Public Institution - "Teleradio - Moldova" Company

**The new headquarters of TRM**

International Solutions Contest

**Specification**

Chisinau 2023

CONTENTS:

PREFACE …………………………. 3

GENERAL INFORMATION ………………………… 4

THE PROMOTER AND ORGANIZER OF THE CONTEST ………………………….. 4

OBJECTIVES OF THE CONTEST …………………………. 4

HISTORICAL CONSIDERATIONS ………………………….. 4

SITE. LAND LOCATION ………………………….. 6

URBAN CONSIDERATIONS ………………………….. 6

DESIGN THEME ………………………….. 7

TABLE OF AREAS ………………………….. 7

FINAL PROVISIONS ………………………….. 9

ELABORATION AND PRESENTATION OF THE SOLUTION ……………………… 9

EVALUATION AND SELECTION CRITERIA ………………………. 10

PREFACE

The television stations TV Moldova 1 and TV Moldova 2, "Telefilm-Chisinau" Department, which have their headquarters at 64 Hancesti Street, Chisinau, are part of the main public provider of audiovisual media services in the country - Public Institution "Teleradio- Moldova" Company.

Public Institution "Teleradio-Moldova" Company is a member of the European Radio and Television Union since 1992.

The public broadcaster is an entity of stability and information security, promoter of democratic, national and European values. Its role as a balancing factor is particularly important and visible during periods of force majeure and social instability. By transmitting objective information to the public, by analyzing and debating it in detail, by combating falsehoods and propaganda, the public broadcaster helps citizens to be aware of their role in the community and make informed choices.

Moldova 1 offers informative, educational and entertainment shows. The station broadcasts for all age groups and broadcasts throughout the territory of the republic. Moldova 1 is the television channel with the largest volume of local broadcasts, around 70% of the total volume of broadcasts. Over 90% of the broadcast contents are in Romanian. The public television station also broadcasts in the languages of national minorities. Moldova 1 promotes national culture. The national and international festivals "Martișor", "Maria Biesu", "DeskOpera", "Crescendo", "Ethno jazz" and many others are part of the grid of the public television station

The station's exclusive project is the "Eurovision" contest. Moldova 1 organizes and broadcasts the national pre-selection of the "Eurovision" contest and broadcasts live the international final. Similarly, often exclusively, Moldova 1 broadcasts national and international sports competitions - football Championships, Olympic Games, etc.

TV Moldova 2 is a cultural channel, which popularizes national and international cultural events, capitalizes on the television archive.

The "Telefilm - Chisinau" Department is focused on the production of short and long documentary films, the organization of film screenings in the country and abroad, the organization of trainings on documentary production, the promotion of young filmmakers.

The Technical Center of television is equipped with 4 studios, two mobile chariots, traveling system, steadycam, 15 digital cameras. The television complex consists of several buildings, located on a fairly large area.

These spaces, built in the 60s, no longer meet the modern requirements of television - they are energy-consuming, require excessive financial resources for maintenance, do not correspond to modern television technologies.

For these reasons, a competition of solutions is proposed for the creation of a concept for the National Television building. The goal is to build a representative building for a modern television station. The competition is open to qualified architects.

GENERAL INFORMATION

THE PROMOTER AND ORGANIZER OF THE CONTEST

The International Solutions Contest, promoted and organized by the Public Institution - "Teleradio - Moldova" Company, is open to all natural and legal persons or to their teams that include at least one qualified architect. Contest participants will be asked to self-certify that they meet the minimum participation requirements. The solutions will be evaluated by the jury at the end of the application period. In conclusion, the winning solutions will be selected, with the potential to move on to the next stages of the project. For details on the conditions of participation and how to register for the Contest, see the Contest Regulations.

OBJECTIVES OF THE CONTEST

The main objective of the Solutions Competition is the **realization of the architectural-urban concept** of the complex of new and rehabilitated buildings with the arrangement and systematization of the related land, which will provide the assurance of optimal production logistics and the justified minimization of maintenance costs with the creation of more comfortable conditions for employees in the new modern architecturally equipped spaces.

HISTORICAL CONSIDERATIONS

The history of the Moldova 1 television station also represents the history of television in the Republic of Moldova. For more than 35 years, this was the only television station in the country. Being founded in 1958, Moldova Television has gone through various stages of activity, being a component part of

- State Committee of the Moldovan Soviet Socialist Republic for Television and Radio, 1958 - 1990;

- National Radio and Television, 1900 - 1994;

- State Company "Teleradio-Moldova", 1994 - 2004;

- National Public Institution of Audiovisual Company "Teleradio-Moldova", which later changed its name to Public Institution "Teleradio-Moldova" Company.

The 196-meter television tower, the symbol of TV Moldova 1, was installed in the last days of 1957, and on New Year's Eve, the red signal lights were lit at the top of the tower. Initially, for the production of the shows, a studio was assembled in a garage, with an area of 40 square meters.

In January 1959, construction work started on the first complex of studios, with an area of 300 square meters. Here were located the editorial rooms, for directing, announcers and artists, for make-up and decorations, several deposits and a library. It started its activity on July 18, 1960. In 1977, the 600 square meter studio was inaugurated, from which even today a good part of the shows are broadcast. Colors appeared on Moldovan screens in 1967. At the beginning of the 80s, all television technology was already adapted to the production and transmission of broadcasts in colors. In the 80s, approximately 1 million Moldovans already had televisions. Around 2000 creative people and technicians worked in the television.

Starting from a few hours of broadcasting per week, TV Moldova 1 developed over time as a creative and technical potential. Parallel to the newsrooms that produced informative, cultural, musical, publicistic shows, etc., TV Moldova 1 founded in 1959 the "Telefilm - Chisinau" studio as a creative association, producing artistic films, documentaries and concert films.

In 1968 the television puppet theater "Prichindel" was created - to stage televised puppet shows, stories by national and foreign authors, and to produce cartoons for children.

In 1967, the televised theater "Dialogue" appeared in the personnel structure of the television. The well-known actors: Constanta Tartau, Grigore Grigoriu, Vladimir Zaiciuc, Grigore Rusu, etc. appeared here. The directings Gheorghe Siminel, Sandri Ion Scurea, Veniamin Apostol, Ilie Todorov, Ada Rudeaghina etc. staged the "Dialogue".

During its historical course, Moldova Television supported and promoted cultured people, political and cultural events, collected materials in the archive created in 1966. Currently, TV Moldova 1 owns a collection of cinema films, which includes the period of the 1960s -1980s and includes over 6000 works of various genres. At the end of the 80s, with the advent of new image storing technologies, the video archive was founded, with a total of over 6,500 recordings on cassettes and discs.

The television station "Moldova 1" carries out exclusive national projects. They are large-scale events, broadcast live, watched by a large part of the country's population. The "Martisor" festival was organized for the first time between March 1 - 10, 1967. Since then, "Moldova 1" has been involved in its deployment. Every year the opening and closing concerts of the festival are broadcast live, and the others are recorded for later broadcast.

TV Moldova 1 collaborates with the organizers of the international festival "Maria Biesu" since the television was founded. The station broadcasts previews to inform the public about the festival agenda, organizers and honorary guests.

Since the first edition, in 2016, TV Moldova 1 broadcasts "DescOpera", the Butuceni event, Orheiul Vechi,

TV Moldova 1 is the only television accredited to deal with the national pre-selection of the "Eurovision" Contest and to broadcast live the international final.

The public television station often broadcasts exclusively, live, national and international sports competitions. The Olympics were broadcast for the first time in 2000.

In the same way, the events from the national holidays "Independence Day", "Language Day", from the social events "Europe Day", "Diaspora Days", from the divine services on the occasion of the most important Christian holidays are broadcast live.

The mission of the public television station is to produce and broadcast informational, educational and recreational content for all categories of the public, on all traditional and digital platforms. We aim to become leaders in the provision of quality media services, in which people find themselves, to create an atmosphere of trust in the future and in the development perspective of the Republic of Moldova.

Among the values of the Public Institution "Teleradio-Moldova" Company it also includes the creation of a modern technical infrastructure that allows the achievement of editorial and public interest goals.

The new building of the Television will offer the possibility to build a tighter production logistics chain, the maintenance costs will be justified, the employees will feel more comfortable in the modern architectural space and technically equipped according to the requirements of the time.

SITE. LAND LOCATION.

The land is located in the western side of the Centru sector of the Chisinau municipality and is positioned between Drumul Viilor, Lech Kaczynski Streets and Hancesti Road. In the western part, it is bordered by a residential area and cooperative garages. The land in the 64, Hancesti Road, with cadastral no. 0100216257 has an area of 5.8544 ha. For the new headquarters of the TRM, a 2.9 ha portion of the above mentioned land was delimited from the land mentioned above with access from Drumul Viilor street. The declivity of the land is 10 m with a fall from southwest to northeast.

URBAN CONSIDERATIONS.

According to the General Urban Plan of the city of Chisinau, approved by the decision of the Chisinau Municipal Council no. 68/1-2 of 22nd of March, 2007, the building is located in the area with [merged](https://context.reverso.net/translation/english-romanian/merged) utilities (special, commercial/providing services, residential) of the Centru sector. According to the Local Urban Planning Regulation of the city of Chisinau, approved by the decision of the Chisinau Municipal Council no. 22/40 of 25.12.2008, the land is located in the zone with the urban regulation code "S", which includes [special](https://context.reverso.net/translation/english-romanian/merged) utilities according to Systematization and arrangement of urban and rural localities from May 01, 2019,,Urbanism. Systematization and arrangement of urban and rural localities" for specialized public constructions, the percentage of land occupation (in Romanian POT) is 80%; the land use coefficient (in Romanian CUT) is 2.4.

The concept of the new headquarters of TRM provides the following components:

• Administrative block - new building, which includes:

- Offices for management, administration and TRM departments, technical and auxiliary rooms;

- Underground parking for 27-30 Company cars;

- Deposits and technical rooms;

- Public catering (Cafe for 70-80 seats) with outdoor terrace;

- Four studios (Entertainment-300 sq m, News-150 sq m, Moldova 2-100 sq m, Telefilm Chisinau 50 sq m);

- Gym.

• Garage for 4 special transport units with technical rooms and offices on two levels - capital repair with replanning of the existing building;

• Workshops with technical rooms and offices on two levels - capital repair with replanning of the existing building;

• Rehabilitation of the existing square with the arrangement of a studio of a 150 square meter in the open air;

• Filming studio of 1000 sqm x 12mh with embedded infrastructure in 2 levels - new construction.

• Landscaping (parking for 100 cars, green spaces, pedestrian accesses, including special transport accesses).

• Landscaping of the adjacent land in Drumul Viilor and Lech Kaczynski Streets.

DESIGN THEME

Based on the analysis of the existing site, it is proposed to create an architectural concept for the complex of newly constructed and rehabilitated buildings, on land with cadastral no. 0100216257, where there are currently several buildings with different functions and different degrees of wear and tear. Most of these buildings are not capitalized. The building of the former garages with the floor area of 1850 square meters is to be rehabilitated. The others will be demolished. Participants in the contest can use the photographic, graphic and 3D materials provided in the annex to appreciate the direction of the realization of the idea for the contest. Competitors are encouraged to think creatively and offer their own interpretation of the programmatic requirements of the complex, where they consider it necessary.

**The graphic materials in the annex are provided for information purposes**. The planimetric and spatial-volumetric solutions offered were developed based on the Company's Organization Chart and the technical requirements for the proper functioning, maintenance and collaboration of the departments and all the structures at the moment and in perspective. **It is recommended** to take into account the following parameters:

TABLE OF AREAS

**Administrative Block. Height regime D+P+4E**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **Main functions** | **Area sq. m** | **Division** | **Area sq. m** |
| 1 | Development Supervisor Board **(in Romanian CSD)** | 95 |  |  |
| 2 | Office of the **General Director** | 215 |  |  |
| 3 | Media service of the Ombudsman | 45 |  |  |
| 4 | Internal audit service | 20 |  |  |
| 5 | Human resources service and continuous professional training | 65 |  |  |
| 6 | Training Center | 80 |  |  |
| 7 | Legal Service | 45 |  |  |
| 8 | Logistics Department | 130 |  |  |
| 9 | "Telefilm Chisinau" Department | 135 |  |  |
| 10 | Advertising and sales service | 90 |  |  |
| 11 | Development department | 115 |  |  |
| 12 | Security Service | 60 |  |  |
| 13 | Technical center TV + Radio | 400 |  |  |
| 14 | Financial department | 105 |  |  |
| 15 | **Director Radio** | 45 |  |  |
| 16 | Programs Department | 45 |  |  |
| 17 | Music Editorial Office | 85 |  |  |
| 18 | Culture Editorial Office (radio) | 130 |  |  |
| 19 | Minorities | 40 |  |  |
| 20 | Directing | 315 |  |  |
| 21 | Patrimony | 170 |  |  |
| 22 | News Department | 185 |  |  |
| 23 | Radio Moldova | 45 |  |  |
| 24 | Radio Moldova Youth | 85 |  |  |
| 25 | Radio Moldova Musical | 40 |  |  |
| 26 | **News Room** | 480 |  |  |
| 27 | **TV Director** | 100 |  |  |
| 28 | Producing Department | 50 |  |  |
| 29 | Entertainment Studio, H=12m | 300 |  |  |
| 30 | News Studio, H=12m | 150 |  |  |
| 31 | 10 Editing Rooms | 60 |  |  |
| 32 | Programs Department | 1155 | The administration  Planning  Archive (demisol)  Promo  Content purchases  Investigation and publishing  Social-economic editorial office  Culture editorial office (TV)  Entertainment editorial office | 20  20  150  25  135  115  90  130  235 |
| 33 | Moldova 2 | 130 |  |  |
| 34 | Studio Moldova 2 | 100 |  |  |
| 35 | Department of multimedia production for children | 180 |  |  |
| 36 | Demisol deposits | 270 |  |  |
| 37 | Public food | 480 | Cafe 70 - 80 seats  Kitchen + deposit D+P  Outside terrace | 145  335  180 |
| 38 | Performance hall 90 seats | 160 |  |  |
| 39 | Basement parking places for 30 cars | 1100 |  |  |
| 40 | Accesses | 2525 | Corridors, light fountains elevator hallways, stairs, entrance area, Lobby, Expo, Relax |  |
| 41 | Conference Rooms | 115 | Protocol hall at the entrance  Managers meeting room | 45  70 |
| 42 | Servers | 205 | At the entertainment studio  At the news studio | 190  15 |
| 43 | Security service | 65 |  |  |
| 44 | Sanitary groups + cleaning | 500 |  |  |
| 45 | Gym | 380 | Multipurpose hall | 300 |
|  |  |  | Changing rooms, sanitary groups | 80 |
|  | **Total usable area** | **10 725**  **sq. m** |  |  |

**Note**: *The more detailed distribution of the main functions on surfaces will be presented in the specification at the stage of negotiations with the winners of the competition for the stage of designing the Execution Documentation.*

FINAL PROVISIONS

ELABORATION AND PRESENTATION OF THE SOLUTION

When creating the solution, the calculation parameters of the constructive elements and the resistance structure for the seismicity of 8 degrees can be considered. The report of the geological investigations and the town planning certificates with the technical conditions for connection to the external networks will be made available to the Designer at a later phase.

A competitor can submit only one project in the competition, under the conditions provided by this regulation. The projects will be presented on A0 format sheets (max. 6 sheets), 841mm x 1189mm, which will include the following pieces:

1. Situation plan scale 1:200 or 1:500, which includes:

- car accesses marking (including special vehicles) and pedestrian accesses, height regime, North indication, characteristic indices (land surface, built area, gross built area, land use coefficient (in Romanian C.U.T.), percentage of land occupation (in Romanian P.O.T.);

- the floor area of the constructions (existing and designed);

- landscaping elements (related incl. from Drumul Viilor and Leh Kachinski Streets), (pergolas, alleys, green spaces, parking lots, security point, etc.).

1. Plans on levels (ground floor with adjacent landscaping) sc. 1:200;
2. Characteristic sections sc. 1:200;
3. Facades sc.1:200;
4. Gross area
5. Axonometrics / perspectives at street level / aerial perspectives, characteristic for a better understanding of the solution;
6. Other visual materials, considered to be appropriate for understanding the proposed solution;
7. Presentation text of the proposed solution (explanatory memorandum) max. 1000 words.

**The teaching (according to the competition calendar) will be done both in physical and digital format (PDF).**

EVALUATION AND SELECTION CRITERIA

The jury will select the winning projects according to the following criteria:

1. Creativity, originality and landscape/urban/architectural/artistic quality of proposals – 55% (maximum 55 points).

It is evaluated on a scale of 1 to 55: creativity (A1- max. 20 points), originality (A2- max. 15 points) and landscape/urbanistic/architectural/artistic quality (A3- max. 20 points) of the proposed solution. It is calculated by the sum of the points awarded by the jury for the following aspects:

- A1- Creating a symbiosis between the character and history of the place and contemporary needs (max. 20 points);

- A2- The originality of the solutions regarding the interventions proposed in the public space to achieve the objectives detailed in the specifications (max. 15 points).

- A3- The character of the public space resulting from the proposed intervention and the general atmosphere of the solution (max. 20 points).

B. Viability, rationality and sustainability of the proposals – 30% of the final evaluation (max. 30 points). It is evaluated on a scale of 1 to 30: viability (B1-max. 10 points), rationality (B2-max. 10 points), and sustainability (B3-max. 10 points) of the proposed solution. It is calculated by the sum of the points awarded by the jury for the following aspects:

- B1 - Degree of viability of the proposed solution regarding the technical aspects of the objectives established by the theme (max. 10 points);

- B2 - Proposing effective solutions in terms of price/quality (max. 10 points);

- B3 – The degree of framing of the proposed solution in the concept of "sustainable development" (the development process which responds to current needs without endangering the ability of future generations to respond to their own needs (max. 10 points).

C. Achieving the objectives proposed by the theme – 10% of the final evaluation (max. 10 points). The degree of resolution of the objectives mentioned in the design theme is evaluated on a scale of 1 to 10.

D. The quality and clarity of the representation of ideas in such a way as to illustrate the competitor's ability to implement the proposed project – 5% of the final evaluation (max. 5 points). The competitor's ability to implement the proposed project is evaluated on a scale of 1 to 5.

Calculation algorithm:

A+B+C+D=(A1+A2+A3)+(B1+B2+B3)+C+D=55+30+10+5=100 maximum possible points.