity and recognition**
  - ✓ Composition 'grasses': two groups of 12 red bent lighting poles mark both ends of the pedestrian part of the main street. The stylised image of grasses blowing in the wind is a reference to the Dobrudzha fields around the city. The composition next to the underpass to the city park is complemented by mosaic cubes-benches, needed in such active places "for meeting and waiting".
  - ✓ Twelve groups of three 'red grasses' will also mark and illuminate the new winding path.

### 2.4. Temporary movable objects

- temporary event elements (stages)

- We tentatively divide city events into three groups depending on the audience size:
  - ✓ For audiences of up to 100 people: the Lapidarium space along "Bulgaria" street, stage on "Svoboda" square and a "summer cinema" area in front of the Mirror Hall.
  - ✓ For audiences of up to 200 people: the stage at "Svoboda" square.
  - ✓ For audiences of more than 200 people: installation of a professional stage on "Demokratsia" square.

- seasonal bazaar areas

- ✓ The venues designated for seasonal marketplace are: the stage and the area surrounding it on "Svoboda" square, the street of Old Dobrich, the area of the parking lot on "Nezavisimost" street, "Democracia" square and zone 1.

- seasonal terrace areas

- The depth of seasonal terraces in front of the facades shall be conditionally determined:
  - ✓ One-sided terraces located on the street.
  - ✓ Double-sided terraces.
  - ✓ Squares and green spaces terraces.



## 2.5. Landscaping

- Overcoming the trees-buildings and trees-infrastructure conflicts; improving the safety and quality of the open spaces.
  - ✓ Through the process of step-by-step replacement of vegetation – releasing the facades, esp. of historical buildings.
  - ✓ Positioning new trees in respect of the future development of their trunks, crowns and roots.
  - ✓ Pollarding the largest trees to a safe and manageable height (except for the law-protected ancient trees).
- Diversity and identity through contextual landscaping.
  - ✓ Landscaping in context with the ecological and functional peculiarities of the spaces and green micro-spaces.
  - ✓ Creating different moods by using plant species and ornamental varieties that have specific emotional impact.
- Defining principles for ecologically plastic vegetation.
  - Tree species for limited future use.
  - Tree species not to be used for planting in pavement openings.
  - Tree species for enhanced use in future landscaping.
  - Tree species to be removed.
  - Securing for optimal conditions for the establishment of the newly-planted trees through:
    - ✓ The use of standard and qualitative planting material;
    - ✓ The mounting of irrigation system, including underground root watering system for the trees in pavement openings;
    - ✓ Securing for a fertile soil volume around the tree roots;
    - ✓ Fastening stems.
- Defining derivation of principles for step-by-step replacement of aging tree vegetation.
  - The step-by-step replacement principles
    - ✓ Systematic monitoring of the condition of the trees;
    - ✓ Pre-developed program with at least 20 years span;
    - ✓ Secured resources.
  - Principles of the step-by-step replacement of aging trees:
    - ✓ No conflict between trees and nearby buildings and infrastructure (shafts, borders, etc.).
    - ✓ Compensation at other spaces when replacing is impossible.
    - ✓ A balance between removed and newly planted trees should be sought for the whole central city area.
    - ✓ The step-by-step replacement of trees should be combined with a creative interpretation of the spaces.
- Rich, sustainable, easy to maintain and ecologically active plant compositions.
  - Minimum care – maximum effect plant species selection principle, aesthetical and ecological.
  - Encompass as much as possible free air with tree crowns while keeping the space character (e.g. squares, streets).
  - Using plants to screen unfavorable sights such as back facades etc.
  - Improving soil condition through cleaning, cultivation, partial replacement and appropriate care.

# EXPLANATORY NOTE

Competition for comprehensive concept for the development, improvement and design of the central city section (CCS) of Dobrich and elaboration of conceptual design for "Dvaisei I peti septemvri" blvd., "Vazrazhdane" sq. and "Svoboda" sq.

Note: In accordance with the definitions in the competition specifications, we assume "CCS" and "Zone A" to be identical in this project.

## 1. CONCEPT - PHILOSOPHY

Since its foundation in antiquity on the black soil of Dobrudzha, the city has been a centre of **social intercourse**, because trade is not just exchanging goods. Trade and craftsmanship in the 17th century made it a **city of significance**. **The weekly market** attracted entrepreneurs from different ethnic groups. In this fertile place a GOOD MARKET took place, a GOOD LIFE was born and a GOOD TOWN rose up.

This is our story of PEOPLE AND LAND, because the people of Dobrich keep their connection to the land and lovingly call it GOLDEN DOBRUDZHA. The sunrises and sunsets, the crops, the fields, the rivers, the soil of this land bring them back to their roots forever.

This narrative of Dobrich is embedded in our concept of DEVELOPMENT, IMPROVEMENT AND DESIGN OF THE CENTRAL CITY SECTION (CCS) OF DOBRICH.

**The principles we follow** are continuity, upgrading, focus on the human scale, sustainability, environmental friendliness, democracy, consistency and unity.

**The objectives we set** are: preserving and developing the urban design of the CCS; rethinking and improving existing functions and building on them with new ones; "rediscovering" the assets and cultural heritage; creating a good urban environment at eye level that predisposes to staying out longer; movement and play, strengthening the sense of community and local identity

**We are inspired** by the colourful crop fields, rugs and stitching of Dobrudzha, whose geometry we interpret in pavements and other elements of urban design.

We set the geometry and colourfulness of the fields, seen from a bird's eye view, in the **seemingly chaotic orthogonal raster and contrasting colourfulness** of the design.

**Dry River's meanders** we "reinvent" in a meandering path, a key element in the Zone B project solution.

**The grasses and flowers** of Dobrudzha are symbolically recreated through specific compositions and elements.

**The signs of the Bulgarian verbal identity** - the letters of the Glagolitic alphabet of St. Cyril and Methodius, we use physically and meaningfully as a **unifying and significant symbol of the concept**.

**By weaving all the images that inspire us into a fabric and symbolically saturating the central square space with icons of Bulgarian literacy, we are creating an urban environment meeting both the materialistic and spiritual needs of the citizens of Dobrich. We create areas and elements with a strong identity. We believe that they strengthen the sense of common good - for the good of Dobrich.**

## 2. CONCEPT - APPLICATION and DESIGN

On the basis of a detailed analysis of the area and specification of the problems we have derived tasks, which we summarize in the CONCEPT for Zone A and solve in detail in the conceptual design for Zone B.

### I. Solutions of the problems by functional groups:

#### 1. Street network, parking and traffic flows:

- Maintain the priority of pedestrians and bicyclists over automobiles.
- Optimise parking spaces and conditions. We propose d specific regulation of vehicular access and parking in Zone A.
- Provide patterns for the traffic circulation "streams" in Zone A.
- We provide a solution for the reconnection between the parking lots under the "Democratsia" sq. and "Rila" trading center - a basic condition for the normative permissible operation of the underground parking.
- We propose accessible routes and redesign specific elements of the accessible environment in accordance with the regulations and with the aesthetics of the adjacent buildings and spaces.
- We are retaining existing and adding new access routes for special-regime vehicles to all of Zone A.

#### 2. Existing buildings and functions: we propose the following changes:

- We are relocating the "Dora Gabe" City Library from "Democratsia" sq. - "open" to the public in a new, specially-designed building on the site of the NAR-COOP.
- We are removing an annex at the north entrance of the Art Gallery - not acceptable next to a National Heritage (NH) building of national importance.
- We propose that the City, as the owner of the land under the colonnades and canopies to the commercial establishments along the "Dvaisei I peti septemvri" blvd.- north, to initiate a complete change in their appearance.
- We propose a rethinking of the function of the administration building (building 3) on "Democratsia" blvd.

### 3. NH, elements of artistic synthesis and decorative water areas:

- We propose moving some sculptures to better integrate them into the urban environment.
- With a series of totem signs we mark the "SEE DOBRICH" route, which unites and enriches the existing routes of the Municipality. Through it, we tell about personalities associated with Dobrich, with remarkable achievements in their field and highlight important places for the city and those with elements of artistic synthesis.
- We add new elements creating urban identity and recognition.
- We increase the presence of water by building new decorative water areas.
- We are restoring city's old tap fountains.

### 4. Pavements, lighting and urban furniture:

- We create an identity for each square separately without physically separating them. We literally and figuratively tie both squares in Area B to the letters and the literacy, saturate them with fountains and diverse areas with rich landscaping and attractive urban elements.
- We are building new sites with high aesthetic qualities and tailored to the human scale.
- We improve the microclimate and conditions for walking, staying and playing outdoors.
- We rely on safe, practical and durable materials of good quality.
- In the lighting installation, we offer sustainable solutions and achieve comfortable, normative and even illumination. We provide lighting in keeping with the aesthetics of the other elements of the urban environment.
- We suggest locations for temporary movable objects, describe options for temporary events and seasonal bazaars, and propose principles for the placement of seasonal terraces.

### 5. Landscaping:

- Overcome tree-building and tree-infrastructure conflicts for a better and safer environment.
- We achieve diversity and identity through contextual landscaping.
- We replace species with poor adaptation to modern environmental conditions with ecologically plastic species.
- We derive principles for phased replacement of aging woody vegetation.
- We offer rich yet sustainable, easy to maintain and ecologically active plant compositions through the modern diversity of ornamental vegetation.

## II. **Technical advantages of solutions, sustainability and environmental friendliness:**

1. Our proposal for the main pavement is **clinker pavers for the whole Zone A - a natural material** with good **aesthetic** qualities and excellent **technical** characteristics. With them we improve the **natural drainage** of surface water with the following execution technology: milling up to 10 cm of the existing concrete base, spreading holes through the entire thickness of the remaining concrete (1pc/m<sup>2</sup>), laying a sand bed and paving with a silica sand joint.
2. Increase green areas and number of trees. We are phasing the replacement of aging tree species with a 25 year horizon. We select plant species on the principle of "**minimum care - maximum result**", the effect sought being **not only aesthetic but also ecological**.
3. The calculation shows that the proposed photovoltaic plant will provide lighting for the entire CCS, and the investment will pay for itself in 3 years with a lifetime of 25-30 years.
4. Photovoltaic autonomous "houses" for smart devices charging and local lighting are another good example of the use of renewable energy in the project.
5. The proposed high-end luminaire has guaranteed efficiency and long lifetime, and the integrated late-night dimming system reduces power consumption and increases source lifetime. This also saves on human resources for maintenance.
6. The implementation of a shallow bore well to feed the planned irrigation system and fountains, as well as the envisaged automation of the water processes will bring significant benefits such as:
  - lower cost of water consumed;
  - less manual processes in servicing the systems, i.e. less labour;

- less strain on pavements with no need for water carriers;
  - the possibility to remotely control the operating modes of the systems in real time
7. Meet requirements for reuse of existing on-site fit materials:
- Reuse existing linear drainage fixtures and grates by dismantling, raising to the level of the new pavements and reinstalling;
  - We retain the reinforced concrete sub-base beneath the pavement - this saves significant costs in breaking up and hauling away, as well as the execution of a new sub-base;
  - Propose to use the removed lighting poles from Area B to replace the lighting on the north part of the City Park.
8. Implementation of vehicular access and parking regulations in Zone A will reduce air pollution in the area, limit parking in green spaces and on sidewalks, and improve the ease of travel for all users.
9. A more **accessible environment, new type of playgrounds with combined facilities** for children with and without motor deficits, saturation with **benches comfortable for the elderly, more new trees** - these are prerequisites for **enlivening the spaces** and achieving **high comfort** and full **interaction without discrimination**.

### III. Social impact of decisions:

1. The overall improvement of the pedestrian zone of the City Centre will also realize intangible benefits for the city:

- **Revitalization** of the relatively deserted and oversized squares - **more people in one place**;
- A sense of **safety and security** - a desire to stay out longer - **more people for longer**;
- **More people in one place for longer - return of business** to the deserted **ground levels**.

Our project aims to make the centre of Dobrich once again the place for active and attractive encounters, new forms of social interaction will emerge, presupposed by the improved and enriched urban environment. The composition of red "grasses" and the memorable image of the multifaceted fountains; the breathing of new life into "Sitting Yovkov" and the enriched environment around the monument of St. St. Cyril and Methodius; the colourful pavements - interpreting the Dobrudzha fields, combined with an abundance of elements of furniture and urban design and last but not least - the saturation of Zone B with many new trees - are a prerequisite for Dobrich to acquire its expected new identity in the very near future.

We believe that with our solutions the citizens of Dobrich will recognize the centre of Dobrich as "their" centre and this will strengthen their sense of a community that can work together for more "good".

IV. **Implementation phases:** the conceptual design is to be implemented in three phases corresponding to Zones 1, 2 and 3 of the concept zoning, namely:

- Stage 1: "Dvaise I peti septemvri" blvd. - from the underpass to the city park to the "Vazrazhdane" sq. In this stage we also propose the implementation of the photovoltaic plant due to the rapid return on investment.
- Stage 2: "Vazrazhdane" sq. and "Svoboda" sq.
- Stage 3: green area behind the fountains on the "Svoboda" sq., new building at the "D. Petkov" str., parking area.

### V. Main technical indicators:

#### **New green areas:**

In Zone A: 1 400 m<sup>2</sup> / In Zone B: 1000 m<sup>2</sup>

#### **Balance of trees:**

##### In Zone A:

- Trees to be removed due to deterioration or design decision: 52 pcs.
- New trees: 113 pcs.
- Trees for relocation: 11 pcs.
- Trees to be replaced in two phases: 57 pcs.

##### In Zone B:

- Trees to be removed due to deterioration or design decision: 9 pc.
- New trees: 70 pcs.
- Trees for relocation: 11 pcs.
- Trees for first stage replacement 31 pcs.
- Trees for second stage replacement: 26 pcs.

**Pavements in Zone B:** 24 520m<sup>2</sup> in total

**Water areas in Area B:**

- Composition of fountains: 211 m<sup>2</sup> of water area.
- Dry fountain: site diameter D 13,20 m, 30 pcs. water jets and water mist.

**VI. Financial proposal for the implementation of the conceptual design for the scope of Zone B**

Total estimated cost: BGN 9,345,530.00 excluding VAT

Breakdown of cost by main activities:

- Architecture and structures: BGN 7,106,945.00
- Electrical installations and photovoltaic system: BGN 790,550.00
- Plumbing and fountains: BGN 770,160.00
- Landscaping: BGN 232,850.00
- Contingency 5%: BGN 445,025.00

*Notes:*

*The estimated cost does not include the new building on the site of the NAR-COOP. We suggest that it be the subject of a subsequent architectural competition. It is left for implementation in Phase 3 together with the adjacent surrounding space: park area and parking.*

*The estimated cost is calculated on the basis of valid offers for specific materials and technologies with detailed studies and simulations. A detailed analysis is provided in the supplementary materials to the competition design under the name 8.pdf.*

**Възложител: Община Град Добрич**

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**ЧАСТ:** СМЕТНА ДОКУМЕНТАЦИЯ

**ФАЗА:** ИП

**РЕКАПИТУЛАЦИЯ**

№ по ред	Наименование	Мярка	Стойност
1	АРХИТЕКТУРНА И КОНСТРУКТИВНА	лв.	7 106 945,50
2	ЕЛЕКТРО ИНСТАЛАЦИИ	лв.	790 550,00
4	ВиК ИНСТАЛАЦИИ	лв.	770 160,00
5	ОЗЕЛЕНЯВАНЕ	лв.	232 850,00
6	НЕПРЕДВИДЕНИ РАЗХОДИ 5%	лв.	445 025,28

Всичко без ДДС: 9 345 530,78

ДДС 20%: 1 869 106,16

Всичко с ДДС: 11 214 636,93

Възложител: Община Град Добрич

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Част: АРХИТЕКТУРНА и КОНСТРУКТИВНА

Фаза : ИП

### КОЛИЧЕСТВЕНО-СТОЙНОСТНА СМЕТКА

Позиция №	Наименование	Мярка	Количество	ед.цена /лева/	Стойност /лева/
<b>01</b>	<b>АРХИТЕКТУРА и КОНСТРУКЦИИ</b>				
01.01	<b>Строително - монтажни работи</b>				
01.01.01	Фрезоване на настилка от клинкерни плочки 20мм, лепило и бетонова основа до 100 мм	м <sup>2</sup>	23 500,00	10,00	235 000,00
01.01.02	Разбиване на бетонова настилка и извозване, 1000 м <sup>2</sup>	м <sup>3</sup>	399,00	175,00	69 825,00
01.01.03	Извозване на отпадък от фрезоване и разбиване бетон, 24500 м <sup>2</sup>	м <sup>2</sup>	980,00	21,00	20 580,00
01.01.04	Перфориране на бетонова настилка - 1 отвор на 1м <sup>2</sup> , дълбочина на отворите: от 120 мм -510 мм	бр.	23 500,00	3,00	70 500,00
01.01.05	Доставка и полагане на ситна фракция от пясък, с дебелина на слоя мин. 5см, с размер на зърното от 0/5 до 2/5 мм	м <sup>3</sup>	1 287,00	47,00	60 489,00
01.01.06	Доставка и полагане на чакъл с фракция 0/10 до 0/32	м <sup>3</sup>	200,00	57,00	11 400,00
01.01.07	Доставка на клинкерни павеа 200/100/52 мм: основен сиво-бежав цвят	м <sup>2</sup>	17 460,00	87,70	1 531 242,00
01.01.08	Доставка на клинкерни павеа 200/100/52 мм: цвят графит	м <sup>2</sup>	3 900,00	64,40	251 160,00
01.01.09	Доставка на клинкерни павеа 200/100/52мм: цвят керемиден	м <sup>2</sup>	1 575,00	65,50	103 162,50
01.01.10	Доставка на клинкерни павеа 200/100/52 мм за зидане на подпорни стени и обзидане на стени съществуващи клоцове от клинкерни павеа: цвят графит	м <sup>2</sup>	1 050,00	64,40	67 620,00
01.01.11	Доставка на настилка от термолющен гранит с d=60 мм, плочи 30/30, 30/60, 40/40 см	м <sup>2</sup>	2 205,00	315,00	694 575,00
01.01.12	Доставка на настилка от гранитни павеа 10/10/6 см	м <sup>2</sup>	210,00	315,00	66 150,00
01.01.13	Доставка, полагане на настилка от мита мозайка от декоративни речни камъни, фракция 20-30 мм	м <sup>2</sup>	336,00	135,00	45 360,00
01.01.14	Доставка на настилка от клинкерни тактилни павеа 195/195/52 мм	бр.	2 835,00	5,80	16 443,00
01.01.15	Доставка на кварцов пясък за фугиране на клинкерна настилка	м <sup>3</sup>	42,00	47,00	1 974,00
01.01.16	Доставка на бетон за бордюри и укрепващи ивици за клинкерна настилка	м <sup>3</sup>	83,00	255,00	21 165,00
01.01.17	Монтаж на клинкерна и гранитна настилка	м <sup>2</sup>	24 520,00	125,00	3 065 000,00
01.01.18	Изрязване на изображение в гранитна плоча с d=60 мм и вграждане на изображение от контрастен цвят гранит с d=30 мм.	бр.	60,00	385,00	23 100,00
01.01.19	Доставка, монтаж и полагане на тартанова настилка за детска площадка	м <sup>2</sup>	120,00	110,00	13 200,00
01.01.20	Стоманена конструкция за фотоволтаична централа	компл.			110 000,00
<b>01.02</b>	<b>Подвижно обзавеждане</b>				
01.02.01	Бетонова пейка № 1 от полирана бяла мозайка с дървени елементи от бамбук, д-на 230 см.	бр.	17,00	2 500,00	42 500,00
01.02.02	Бетонова пейка № 2 от полирана бяла мозайка с дървени елементи от бамбук, д-на 230 см.	бр.	17,00	2 100,00	35 700,00
01.02.03	Бетонова пейка № 3 от полирана бяла мозайка с дървени елементи от бамбук, д-на 150 см.	бр.	22,00	1 905,00	41 910,00
01.02.04	Бетонова пейка № 4 от полирана бяла мозайка и метални елементи, д-на 200 см	бр.	2,00	2 617,00	5 234,00

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01.02.05	Бетонова пейка/кубче №5, 45/45/45см.	бр.	22,00	890,00	19 580,00
01.02.06	Игрална маса с пейки №6 от полирана мозайка и метални елементи, д-на 190см, шир.-148см.	бр.	3,00	3 400,00	10 200,00
01.02.07	Пейка №7 - алуминиеви крака, дървени седалка и облегалка	бр.	44,00	1 800,00	79 200,00
01.02.08	Пейка №8- алуминиеви крака и дървена седалка, брандирана	бр.	36,00	1 800,00	64 800,00
01.02.09	Седалки, дървени на м.л върху бетонова основа	м	250,00	206,00	51 500,00
01.02.10	Пейка с пергола по арх. детайл	бр.	3,00	7 725,00	23 175,00
01.02.11	Пейка с пергола по арх. детайл - по дъга	бр.	1,00	23 870,00	23 870,00
01.02.12	Бетонови кошчета за отпадъци от полирана мозайка	бр.	60,00	770,00	46 200,00
01.02.13	Решетки за дървета - лят алуминий, брандирани 120/120см,	бр.	30,00	1 570,00	47 100,00
01.02.14	Защитна конструкция за фиданки, h150см	бр.	30,00	360,00	10 800,00
01.02.15	Решетка от стомана кортен по арх. детайл, D150см	бр.	25,00	1 545,00	38 625,00
01.02.16	Бетонови велостоянки от полирана мозайка	бр.	10,00	980,00	9 800,00
01.17.02	Стълбчета с указателни табели с 15 стрелки за посоки	бр.	2,00	6 738,00	13 476,00
01.18.02	Афишарка, по фирмен каталог	бр.	1,00	1 900,00	1 900,00
01.19.02	Ниски стълбчета на информационни табели, по фирмен детайл	бр.	4,00	2 120,00	8 480,00
01.20.02	Тотеми от стомана кортен 70/210см	бр.	5,00	1 550,00	7 750,00
01.21.02	Комбинирано съоръжение за детска площадка - от дърво, 1 модул	бр.	1,00	19 100,00	19 100,00
01.22.02	Комбинирана детска въртележка за деца с и без увреждания	компл.	1,00	22 700,00	22 700,00
01.23.02	Демонтаж, преместване и монтаж на скулптура "Седналия Йовков"	компл.	1,00	2 000,00	2 000,00
01.24.02	Разходи по транспорт и монтаж на бетонови пейки и елементи	компл.	1,00	3 400,00	3 400,00
				<b>Всичко без ДДС:</b>	<b>7 106 945,50</b>
				<b>ДДС20%:</b>	<b>1 421 389,10</b>
				<b>Общо с ДДС:</b>	<b>8 528 334,60</b>



Възложител: Община Град Добрич

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Част: ЕЛЕКТРО ИНСТАЛАЦИИ

Фаза : ИП

### КОЛИЧЕСТВЕНО-СТОЙНОСТНА СМЕТКА

Позиция №	Наименование	Мярка	Количество	ед.цена /лева/	Стойност /лева/
<b>02</b>	<b>ЕЛЕКТРО ИНСТАЛАЦИИ</b>				
02.01	Демонтаж и извозване на съществуващи осветителни стълбове	бр.	32,00	450,00	14 400,00
02.02	Доставка на основно осветително тяло и стълб h4,00 - 4,50м, елоксиран алуминий	бр.	70,00	3 050,00	213 500,00
02.03	Доставка на втори вид осветително тяло h3,50м., елоксиран алуминий	бр.	45,00	1 550,00	69 750,00
02.04	Изграждане на зони с ефектно осветление	бр.	5,00	7 800,00	39 000,00
02.05	Доставка на стълбове за озвучаване и видеонаблюдение, елоксиран алуминий	компл.	1,00	55 000,00	55 000,00
02.06	Изграждане на нова подземна кабелна инсталация за осветление, видеонаблюдение, интернет и озвучаване, вкл. нови сервисни шахти, по проект. Дължина на трасето 3000м	бр.	1,00	150 000,00	150 000,00
02.07	Изработка, доставка и монтаж на соларна къщичка 230/230см по арх. детайл	бр.	1,00	15 700,00	15 700,00
02.08	Дизайнерски осветителни стълбове, елоксиран алуминий	бр.	48,00	2 150,00	103 200,00
02.09	Фотоволтаична централа за 100kWp, 192 бр. панела с 545 Wp				130 000,00
				<b>Всичко без ДДС:</b>	<b>790 550,00</b>
				<b>ДДС20%:</b>	<b>158 110,00</b>
				<b>Общо с ДДС:</b>	<b>948 660,00</b>

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Част: ВиК ИНСТАЛАЦИИ

Фаза : ИП

### КОЛИЧЕСТВЕНО-СТОЙНОСТНА СМЕТКА

Позиция №	Наименование	Мярка	Количество	ед.цена /лева/	Стойност /лева/
<b>03</b>	<b>ВиК инсталации</b>				
03.01	Сондаж за вода	бр.	1,00	50 000,00	50 000,00
03.02	Демонтаж и повторен монтаж на съществуващи решетки и тяло линейни отводници, Hauraton	м	478,00	280,00	133 840,00
03.03	Монтаж на нови, слотови отводници в права и дъговидна форма	м	180,00	305,00	54 900,00
03.04	Сух фонтан СМР 30 дюзи	бр.	30,00	3 850,00	115 500,00
03.05	Композиция от фонтани СМР	компл	1,00	300 000,00	300 000,00
03.06	Изработка по индивидуален дизайн, доставка и монтаж на декоративна купа "цвете" от полирана бяла мозайка, D200см - за централен фонтан	бр.	1,00	65 000,00	65 000,00
03.07	Автоматизирана поливна система	м <sup>2</sup>	2 600,00	19,20	49 920,00
03.08	Допълване елемент от неръждаема стомана към чешма LION'S с модул за кучета	бр.	1,00	1 000,00	1 000,00
				<b>Всичко без ДДС:</b>	<b>770 160,00</b>
				<b>ДДС 20%:</b>	<b>154 032,00</b>
				<b>Общо с ДДС:</b>	<b>924 192,00</b>

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Част: ОЗЕЛЕНЯВАНЕ

Фаза : ИП

### КОЛИЧЕСТВЕНО-СТОЙНОСТНА СМЕТКА

Позиция №	Наименование	Мярка	Количество	ед.цена /лева/	Стойност /лева/
<b>04</b>	<b>Озеленяване</b>				
04.01	Доставка и засаждане на нови дървета, в т.ч. монтаж на система за кореново напояване	бр.	70,00	280,00	19 600,00
04.02	Премахване на дървета, в т.ч. изкореняване или фрезозване на пъновете до нивото на терена	бр.	9,00	250,00	2 250,00
04.03	Преместване на дървета	бр.	11,00	500,00	5 500,00
04.04	Подмяна на дървета на първи етап, в т.ч. премахване, фрезозване на пъновете в дълбочина, изкоп на земна маса (различна от почва), монтаж на система за кореново напояване, доставка и засаждане на ново дърво	бр.	31,00	1 000,00	31 000,00
04.05	Подмяна на дървета на втори етап, в т.ч. премахване, фрезозване на пъновете в дълбочина, изкоп на земна маса (различна от почва), монтаж на система за кореново напояване, доставка и засаждане на ново дърво	бр.	26,00	1 000,00	26 000,00
04.06	Засаждане на храсти, цветя и декоративни треви, в т.ч. подготовка на площите (почистване, почвообработка, насипване на почва, наторяване и пр.)	бр.	1 500,00	50,00	75 000,00
04.07	Създаване на тревни площи в т.ч. подготовка на площите (почистване, почвообработка, насипване на почва, наторяване и пр.)	м <sup>2</sup>	1 200,00	20,00	24 000,00
04.08	Доставка, машинно разпределяне и ръчно подравняване на плодороден почвен субстрат, в т.ч. за запълване на зелени площи и за осигуряване на коренообитаем обем от мин. 1 куб.м. на новозасадените дървета	бр.	900,00	55,00	49 500,00
				<b>Всичко без ДДС:</b>	<b>232 850,00</b>
				<b>ДДС20%:</b>	<b>46 570,00</b>
				<b>Общо с ДДС:</b>	<b>279 420,00</b>