

Designing Procurement

The Case for Competitions

OCTOBER 2025 | SUSANNE SCHINDLER



In a Nutshell

Separating the selection of a development partner from the selection of a design proposal

—improves design and construction outcomes (quality)

—creates opportunity for emerging firms (fairness)

—promotes trust in public process (transparency)

I—The Case for Competitions: Zurich

II—The Problem with RfPs

III—US Competitions, or Replicability Misunderstood

IV—How Vienna and London do it

V—What Would it Take?



Anne Kockelkorn, Susanne Schindler, and Rebekka Hirschberg,
Cooperative Conditions: A Primer on Architecture, Finance and Regulation in Zurich, Zurich: gta Verlag, 2024.

Open-access pdf available at:
<https://verlag.gta.arch.ethz.ch/>

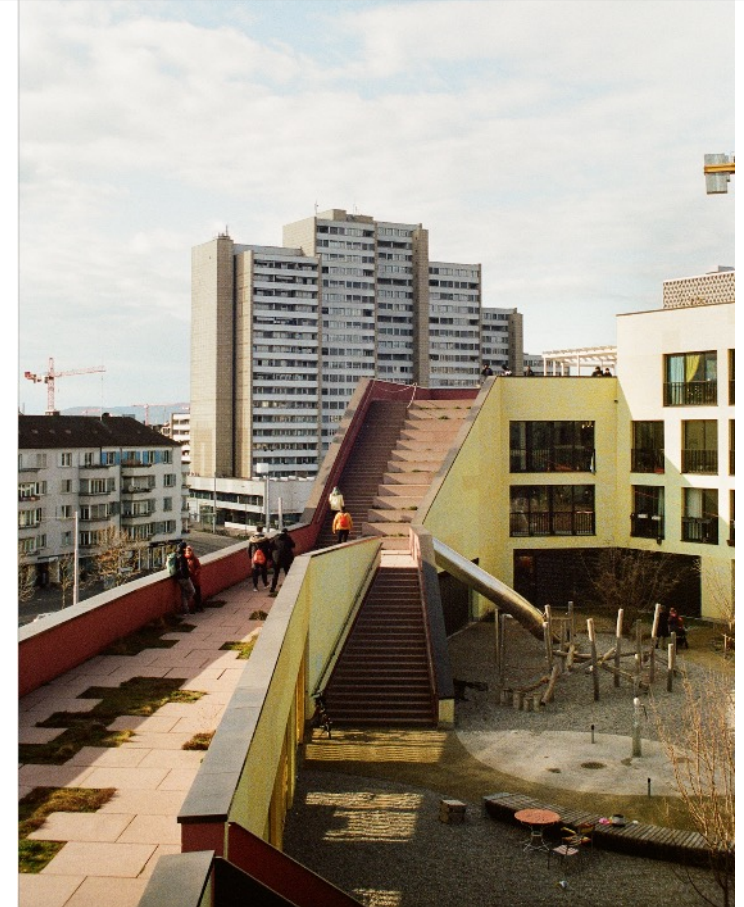
Zurich's competitions have created diverse and durable housing.



Zwicky Süd, 2009–15
Cooperative: Kraftwerk 1
Architects: Schneider Studer Primas
Architekten



Hunziker Areal, Haus A, 2007–15
Cooperative: mehr als wohnen
Architect: Duplex Architekten

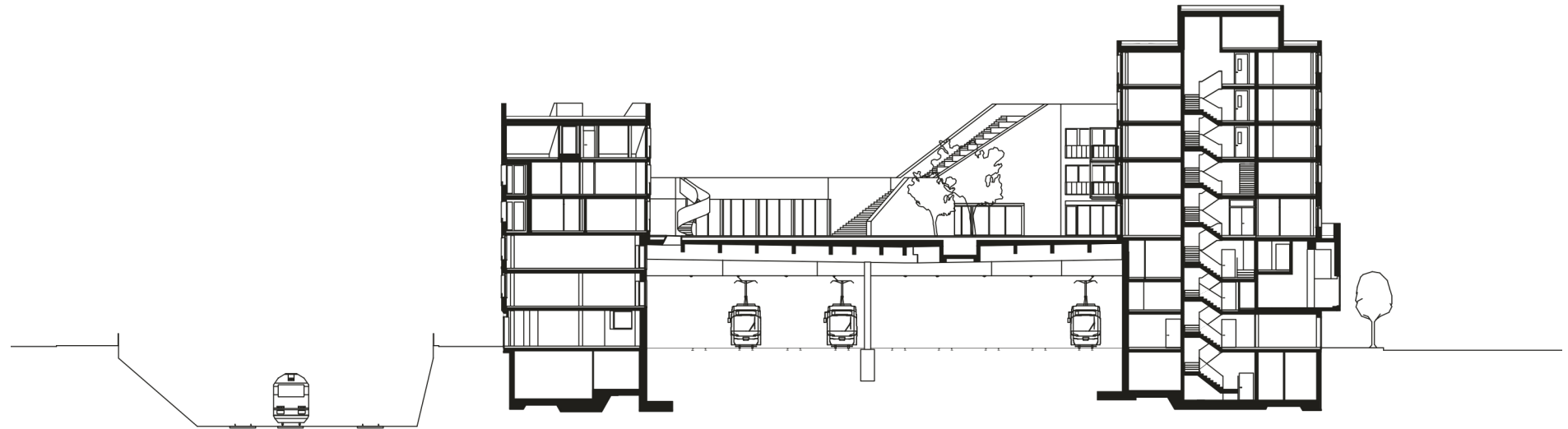


Kalkbreite, 2008–14
Cooperative: Kalkbreite
Architects: Müller Sigrist Architekten

Images are not for reuse or distribution.

Photos: Anna Derriks

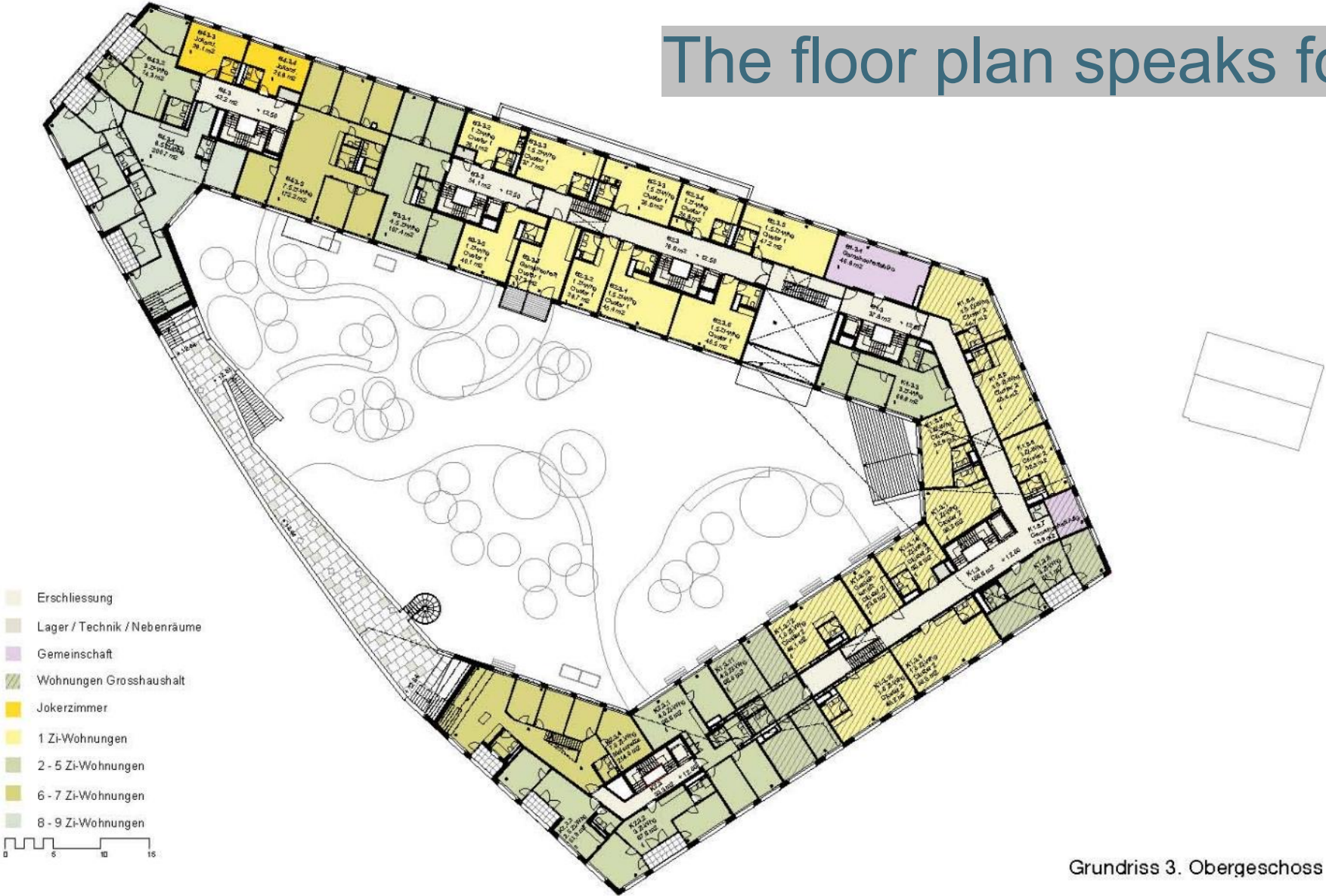
Kalkbreite is one exemplary project to result from competitions.



Kalkbreite, 2008-14 / Cooperative: Kalkbreite, Architects: Müller Sigrist
Exterior view, courtyard, and cross section
Photos: Sanna Kattenbeck; Anna Derriks

Images are not for reuse or distribution.

The floor plan speaks for itself.



Grundriss 3. Obergeschoss

Kalkbreite, 2008-14 / Cooperative: Kalkbreite, Architects: Müller Sigrist
Fourth floor plan


Images are not for reuse or distribution.

Kalkbreite involved two competitions.

The first was for the land lease of the city-owned site. Several groups/developers competed and the Kalkbreite Association (cooperative-in-formation) was selected for its concept for a mixed-use, mixed-income development.

The second was an open, anonymous architectural competition. 54 projects were submitted, one was awarded and realized largely as proposed. Müller Sigrist Architekten was, at the time, a young, emerging practice.

Competitions require rigorous preparation.



Stadt Zürich
 Amt für Hochbauten
 und Liegenschaftenverwaltung

5|10|2006

ÜBERBAUUNG
ABSTELLANLAGE
KALKBREITE

ZÜRICH-AUSSERSIHL

Machbarkeitsstudie
 Broschüre für Trägerschaft




Verbindung
 lässt.

Mit dem vor
 sind die Vo
 dringliche
 lich unabhä
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Baurechtliche A
 Das Areal d
 Parzellen A
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 das Grundst
 Höhe: 40 m)
 trägt 60 %.

Es ergibt s
 Ausnutzung
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 bauung städ

Den Untersu
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 Amtes für S
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 städtebauli
 vorgelegt w



Riegel ohne D

Überbauung | Abstellanlage Kalkbreite | Feh

F BAURECHTSVERTRAG

Baurechtsdauer
 62 Jahre (Verlängerungsoption 2 x 15 Jahre)

Landwert
 Der Landwert entspricht den unter § 6 der kantona
 len Wohnbauförderungsverordnung aufgeführten zu
 lässigen Grundstückskosten (Fr. 9'000 pro Punkt).

Die Stadt rechnet die Kosten für die Gleisüberde
 ckung den Landkosten zu. Soweit die Überdeckungs
 kosten die zulässigen Grundstückskosten überstei
 gen, werden sie von der Stadt übernommen.

Will der Bauträger einen Teil der Wohnungen sub
 ventionieren lassen, sind ausserdem die in der
 Wohnbauförderungsverordnung erwähnten Erstellungs
 kosten (Fr. 35'000 pro Punkt) einzuhalten.

Basierend auf folgendem theoretisch möglichen
 Raumprogramm ergeben sich nachstehende zuläs
 sige Erststellungs- und Grundstückskosten:

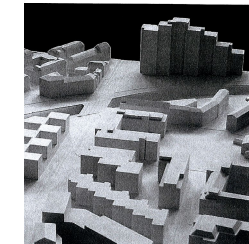
Zimmer	Anzahl Whgen	Fläche m ²	Total		Zulässige Er- ststellungskosten Fr.	Zulässige Grund- stückskosten Fr.
			HNF	m ²		
5.5	6	115	690	2'415'000	621'000	
4.5	14	105	1'470	4'655'000	1'197'000	
3.5	19	85	1'615	5'320'000	1'368'000	
2.5	13	65	845	2'957'500	760'500	
Total Wohnungen			4'620	15'347'500	3'946'500	
Total Gewerbefläche ¹⁾			3'080	10'780'000	2'772'000	
Insgesamt			7'700	26'127'500	6'718'500	

¹⁾ Der Kalkulation liegen für Gewerbeflächen und Wohnungen gleiche Investitionskosten zu Grunde.

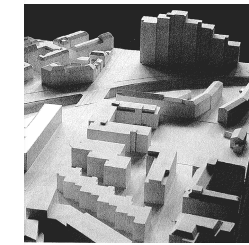
Baurechtszins
 Der Landwert ist zum jeweiligen Durchschnittszins
 fuss der ZKB für 1. Althypotheiken auf Wohnlieg
 enschaften in den vorausgegangenen fünf Jahren zu
 verzinsen (2007: 3.25 %).

Anpassung Baurechtszins
 Die Zinspflicht beginnt mit der Bezugsbereitschaft
 der Bauten. Anpassung alle 5 Jahre: Erhöhung des

Überbauung | Abstellanlage Kalkbreite | Fehler! Verweisquelle konnte nicht gefunden werden. | 15



viergeschossige Überbauung



viergeschossige Überbauung

Feasibility study to the various over
 buildings showed that with the inclu
 sion of the parking garage and the main
 tenance building a structurally ver
 sionable floor area of ca. 10'000 to
 11'000 m² can be realized. With a realis
 tion of 11'000 m² can a HNF of
 7'800 m² be expected.

The possible building options are
 shown in a simple line along the main
 building to a floor covering four-story
 building over the parking garage. From an
 economic point of view the variants with
 a building along the main building are
 preferred.

The additional use and

¹⁾ Verweisquelle konnte nicht gefunden werden. | 11

City of Zurich, Feasibility Study for the Land Lease, October 2006:
 Zoning, Financial, Structural Issues

Images are not for reuse or distribution.

Program, evaluation criteria, cost limits, and jury must be aligned.


Stadt Zürich
Amt für Hochbauten

03|09|2008

NEUBAU WOHN- UND GEWERBESIEDLUNG
KALKBREITE

Zürich-Aussersihl

Projektwettbewerb im offenen Verfahren
Programm



Themen		Zielsetzungen		
Gesellschaft	Mitwirkung	unterschiedlichen sozialen Identifikation der Mitebewohner und hohes Maß an Identifikation mit dem Quartier		
	Gestaltung	Räumliche Identität, Wiedererkennung	Realisierung eines lebenswerten Quartiers	
		Indiv. Gestaltung/Personalisierung	Hohes Mass an Identifikation durch individuelle Gestaltung	
	Nutzung und Erschliessung	Zugänglichkeit/Nutzbarkeit für alle	Gebäude und Umgebung gestalten	
		Gesundheit und Wohlbefinden	Sicherheit	Hohes Sicherheitsempfinden, Gefahrenpotentiale
	Umwelt	Licht	Optimierte Tageslichtverhältnisse, Beleuchtung	
		Raumluft	Geringe Belastung der Raumluft durch Schadstoffe	
		Strahlung	Den Immissionen durch elektromagnetische Strahlung besondere Beachtung	
		Sommerlicher Wärmeschutz	Optimierung der inneren Klimatisierung der Gebäude (energetische Behaglichkeit)	
		Lärm/Ordnung	Angestrebt wird ein möglicherweise niedriger Lärmpegel durch die Umgebungslärm- und Erschütterungsschutzmassnahmen	
Wirtschaft	Gebäudesubstanz	Gebäudestruktur und Ausbau	Langfristig hohe Flexibilität in Raum- und Nutzungsbedürfnissen	
	Anlagekosten	Lebenszykluskosten	Investitionen unter Berücksichtigung der Lebenszykluskosten tätiger	
		Finanzierung	Langfristig gesicherte Finanzierung	
Betrieb- und Unterhalt	Betrieb- und Instandhaltung	Einfache Wartung und Austausch von Bauteilen und Anlagen		
Umwelt	Baustoffe	Rohstoffe	Material- und Ausführungsplanung, Volumen- und Flächenvermeidung, die entsprechenden Zielvorgaben des Verbräuchs von Grauer Energie	
		Umweltbelastung	Schadstoffe	Rückbau
		Boden + Landschaft	Freianlagen	Grosse Arten- und Nutzungsvielfalt
	Betriebsenergie	Wärme	Geringer Heiz- und Warmwasserbedarf durch bauliche Vorkehrungen (Gebäudehülle)	
		Elektrizität	Minimalelektrizitätsbedarf für betriebliche und private Stromverbräuche	
		Energiebedarf	Möglichst hoher Anteil an erneuerbaren Energien	
	Infrastruktur	Mobilität	autoarmes Wohnen, Fortschrittliche Verkehrsmittel	
Wasser		minimale Trink- und Abwassermengen		
Elektr. Medien		effiziente und effektive Nutzung		
Ressourcenverbrauch	Suffizienz	Minimierung der individuellen Ressourcenverbräuche, gemeinschaftlich genutzte Arbeits- und Freizeiteinrichtungen		

Leben in der 2000-Watt-Gesellschaft: Übergang
Minergie-P-ECO Standard

x	Büro Pool	600	keine Passantenlage	ev. mehrgeschossig
x	Lager zu Büro-Pool		nähe Büros	kann im UG sein
x	Büro	50	keine Passantenlage	
x	Lager zu Büro		nähe Büros	kann im UG sein
x	Büro/Atelier-Pool	400		mehrgeschossig
x	Lager zu Büro/Atelier-Pool		nähe Büros	kann im UG sein
x	Laden / Ladenbüro	200	Passantenlage	mehrgeschossig
x	Lager zu Laden / Ladenbüro		nähe Büros	kann im UG sein

Anteil Gewerbe an HNF Total höchstens 35%

Wohnen

XS S30 S40

M70 M90

M110 L140

L170 XL

Wohnungstypen
Gemäss dem Vorsatz einer möglichen Mischung sind entsprechend unterzogen: vom Typ S30 (ca. 35%) bis zum Typ S40 (ca. 15%). Sämtliche Wohnungstypen sollen in Form von Wohngemeinschaften, Kleinfamilien, Paare etc.) geeignet sein.

Wohnjoker
Über die gesamten Wohnebenen sind Wohnjoker (Wohnraum Typ XS) zu realisieren, die separat erschlossene Fläche, die bei Bedarf zu einer Wohnung umgewandelt werden können.

Lage
Die Lage der verschiedenen Wohnungstypen ist nicht vorgegeben. Ausnahme: Wohnungen Typen (M-L), sollen sich in unmittelbarer Nähe der U-Bahnstation befinden und nach Möglichkeit mit Bezug zum öffentlichen Verkehrsmittel.

Raumteilung
Im Sinne der geforderten Flexibilität sind die Wohnungen so zu planen, dass eine flexible Raumteilung möglich ist.

Wohnungsbelegung:
schwarz = minimal
schwarz+weiss = maximal

E SCHLUSSBESTIMMUNGEN

Dieses Programm wurde vom Preisgericht genehmigt. Er orientiert sich an den Grundsätzen der Wettbewerbsordnung SIA 142.

Zürich, 30. Juli 2008, das Preisgericht:

Arno Roggo

Astrid Heymann

Res Keller

Gudrun Hoppe

Sonja Anders (Ersatz)

Peter Ess (Vorsitz)

Patrick Gmür

Sabina Hubacher

Marc Fyfe

Mateja Vehovar

Barbara Burren (Ersatz)

Wago
A. Heymann
Res Keller
Gudrun Hoppe
Sonja Anders
Peter Ess
Patrick Gmür
Sabina Hubacher
Marc Fyfe
Mateja Vehovar
Barbara Burren

The goal is to commission the architects of the best design.

Stadt Zürich
Amt für Hochbauten

NEUBAU | WOHN- UND GWERBESIEDLUNG KALKBREITE | ZÜRICH-AUSSERSIHL

04 | 2009

NEUBAU
WOHN- UND GWERBESIEDLUNG
KALKBREITE
Zürich-Aussersihl

Projektwettbewerb im offenen Verfahren
Bericht des Preisgerichts



Projektwettbewerb im offenen Verfahren
April 2009

Projekt Nr. 47:
1. Rang | 1. Preis
Antrag zur Weiterbearbeitung

ARPA

Architektur:
Müller Sigrist Architekten AG
Hildastrasse 14a, 8004 Zürich

Verantwortlich:
Pascal Müller

Mitarbeit:
Peter Sigrist, Samuel Thoma,
Grit Jugel, Andreas Fankhauser,
Larissa Pitsch, Lars Inderbitzin,
Daniela Sigg

Landschaftsarchitektur:
HAAG.LA, Zürich

Bauingenieurwesen:
Dr. Lüchinger + Meyer
Bauingenieure AG, Zürich

Die Volumetrie des Projekts «ARPA» reagiert äusserst geschickt auf die komplexe städtebauliche Situation: Durch die polygonale Form und die nur allmähliche Abstufung des Volumens zum Urselweg hin entsteht der Eindruck einer Grossform, die blockrandartig alle Seiten des Grundstücks umfasst. Gleichzeitig wird aber die Gebäudehöhe auf der Südseite doch so weit reduziert, dass Hof und Wohnungen von einer guten Besonnung profitieren. Eine überzeugende Lösung, die aber in Bezug auf die Position und Ausbildung der Abstufungen noch Fragen aufwirft. Zum Rosengartenplatz hin weicht das Gebäude weit zurück und bildet einen angemessenen Abstand zum ehemaligen Restaurant «Rosengarten». Die damit einhergehende Fortführung der Elisabethenstrasse auf den entstehenden Platzraum ist städtebaulich allerdings nicht unproblematisch.

Vom Rosengartenplatz führt eine etwas monumental angelegte Treppenanlage zu einer allseitig gefassten Terrasse, die den räumlichen Fokus der Anlage bildet und das Foyer und weitere Gemeinschaftsräume erschliesst. Ausgehend vom Foyer entwickelt sich eine innere, ringförmige Strasse durch das Gebäude hindurch, welche Gemeinschaftsküchen, Kleinwohnungen sowie die gemeinsam genutzten Dachterrassen verbindet und damit das eigentliche Zentrum des gemeinschaftlichen Lebens bildet. Diese innere Strasse ist eine eigenständige Neuinterpretation der modernen «Rue intérieure», indem mit den anschliessenden zweigeschossigen Gemeinschaftsräumen und Lichtschächten eine sehr attraktive Raumfolge mit Bezug zum Aussenraum geschaffen wird.

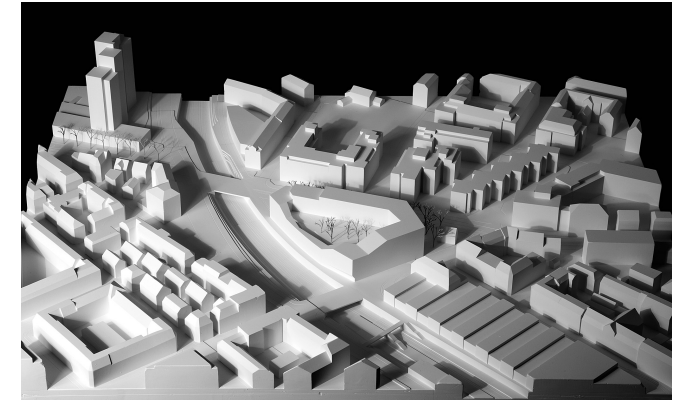
Die mittleren und grossen Normwohnungen sind als Zweispänner organisiert und weisen räumlich wie funktional grosse Qualitäten auf. Sie haben alle einen vernünftig proportionierten durchgehenden und damit zweiseitig belichteten Wohn- und Essraum. Die Individualräume sind gut abgetrennt und werden über eine am Lichtschacht liegende Halle erschlossen. Durch die polygonale Form des Gebäudekörpers ergeben sich jedoch ausgesprochen viele Eckwohnungen, die nur teilweise die Qualitäten der Normwohnungen aufweisen. Zudem ergibt sich durch die «Rue intérieure» ein hoher Anteil von Kleinwohnungen, die ausschliesslich zu den lauten Strassen orientiert sind, was nicht akzeptiert werden kann.

Die Aussenräume sind konsequent aus der Idee des genossenschaftlichen Lebens entwickelt: Auf private, den Wohnungen zugeordnete Aussenräume wurde grösstenteils zu Gunsten von gemeinsamen Dachterrassen und grossen Balkonen vor den Gemeinschaftsküchen verzichtet, was auch in Bezug auf die Nachhaltigkeit sehr positiv beurteilt wird. Insgesamt kann eine



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Projektwettbewerb | Neubau Wohn- und Gewerbesiedlung Kalkbreite | Zürich-Aussersihl



Situationsmodell 1:500

gute Bilanz des Projekts in Bezug auf die ökologische Nachhaltigkeit erwartet werden. Ebenso wird das Projekt bezüglich der zu erwartenden Wirtschaftlichkeit positiv gewertet. Insgesamt beeindruckt das Projekt «ARPA», weil es den Verfassenden gelingt, eine überzeugende städtebauliche Lösung mit einer starken Vision für das genossenschaftliche Wohnen zu verbinden. In der Kohärenz zwischen dem Gebäudevolumen, der inneren Erschliessung in Form einer «Rue intérieure» sowie dem Vorschlag für die Wohnungen liegen denn auch die grossen Stärken des Projekts. Der äussere Ausdruck und der Vorschlag für die Farbgebung überzeugen dagegen weniger.

Projektwettbewerb | Neubau Wohn- und Gewerbesiedlung Kalkbreite | Zürich-Aussersihl

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Projekt Nr. 47: ARPA

City of Zurich, Jury Report, Kalkbreite Competition, April 2009.
The first-placed project.

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Choice creates debate about the merits of design.



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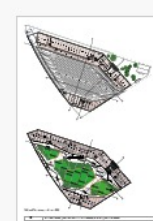
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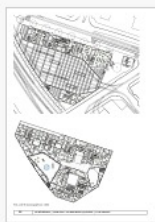
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City of Zurich, Jury Report, Kalkbreite Competition, April 2009:
Places 2 to 8 (of 54).

Images are not for reuse or distribution.

There are many ways to organize a competition.

Open—

Open to any (registered) architect, judged anonymously, compensation only for winners.

Selective—

Selection from among interested firms, judged anonymously, compensation only for winners.

Invited—

By direct invitation only, judged openly, compensation for all participants.

The benefits are many, too.

For the client: quality competitions help to clarify goals, create consensus, and build capacity, and have choice.

For the architects: opportunity well-organized competitions offer a chance at a commission that will get built.

For the public: transparency competitions can reinvigorate and build trust in the public process by writing priorities into a vetted competition brief.

It takes

Expertise—

Competitions need to be run professionally. This requires a team to write a brief, conduct feasibility studies, evaluate the submissions, manage the jury, publish the results.

Money—

Zurich's competitions cost around 1 percent of total development cost—between CHF 120,000 and 600,000 depending on size. This pays for the preparation of the brief, compensation of the jury, prize money.

Commitment—

A commitment to the process and its results.

But skeptics say

Just ideas—

“Competitions are frivolous. They generate nice ideas that no one can afford to build.”

Developers know best—

“How can you ask developers to work with people they don't know?”

Our procurement processes don't allow it—

“We can't pay more than USD 10'000 without a bidding process.”

I—The Case for Competitions: Zurich

II—The Problem with RfPs

III—US Competitions, or Replicability Misunderstood

IV—How Vienna and London do it

V—What Would it Take?

Atlanta, Georgia

INVEST ATLANTA + CITY OF ATLANTA

1	Cooper Street	4	143 Alabama
2	2 Peachtree	5	104 Trinity
3	184 Forsyth		

ATLANTA URBAN DEVELOPMENT

6	Thomasville	8	Johnson Rd/Proctor Creek
7	Midtown Fire Station	9	Gun Club

MARTA

10	H.E. Holmes Transit	13	Bankhead Transit
11	Art Center Transit	14	North Ave Transit
12	Oakland City Transit		

ATLANTA BELTLINE INC

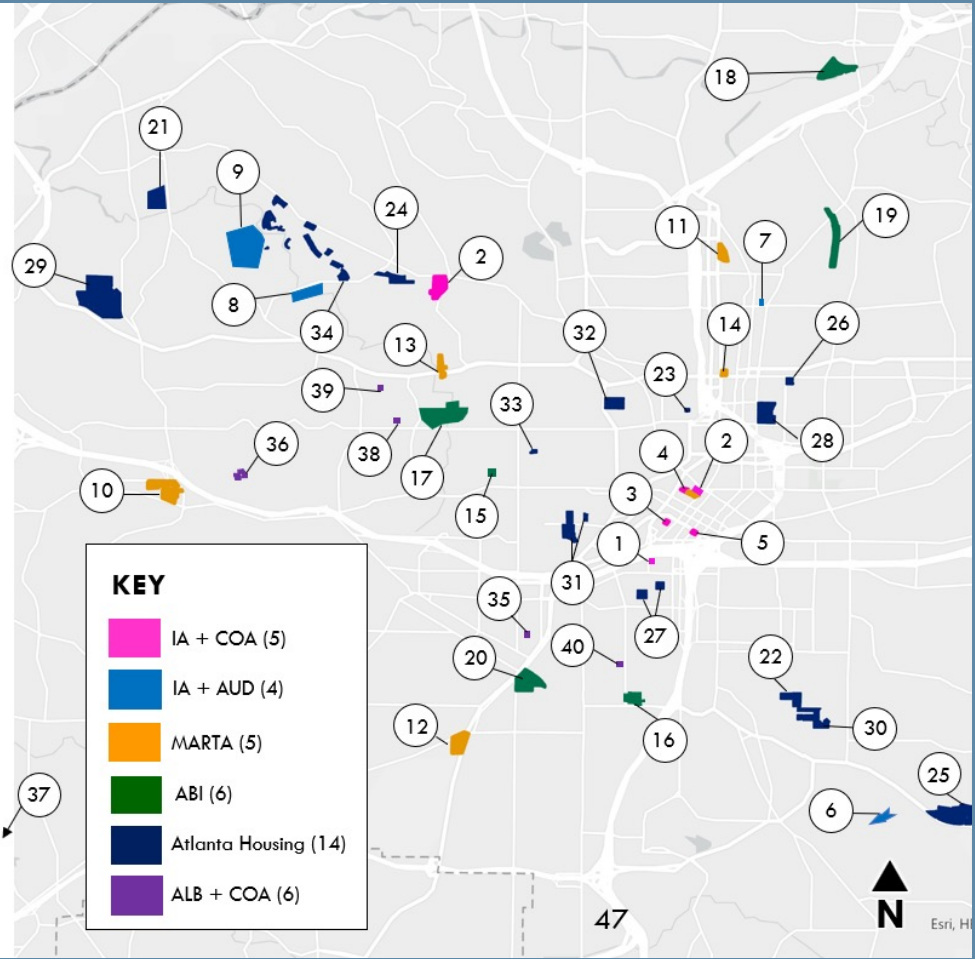
15	350 Chappell Road	18	579 Garson
16	Pittsburgh Yards	19	Amsterdam Surplus
17	425 Chappell Road	20	Murphy Crossing

ATLANTA HOUSING

21	Hollywood Courts	28	Civic Center
22	Englewood #2	29	Bowen Homes
23	Palmer	30	Englewood #1
24	Johnson Road	31	Scholars Landing
25	Thomasville Heights	32	Herndon Square
26	North Avenue	33	Magnolia
27	Mechanicsville	34	West Highlands

ATLANTA LAND BANK + CITY OF ATLANTA

35	879 White Street	38	Hasty Place
36	Verbena Gardens	39	340 Holly
37	Barge Road	40	1029 McDaniel



Request For Qualifications

For Redevelopment of Gun Club Park
with Integration of New Affordable & Market Rate Housing



ATLANTA
URBAN DEVELOPMENT

City of Atlanta, map of publicly owned land to be used for housing development, 2024;
Atlanta Urban Development, Request for Qualifications, Gun Club Park, cover, December 2024.

Somerville, Massachusetts

90 Washington St.

City of **Somerville**

Request for Proposals | January 2026



Evaluation Criteria

FINANCIAL CRITERIA	POINTS
Financial Plan	15 Points
Credibility of the development budget, operating assumptions, and overall underwriting feasibility	8 Points
Strength of debt and equity strategy	7 Points
Financial Offer	40 Points
Purchase price	20 Points
Payment structure, timing, and certainty of proceeds	20 Points
Total Financial Points Possible	55 Points
TECHNICAL CRITERIA	POINTS
Project Understanding and Development Concept	20 Points
Clarity of the proposed development vision and alignment with City objectives	15 Points
Quality and coherence of the site plan, massing approach, public-realm strategy, and ground-floor program	5 Points
Zoning and Entitlement Strategy	10 Points
Appropriateness of proposed zoning pathway and alignment with City objectives	5 Points
Quality and feasibility of entitlement strategy and timeline	5 Points
Organization Expertise and Experience	15 Points
Demonstrated success delivering comparable projects	8 Points
Experience working with public-sector partners through rezoning and entitlements	4 Points
Qualifications, capacity, and availability of key personnel to execute the project	3 Points
Technical Points Possible	45 Points
TOTAL POINTS POSSIBLE	100 points

City of Somerville / Somerville Redevelopment Authority, 90 Washington Street RFP, January 2026.
Cover, evaluation criteria

I—The Case for Competitions: Zurich

II—The Problem with RfPs

III—US Competitions, or Replicability Misunderstood

IV—How Vienna and London do it

V—What Would it Take?

Chicago, Illinois

 **DPD**
Department of Planning
and Development

City of Chicago
Brandon Johnson, Mayor

MISSING MIDDLE INFILL HOUSING

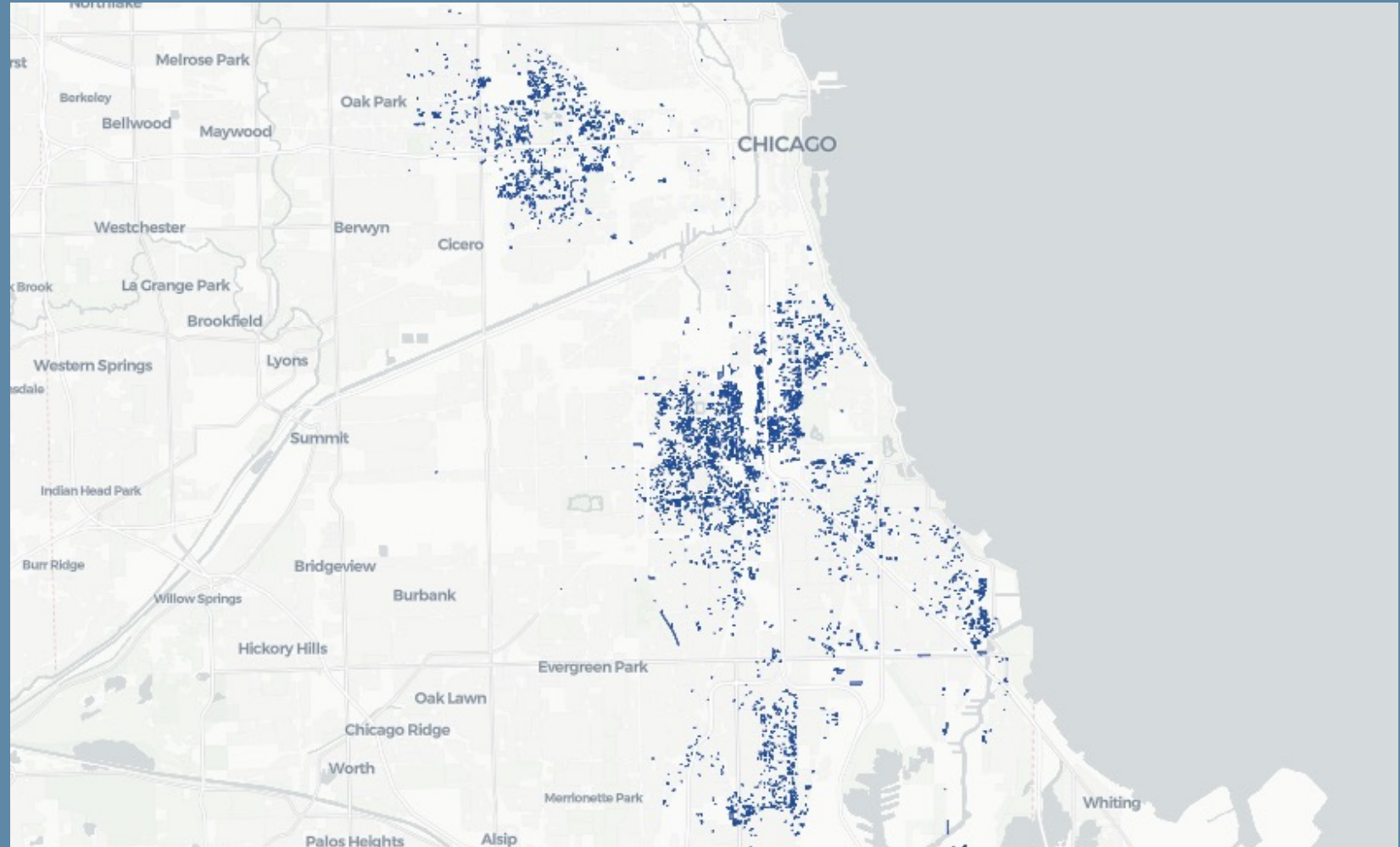
Request for Applications



Department of Planning and Development
Ciere Boatright, Commissioner

April 2025

**BUILD
BETTER
TOGETHER**
MAYOR BRANDON JOHNSON



City of Chicago, Missing Middle, Request for Applications, cover, April 2025.
City of Chicago, Map of Vacant City-Owned Land
(Chi Block Builder, screenshot, October 2025)

COME HOME Competition, 2022



COME HOME Competition, Chicago, 2022-23
Overview of selected designs.

Images are not for reuse or distribution.

(<https://www.architecture.org/online-resources/missing-middle-infill-housing>)

Disruptive Design Competition, 2019

DESIGN STATEMENT

This proposal is titled Adaptable-House, in part because it reflects the spirit of an adaptable homeowner who "adapts" to the challenges of life in pursuit of personal well-being. It also reflects the idea that our concept of housing must adjust to the various, modern conditions of changing household demographics of an aging population of economic and technological change.

INTERIOR FINISHES

Standard interior finishes are intended to be durable, non-toxic, affordable, and easy to clean.

- Polished Concrete Natural finish
- Wood Floor Light Ash
- Ceramic Tile 12" x 24"
- Painted doors and trim Light gray and white

COST STRATEGY

The budget strategy for Adaptable House is to provide a compact and efficient, yet flexible footprint that lends itself to a high level of owner customization and upgrades depending on the needs of the end user. Cost analysis is based on the higher upfront cost and higher income generating 2-flat scheme. This scheme is delivered ready to be converted to a fully code compliant single-family 3+ bedroom home if the end user desires. The developer may choose to build the single-family option up front but this alternative is the focus of the cost analysis.

The budget strategy of the design is to provide a low cost but durable basic structure (framing packages and floor joists) of the capital investment into a high-performing envelope (thermal and air infiltration) with a high-efficiency mechanical system. Depending on site specific subsurface conditions and solar exposure, a geothermal heat pump and rooftop solar PV array may supplement or even replace conventional energy sources. The goal is a Net Zero Energy ready structure.

METHODOLOGY
The estimate of probable cost is based on data from the 2017 National Association of Home Builders for a typical single-family home and adjusted to reflect the reduced floor area of the proposed design. An increase of 6% for estimated inflation is added to adjust from 2017 to 2019 prices (3% annual). An additional 15% increase is added to adjust for local cost of construction in Chicago relative to the national average. Finally, a line item multiplier is added to reflect building specialties that are expected to be over and above the typical cost of construction when compared to a conventional single-family home. For example, building insulation budget is increased by a factor of five (5x) to cover relatively high costs of continuous envelope and under slab insulation in addition to cavity and increased attic insulation so that the home is net-zero ready and otherwise extremely high performing in terms of energy efficiency. The total construction cost does not include drawings or optional upgrade items indicated graphically on furniture with dashed lines.

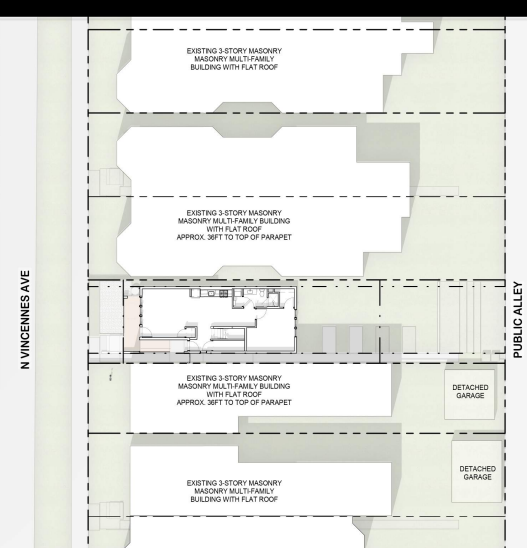
Exclusions	National Average	Adjusted for actual rate, inflation and local Chicago market	Proposed Design
1. Excavation, Foundation, Backfill	\$30,308	\$29,336	\$42,369
2. Framing	\$18,880	13.0%	\$21,346
3. Trusses (not included above)	\$3,540		\$3,540
4. Sheathing (not included above)	\$610		\$610
5. Green Meek Steel	\$15.00	\$15.00	\$2,483
6. Other	\$151		\$101
Interior Finishes			\$124,323
1. Exterior Wall Finish	\$12,302		\$12,302
2. Roofing	\$7,368	2.0%	\$44,723
3. Windows and Doors	\$2,150		\$5,825
4. Other	\$151		\$48,456
Major Systems Rough-in			\$17,800
1. Plumbing (except fixture)	\$8,222	2.0%	\$17,800
2. Electrical (except fixture)	\$8,900		\$5,400
3. HVAC	\$8,900	2.5%	\$22,450
4. Other	\$382		\$180
Interior Finishes			\$37,640
1. Limestone	\$4,194	5.0%	\$20,808
2. Drywall	\$8,428	1.3%	\$10,236
3. Interior Tiles, Doors, and Mirrors	\$8,770	1.3%	\$9,785
4. Painting	\$5,400		\$5,400
5. Lighting	\$2,476	1.3%	\$2,716
6. Cabinets, Countertops	\$9,482	1.5%	\$14,178
7. Appliances	\$2,222	2.3%	\$8,372
8. Flooring	\$9,177		\$9,177
9. Plumbing Fixtures	\$2,569	2.8%	\$7,480
10. Other	\$387	2.8%	\$2,382
Final Steps			\$15,624
1. Landscaping	\$4,683		\$4,683
2. Exterior Structures (deck, patio)	\$2,314	2.0%	\$4,748
3. Driveway and Concrete Pads	\$1,100		\$1,100
4. Clean-Up	\$2,209		\$2,209
5. Other	\$381		\$381
6. Other	\$1,132		\$1,132
Construction Total (excluding land, utilities, profit & soft costs)			\$249,519

- Notes:** Items expected to exceed average construction costs:
- 20% stone wet framing and log wall-deck area
 - Custom steel plate handrails, welded wire mesh fencing and gate
 - Pressure treated pine deck for high performance decking
 - Rampwater collection
 - Additional items for metal roof and accessible full bath
 - High efficiency mechanical system and building automation
 - Continuous EPS foam at walls and acoustic batt at floor
 - High performance insulation
 - LED interior and exterior lighting
 - Accession home for metal and accessible full bath
 - Energy star appliances for two kitchens and laundry
 - Additional items for metal and accessible full bath
 - Smart home integrated security and HVAC monitoring
 - Color grading of side yard fence

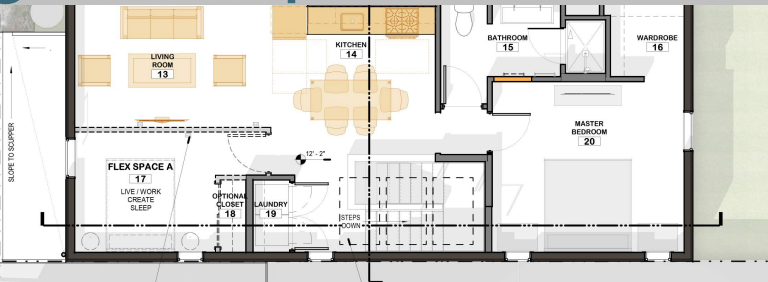
CONCLUSIONS
The estimate for probable cost for the proposed 1024 sq ft 2-Flat in Chicago comes in well below the budget of \$300K leaving room for owner customization. Additional cost-estimating should occur with contractor input based on further developed construction drawings to validate these assumptions. An assessment of finish options, building systems, or other functional options items may be upgraded as determined by the development team to meet the budget maximum. This strategy ensures a high-performing energy efficient home of flexible design with value-added upgrades to allow each home to meet the unique needs of the owner.



02 STREET ELEVATION - NORTH VINCENNES AVENUE
1/4" = 1'-0"



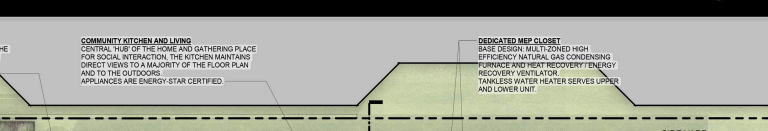
04 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"



ADAPTABILITY
FLOOR LOCATED DUCTS ABOVE AT THE UPPER LEVEL FLEX-SPACE PERMIT RECONFIGURATION WITHOUT EXPENSIVE REWIRING.

NATURAL LIGHT
DEPENDENT ON SOLAR ORIENTATION, EITHER SKYLIGHTS (SHOWN DASHED) OR SOUTH FACING WINDOWS (SEE SINGLE FAMILY SCHEME) LET NATURAL LIGHT DEEP INTO THE LIVING SPACE.

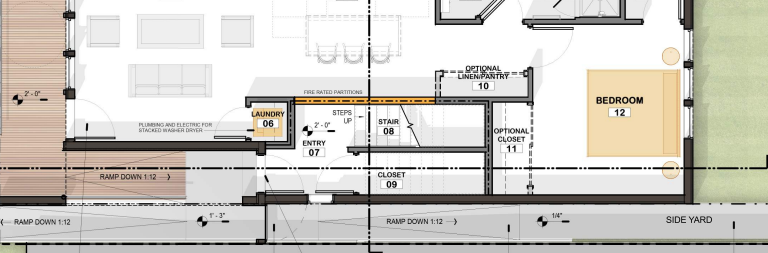
01 UPPER LEVEL - UNIT No.2 (1,066 GSF) HOME FOR 1-TO-3 PEOPLE
1/4" = 1'-0"



SAFETY AND COMFORT
LARGE WINDOWS REACH THE CENTRAL CORE OF THE HOME AND BATHING PLACE FOR SOCIAL INTERACTION. THE KITCHEN MAINTAINS DIRECT VIEWS TO A MASONRY OF THE COOR PLAN AND TO THE OUTDOORS.

COMMUNITY KITCHEN AND LIVING
CENTRAL CORE OF THE HOME AND BATHING PLACE FOR SOCIAL INTERACTION. THE KITCHEN MAINTAINS DIRECT VIEWS TO A MASONRY OF THE COOR PLAN AND TO THE OUTDOORS.

DEDICATED MEAP CLOSET
BASE DESIGN MULTI-ZONED HIGH EFFICIENCY NATURAL GAS CONDENSING (PROJECT AND UNIT RECOVERY ENERGY) RECOVERY VENTILATOR. TANKLESS WATER HEATER SERVES UPPER AND LOWER UNIT.



UNIVERSAL DESIGN
A WHEELCHAIR ACCESSIBLE RAMP CONNECTS A HANDICAP PARKING SPACE AT THE ALLEY TO A ZERO THRESHOLD ENTRY DOOR AT THE MAIN LEVEL. ALLOWING THE SEMI-PRIVATE ZONE TO BE VISITABLE BY PERSONS WITH MOBILITY CHALLENGES.

SECURITY AND COMFORT
VISUALLY TRANSPARENT METAL GATE AND A WELL-LIT SIDE YARD PROVIDE A SECURE PATH FROM THE SIDEWALK OR ALLEY TO EITHER OF THE FRONT ENTRY DOORS. OPTIONAL SECURITY CAMERA AT DOORS AND GATE MAY BE ADDED TO THE BASE 60 WHOLE-HOUSE SECURITY SYSTEM.

SECONDARY ENTRANCE
A FIRE RATED PARTITION DEMISES THE LOWER UNIT FROM THE UNIT ABOVE. WHILE WOOD CONCRETE IS SLIP RESISTANT NON-COMBUSTIBLE CONCRETE PAVING REAR YARD CIRCULATION ALLOWS FORMWATER TO PASS THROUGH SEMI-PERMEABLE CONCRETE PAVING.

03 GROUND FLOOR - UNIT No.1 (758 GSF) HOME FOR 1-TO-2 PEOPLE
1/4" = 1'-0"

- Livability – over time needs change and the home should adapt to changes in physical abilities such as a handicap or aging-in-place, current and future space needs as families shrink or grow, and the best best financial situations may either be used or change significantly over time.
- A meaningful connection with nature and wellness – access to light, air, views, sustainability, and thermal comfort.
- Connection with community – appreciation for neighborhood context, a welcoming front to the street, maintaining wellbeing, dignity, health and safety of the residents.
- Care – low cost of entry with humble but quality materials with room to expand.

Adaptable-House is organized with a central core of fixed elements, stair, kitchen, bathroom, mechanicals, storage. The flex spaces face the front and rear yards to maximize daylight, views and fresh air. A welcoming open and elevated ground floor is a unique opportunity for independent or assisted living. The blends in with the neighborhood while satisfying the criteria of a walkable, colorful, street smart back lot to mediate between the public sidewalk and semi-private zones. When built out as a single family home (as demonstrated for the West Humboldt Park site), private areas are clustered upstairs away from walkway areas.

A primary goal for Adaptable-House is creating an absolutely environment usable by everyone regardless of age or physical ability. While the design does not appear on the surface to be any different than a conventional home, all of its access points, pathways, and interior components are designed around current or future accessible needs of the users, including the potential for aging in place. Accessibility features include:

- A parking pad, sized for handicap van, connects to the main entry by a permanent full ADA compliant ramp. Both visitors and guests are able to access all spaces on the main floor.
- Furthermore, each level of the home is able to be accessed by a residential elevator or stair. The wheelchair access to add one in the future. Stacked closets at each floor are specifically sized and structured to double as a future elevator hoistway.
- Door openings, hallways, and bathrooms are sized for wheelchair passage and turning radius.
- Bathroom walls have reinforcement for the addition of future grab bars.
- Door levers, cabinet pulls, window operators, and plumbing fixtures are within ADA reach ranges and operable with one hand and do not require tight grasping, for those living with arthritis.

It's a fact that physical needs change and the application of Universal Design features will allow the homeowners to continue to flourish in a home they love.

2-FLAT RESIDENCE <\$300K

UPPER LEVEL - UNIT No.2 POTENTIAL SCENARIO A*
Single person or couple

- Private master bedroom with ample storage
- Optional Pan-Space for home office/studio or extra bedroom

GROUND FLOOR - UNIT No.1 POTENTIAL SCENARIO B**
Elderly couple or disability

- Private master bedroom with ample storage
- Fully accessible unit / front deck
- One of the above becomes rental

INTERIOR FINISHES

LEVEL	ROOM NAME	FLOORING	AREA
LEVEL 01	LIVING ROOM	POLISHED CONCRETE	205 SF
	KITCHEN	POLISHED CONCRETE	165 SF
	MECHANICAL	POLISHED CONCRETE	14 SF
	BATHROOM	POLISHED CONCRETE	53 SF
	STORAGE	POLISHED CONCRETE	35 SF
	LAUNDRY	POLISHED CONCRETE	64 SF
	ENTRY	POLISHED CONCRETE	38 SF
	STAIR	POLISHED CONCRETE	22 SF
	CLOSET	POLISHED CONCRETE	33 SF
	OPTIONAL LINEN/PANTRY	POLISHED CONCRETE	19 SF
LEVEL 02	LIVING ROOM	WOOD	137 SF
	KITCHEN	WOOD	256 SF
	BATHROOM	CERAMIC TILE	79 SF
	HALLWAY	WOOD	31 SF
	FLEX SPACE A	WOOD	167 SF
	OPTIONAL CLOSET	WOOD	19 SF
	LAUNDRY	CERAMIC TILE	15 SF
	MASTER BEDROOM	WOOD	144 SF

2-FLAT WITH INCOME UNIT - \$300K CONSTRUCTION LIMIT

BRONZEVILLE

Disruptive Design Competition, Chicago, 2019
winning entry by Greg Tamborino, competition board
(Courtesy: Greg Tamborino)

Images are not for reuse or distribution.

Missing Middle Selected Proposals, 2025

Citizens Building a Better Community



East Garfield Park

Cluster: A

Total lots: 6

Proposed units: 30

Project breakdown: Six three-flats and three four-flats

Total cost: \$10.6 million

Location: 300 block of South Homan Avenue and 3500 blocks of West Jackson Boulevard

Westside Community Group



East Garfield Park

Cluster: B

Total lots: 6

Proposed units: 30

Project breakdown: Ten three-flats

Total cost: \$9.4 million

Location: 3300 block of West Adams Street and 3300 and 3400 blocks of West Monroe Street

Garfield Together Partnership



West Garfield Park

Cluster: C

Total lots: 4

Proposed units: 21

Project breakdown: Seven three-flats

Total cost: \$8 million

Location: 3800 blocks of West Washington Boulevard and West West End Avenue

TRUdelta



West Garfield Park

Cluster: F

Total lots: 4

Proposed units: 8

Project breakdown: Four two-flats

Total cost: \$3.1 million

Location: 4000 block of West Jackson Boulevard

Urbanism LLC



McKinley Park

Cluster: G

Total lots: 4

Proposed units: 10

Project breakdown: Five two-flats

Total cost: \$4.4 million

Location: 2400 block of West 34th Place

City of Chicago, Missing Middle Infill Housing,
Selected Proposals, Round 3, 2025

(<https://www.chicago.gov/city/en/sites/missing-middle/home/selected-proposals/round-3.html>)

I—The Case for Competitions: Zurich

II—The Problem with RfPs

III—US Competitions, or Replicability Misunderstood

IV—How Vienna and London do it

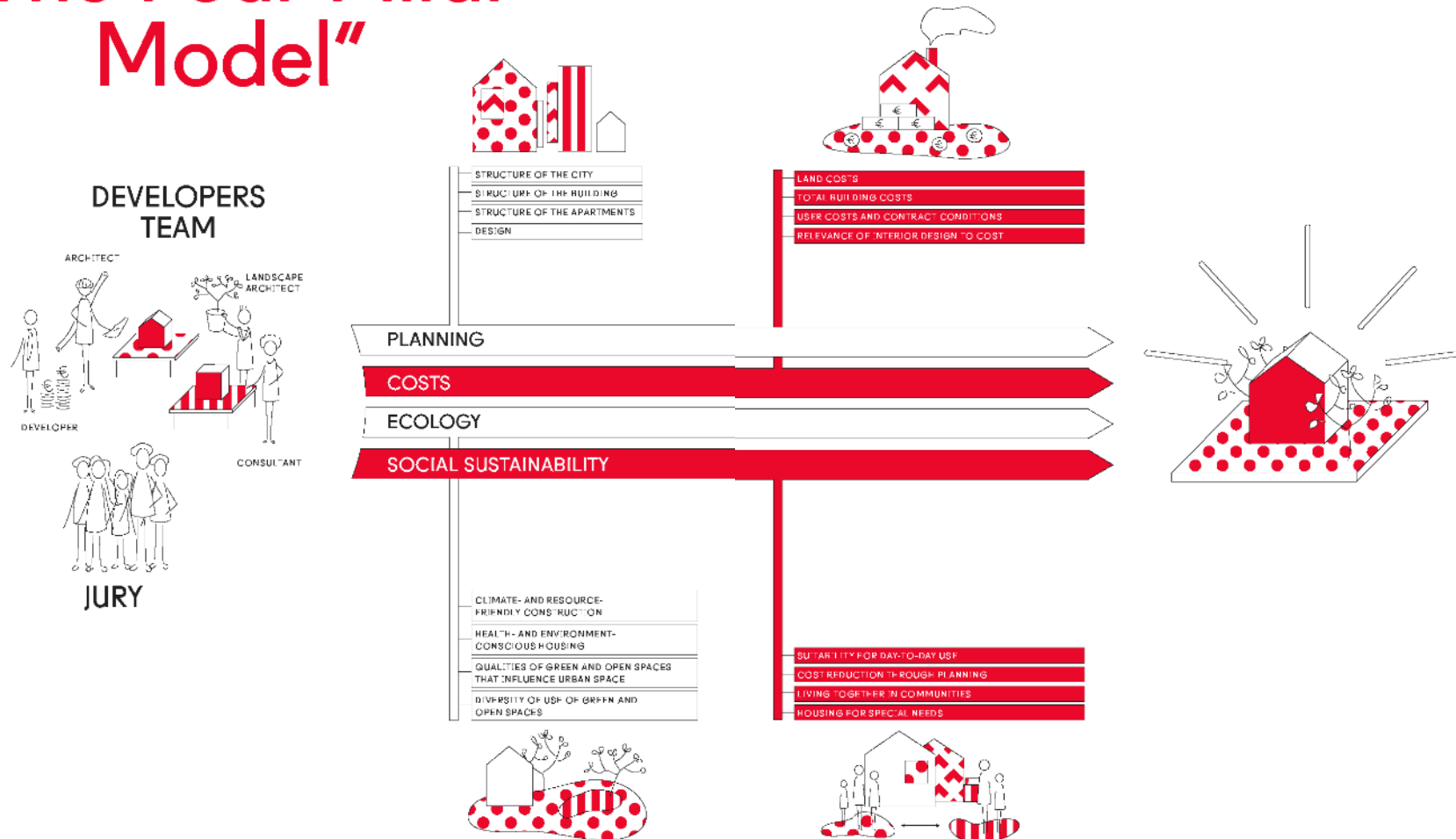
V—What Would it Take?

Vienna uses developer-architect competitions.



In der Wiesen Süd, Vienna, completed 2017, exterior view. Heimbau Gemeinnützige Bau-, Wohnungs- und Siedlungsgenossenschaft, developer; Dietrich Untertrifaller Architekten GmbH, architects.
(Courtesy Untertrifaller Architekten)

Developer Competitions— “The Four Pillar Model”



Vienna’s four-pillar evaluation criteria, used in developer competitions (Bauträgerwettbewerb).
(Courtesy: Wolfgang Förster Push-Consulting Wien)

London organizes competitions among preapproved architects.



Colville Estate masterplan, London, public engagement, c. 2011.
Hackney Council, developer; Karakusevic Carson Architects.
(Courtesy Karakusevic Carson)

Lot 08: Housing & Mixed Use

Suppliers are able to provide services related to the design and delivery of housing and housing-led mixed-use developments being brought forward by the public sector and its partners to support the mayor's plans to deliver new homes across London. Suppliers have the expertise to deliver well designed, highly sophisticated, contextually sensitive and sustainable housing schemes across a range of scales.

Housing-led projects can vary in type and scale from a single building to a block, street or neighbourhood. Projects can include both suburban and urban contexts. Suppliers have experience delivering projects on small sites; further details should be specified in each tender.

The Suppliers on Lot 08 can undertake commissions to:

- Lead a multi-disciplinary team including sub-consultants
- Deliver development briefs
- Produce capacity, viability and feasibility studies
- Design new-build housing led developments
- Retrofit, refurbishment and or conversion of existing building stock into housing
- Design Mixed use and mixed tenure schemes
- Produce detailed designs for housing and mixed-use schemes
- Provide technical and construction information
- Produce monitoring and maintenance plans

Suppliers are able to use Building Information Modelling (BIM) where appropriate and work across all stages of the RIBA workplan.

Suppliers can also provide design guidance and advice on the architecture and urban design of major schemes and proposals.

LOT DESCRIPTIONS

Appointed Suppliers

Adam Khan Architects

Al Jawad Pike

dRMM

Farshid Moussavi Architecture

Gibson Thornley Architects

Haworth Tompkins

Henley Halebrown

Karakusevic Carson Architects with K Bava Architects,

Office Sian, Pedder & Scampton, Sahra Hersi & Saya Hakamata

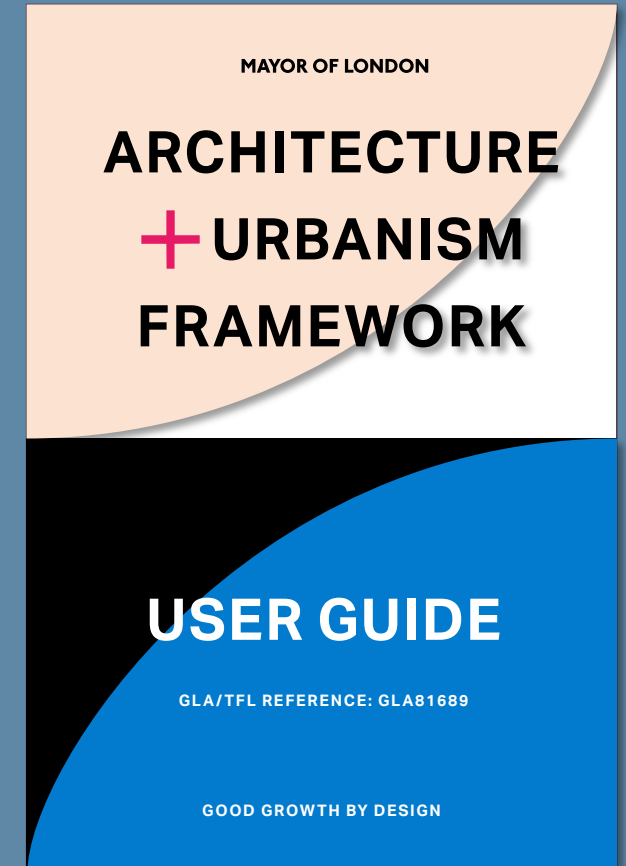
Mæ

Mikhail Riches

Morris+Company with Gort Scott

Peter Barber Architects

Stephen Taylor Architects



Mayor of London, "Procurement: Architecture + Urbanism Framework," no date

I—The Case for Competitions: Zurich

II—The Problem with RfPs

III—US Competitions, or Replicability Misunderstood

IV—How Vienna and London Do It

V—What Would it Take?

Recommendations

Create clear protocols for when and how to use architecture competitions and provide ongoing guidance.

Tweak the regulatory framework that governs public procurement to allow for architecture competitions.

Mandate or incentivize architecture competitions by tying them to financing, permitting, or density bonuses.

Piggyback onto existing legislation.

Hire capable people, and lease rather than sell public land.