MBS Design Competition Brief

Prepared By: Montserrat Building Society Ltd

1. Introduction:

The Montserrat Building Society Ltd (MBS) invites qualified architects to participate in a design competition for its proposed new office building in Brades, Montserrat. The competition seeks a high-quality architectural concept that reflects the identity, longevity and resilience of MBS while providing a practical, secure and contemporary workplace.

Participants are encouraged to demonstrate creativity and architectural quality while responding to the site, operational requirements, climate, security needs, sustainability objectives and the practical realities of construction and long-term operation in Montserrat.

2. Background:

The Montserrat Building Society Ltd is a long-established financial institution and is undertaking the establishment of a new office building in Brades, Montserrat, on Parcel 269 Block 13/12. The proposed building is intended to provide a modern corporate environment for MBS operations and to present an appropriate public face for the Society.

The competition provides an opportunity for participants to interpret the character and resilience of MBS through architecture while developing a concept that is functional, secure, sustainable and capable of practical implementation.

3. Objective:

The primary objective is to obtain a compelling architectural concept for a new MBS office building that balances architectural quality with functionality, security, resilience, sustainability and practicality.

4. Scope:

Architects are invited to submit designs for a modern, corporate office fitting for the operations of the Montserrat Building Society Ltd. Designs should incorporate green spaces, adequate parking facilities and a resilient design while maintaining emphasis on security.

5. Scope of Invitation

This invitation is extended to nationals of Montserrat only. Concept designs will be accepted by the Montserrat Building Society Limited from nationals of Montserrat only.

6. Design Vision

1) Create a modern and professional corporate identity appropriate for a financial institution.
2) Provide an efficient and welcoming environment for customers, staff and visitors.
3) Express the resilience and long-term presence of a 60-year-old institution.
4) Make effective use of the available site while incorporating landscaping and usable external spaces.
5) Integrate appropriate security measures without compromising the quality and openness of the public areas.
6) Respond to Montserrat's climate and environmental conditions through resilient and sustainable design.
7) Demonstrate a realistic approach to construction, operation and future maintenance.

7. Site and Design Information

The proposed development site is Block 13/12 Parcel 269, Brades, Montserrat. Registered participants will be provided with a soft copy of the available topographical survey for use in preparing their submissions.

Participants shall develop their proposals based on the information provided by MBS. Where information required for a detailed design is not provided, participants should identify their assumptions clearly rather than presenting unverified information as fact.

The competition submission is intended as a design concept and does not constitute a complete construction or planning approval package.

8. Accommodation Requirements:

The following accommodation requirements form the principal brief for the proposed building. The stated areas are indicative requirements and should be interpreted intelligently within an efficient overall plan. Design submissions must meet the following requirements:

Requirements	Description
3D rendering of design concept	
1st floor rooms to include: - Reception/lobby area - Teller area - Communal/co-working area - Board/meeting room - Manager's office - Storage room - Breakroom - IT/Server room - 4 restrooms - Bank vault	 200 sq ft 300 sq ft 300 sq ft 300 sq ft 150 sq ft 200 sq ft 150 sq ft 150 sq ft to include 1 accessible toilet, accessed from meeting and reception area. 150 sq ft
2nd floor open concept	for multi-purpose
Adequate parking facilities	
Renewable energy systems	Integrate allowance for solar panel system
Resilient design strategies	Incorporation of resilient design strategies to mitigate climate change impacts

The above areas do not necessarily represent the total gross floor area. Participants should make reasonable provision for circulation, walls, stairs, services, entrance/egress requirements and other spaces necessary for a coherent and functional building.

Upper Floor / Multipurpose Space

The second floor is to be conceived as an open-plan, multipurpose space. Participants should demonstrate how this space can support flexible future use and adapt to changing operational requirements. The layout, access, natural lighting, ventilation and relationship to the rest of the building should be clearly considered.

Parking and External Works

The design shall provide adequate parking facilities and a logical vehicle and pedestrian arrangement. The proposal should demonstrate safe access, circulation, an appropriate accessible parking provision and reasonable consideration of service/delivery movements.

Landscaping and green spaces should form an integral part of the proposal rather than being treated solely as residual areas after the building and parking have been arranged.

9. Budget and Indicative Construction Cost

Participants shall provide an indicative estimate of the construction cost of their proposed building concept to assist MBS in assessing the financial feasibility and affordability of each submission.

The estimate shall include the following:

1. **Estimated Construction Cost per Square Foot:** The anticipated construction cost expressed in EC$/sq. ft. of gross floor area.
2. **Estimated Total Construction Cost:** The indicative total cost of constructing the proposed building, based on the proposed gross floor area.
3. **Basis of Estimate:** A brief description of the assumptions, specifications, materials, structural system and construction standards adopted in preparing the estimate.
4. **Inclusions and Exclusions:** A clear statement identifying the principal items included in the estimate and any significant exclusions, such as site preparation, external works, parking, landscaping, utility connections, professional fees, statutory fees, contingencies and taxes, where applicable.

The cost estimate shall be consistent with the proposed design concept and the level of detail provided in the submission. Participants should identify any significant design features or construction requirements that may materially affect the overall cost.

The estimate is intended for preliminary comparison of the competing design concepts and shall not be treated as a detailed bill of quantities, tender price or guaranteed construction cost.

MBS may consider the estimated construction cost per square foot and the overall estimated construction cost when assessing the feasibility and cost awareness of each submission.

10. Judging Criteria:

Designs will be evaluated based on the following criteria:

Judging Criteria	Description
Creativity and Innovation	Originality and ingenuity in design.
Functionality and Practicality	Suitability of the design for its intended use and users.
Sustainability	Integration of sustainable principles and practices in the design.
Aesthetic Quality	Visual appeal and coherence of the design, and optimization of land space.
Feasibility	Realistic implementation of the design within the given constraints.

Submissions will be evaluated by a judging panel appointed by MBS. The panel is expected to include, but not necessarily be limited to, representatives of the Board of Directors of Montserrat Building Society Ltd.

Criterion	Weight	Assessment Focus
Functionality and Practicality	25%	Suitability for MBS operations, efficient planning, circulation, flexibility and user experience.
Architectural Quality and Innovation	20%	Originality, creativity, architectural expression and quality of the proposed concept.
Resilience and Climate Response	20%	Response to climatic conditions, durability, drainage, continuity and resilience.
Sustainability and Energy Performance	15%	Integration of sustainable principles, renewable energy and passive design.
Security	10%	Appropriateness of security planning and separation of public, staff and secure areas.
Feasibility and Cost Awareness	10%	Realistic implementation, constructability and awareness of long-term operational considerations.

11. Submission Guidelines:

Participants must submit the following materials:

1. Design drawings to include conceptual plan layout with elevations and 3D renderings.
2. Written description of the design concept and rationale.
3. Sustainability assessment outlining the environmental impacts of the design.
4. Any additional documentation or supplementary materials required for judging.

12. Timeline:

This table format provides a clear overview of the key dates for the competition, making it easy for participants to track important deadlines.

Timeline Event	Date
Registration Opens	November 25, 2026
Submission Deadline	February 15, 2027
Judging Period	March 16, 2027
Winner Announcement	March 18, 2027

13. Prizes:

The creator of the winning design will receive a prize of EC$12,000. The Society is under no obligation to engage the winner beyond this competition. All design submissions become the property of the Society. MBS reserves the right to determine whether, and on what terms, any further professional services are engaged following the competition. Participation in the competition does not create an obligation on MBS to appoint the winning participant for subsequent design or construction related services

14. Judging:

- The designs will be judged by a panel including but not limited to the Board of Directors of the Montserrat Building Society Ltd.
- Participants are responsible for ensuring that their submissions are complete and received by the stated deadline.

- MBS reserves the right to amend the competition timetable or issue additional information where necessary.
- MBS reserves the right not to select a winner if, in the opinion of the judging panel, no submission adequately meets the objectives of the competition.
- MBS may request clarification of a submission during the judging process.

15. Intellectual Property and Use of Submissions

Participants should clearly identify the authorship and ownership of their submissions. The final competition rules issued by MBS shall establish the rights retained by participants and the rights granted to MBS in relation to the submitted material, including any rights to display, reproduce, publish or further develop the winning concept.

Participants should not include confidential third-party material or material for which they do not have the necessary rights.

16. Registration:

To register for the competition, please visit our website at www.mbs.ms or email mbsl@mbs.ms. Registrants will be provided with a soft copy of the topographical survey for the site.

- Participants are responsible for ensuring that their submissions are complete and received by the stated deadline.
- MBS reserves the right to amend the competition timetable or issue additional information where necessary.
- MBS reserves the right not to select a winner if, in the opinion of the judging panel, no submission adequately meets the objectives of the competition.
- MBS may request clarification of a submission during the judging process.
- The final competition rules and any formally issued addenda shall take precedence over preliminary or informal information.

17. Contact information:

Thank you for considering participation in the "Montserrat Building Society Office Building Design Competition". We look forward to receiving your innovative designs.

For further information and updates, please visit www.mbs.ms or contact us at mbsl@mbs.ms.