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**The Nigerian Institute of Architects
and
Family Homes Funds Limited**

Nigerian Social Housing Design Compendium

Competition Design Brief

April 2020

1.0 PREAMBLE

Family Homes Funds Limited (FHFL) is an initiative of the administration of His Excellency, President Muhammadu Buhari to facilitate the development of a large-scale social housing programme and part of its Social Intervention Programme; tasked with the mandate of addressing the Nigerian housing problem.

A critical requirement for the success of this initiative and delivery of the mandate is the joint working with a wide range of partners. In this regard, FHFL has sought to partner with the Nigerian Institute of Architects (NIA) and other relevant stakeholders towards the development of a Design Compendium. The Design Compendium will serve as the standard guide document for the development of affordable housing projects in Nigeria; with specific features of the country's geopolitical zones being adequately considered.

The NIA has been requested by FHFL to play the lead and coordinating role in the delivery of the compendium; interacting with other relevant allied professional bodies for necessary input and taking decisions on steps and mode of delivery. To this end, this design brief has been developed on request by FHFL to form the basis of an Ideas/Project Competition organized by the NIA hereunder detailed. Winning entries shall form part of the Design Compendium to be compiled for FHFL. This task is being executed as an NIA corporate social responsibility (CSR) contribution in support of His Excellency's administration and the actualization of the mandate given to FHFL.

2.0 DECLARATION

The NIA hereby invites her members, whose annual financial subscription to the NIA and her respective State Chapters are current, to submit their design proposal for the purpose of selecting the best fit for the Design Compendium as follows:

Name of Project: The Nigerian Institute of Architects (NIA) – Nigerian Social Housing Design Compendium

Location: The Thirty – Six (36) States of the Federal Republic of Nigeria and the Federal Capital Territory, Abuja

Client: Family Homes Funds Limited (FHFL)

Facilitator: The Nigerian Institute of Architects (NIA)

This Competition is open to all Classes of Membership of the NIA, students of Architecture currently enrolled in accredited Schools of Architecture in Nigeria and registered Architecture firms. However, submissions shall only be considered valid if under the seal of a registered Architect or registered Architecture Firm. In both cases,

the seal shall belong to and be affixed by persons who are financial and Full Members/Fellows of the NIA.

3.0 DESIGN REQUIREMENTS

The design proposal should be pragmatic in its solutions considering the geographical/geopolitical location it seeks to address; affordable and sustainable to the end users and of design benefit to the host communities at large.

3.1 Quantitative Requirements

1. The design proposal shall consider the following target costs:
 - a. 1 bedroom units – $\leq 48\text{m}^2$ GFA and at a cost not exceeding ₦1,500,000.00
 - b. 2 bedroom units – $\leq 61\text{m}^2$ GFA at a cost not exceeding ₦2,500,000.00
 - c. 3 bedroom units – $\leq 75\text{m}^2$ GFA at a cost not exceeding ₦4,000,000.00
 - d. The target costs excludes that for land, bulk and primary infrastructure for the estate, but includes that for external works and design fees for the units.
2. The preceding GFAs and target costs should be understood as being indicative. They are not intended to restrict creativity, originality or cost sensitive proposals that are comfortable, practical, socially acceptable as well as economical to develop. They should be considered as a baseline set of conditions to be bettered and by which submissions will be measured and evaluated.

3.2 Qualitative Requirements

1. It is expected that the submissions, though for affordable social housing, should have an architecture that is reflective in design and character and that is culturally at home in its environment.
2. The materials specified should be honest and practical and easily sourced within the respective host communities.
3. The construction methodology of the dwelling units should be cost sensitive, simple and pragmatic, yielding a quality of construction that is acceptable, low in maintenance and sustainable throughout its use.
4. The designs should take cognizance of climatic conditions and natural ventilation systems.
5. The designs should consider energy efficiency and the minimal consumption of energy.
6. The designs should be considerate of the needs of physically challenged persons.

4.0 COMPETITION RULES AND GUIDELINES

4.1 Conditions

1. Submissions shall be received ONLY via email sent to the Competition address.
2. Submissions may either be by individual participants or groups of participants.
3. Participants in the Competition shall not have contact with members of the Jury or members of the Central Coordinating Team (CCT) relating to the competition.
4. The Client, upon the outcome of the jury process, reserves the right to accept the winning entries.
5. The Client reserves the right to incorporate ideas, concepts, details, etc. from any of the winning entries.
6. All winning entries shall be the property of the NIA and FHFL.
7. The decision of the Jury is final.
8. The covering letter for each design submission/entry must include a Practice or Practitioner Registration details and an acceptance of the Jury's decision.

4.2 Disqualification

1. Premium is placed on original ideas and thoughts. And where a recasting or reinterpretation of old and general concepts are employed, originality shall be desired. As such, plagiarized entries, whether in whole or part shall be disqualified.
2. Participants in the Competition shall not have contact with members of the jury or members of the CCT relating to the Competition.
3. Failure to abide by the conditions of this Brief will lead to the disqualification of the entry.
4. All submissions shall be made before the stipulated time which shall be on or before **18th May, 2020 by 11.59 p.m.**

4.3 Exclusion from Participation

The following are excluded from participating in this Competition exercise:

1. Members of the Jury.
2. Members of the CCT.
3. Participant(s) related to 1 and 2 above may participate **on the condition** that they declare the nature of the relationship with any or both of the two mentioned above.

5.0 PROCEDURE

5.1 Central Coordinating Team (CCT)

The CCT shall provide all secretarial and logistic support services for the purpose of this competition and shall be coordinated by the Chair, Practice Committee of the NIA. **Entries shall be sent to the Competition submission email: cct-nia-fhfl@nia.ng**

5.2 Main Information Documents for the Competition

This document shall be the basis and main information source and design brief for this competition exercise.

5.3 Other Documents

Being that entries shall be from different geographical/geopolitical regions in the Country, to support the design solutions, submissions may be accompanied by architectural or other salient studies, outline engineering notes/annotations, material specifications, cost analyses of materials specified or any notes deemed to support the design solutions.

Brevity should be considered for the accompanying documents.

Authors of winning entries shall be required to coordinate allied professional inputs and documentation thereafter.

5.4 Clarification

All questions regarding the competition should be submitted on or before **30th April, 2020 by 11.59 p.m.** via email to the Competition submission email: **cct-nia-fhfl@nia.ng** A reply shall be sent with all questions and respective replies published as frequently asked questions (FAQ) after the deadline for the submission of entries has expired.

5.5 Schedule/Calendar of events

The schedule for the completion process is as follows:

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| 1. Period for submission of expressions of interest (EOI) and prequalification of participants | 27 th – 30 th April, 2020 |
| 2. Publication of prequalified participants | 1 st May, 2020 |
| 3. Deadline for the submission of entries | 18 th May, 2020 |
| 4. Collation of entries for adjudication | 19 th – 20 th May, 2020 |

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| 5. Assessment of entries | 21 st – 28 th May, 2020 |
| 6. Declaration of winners, publication of winning and recognized entries | 29 th May, 2020 |
| 7. Compilation of Design Compendium | 1 st – 30 th June, 2020 |

6.0 SUBMISSION REQUIREMENTS

1. All Participants shall have expressed interest to participate and this by sending an email to the Competition submission email: **cct-nia-fhfl@nia.ng**
2. Each Participant shall thereafter be sent an entry form to be filled out by them and endorsed by the Chapter Chair and the Practice Sub – Committee Chair of their respective State Chapters. The form shall be signed by the participant or all group participants and emailed to: **cct-nia-fhfl@nia.ng** within the period stipulated for expression of interests (EOI) under 5.5.1 above.
3. All design submissions are to be made electronically and **ONLY** to the Competition submission email: **cct-nia-fhfl@nia.ng**
4. Effective graphical communication and presentation of the design idea/concept and construction methodology is required.
5. All submissions shall be as a single PDF document of not more than **20Mb** file size and shall consist of not more than 15 sheets in A3 landscape orientation in 1:100, 1:75 or 1:50 scale (where appropriate and shown graphically on the sheets) covering the three (3) house types. The sheets shall show the floor and roof plans, elevations, sectional and 3D views and any annotations, details or information necessary to explain the submission.
6. Participants should describe their entries in a write – up of no more than 1,500 words. This write – up should be in A4 portrait orientation and be included in the single PDF document to submitted in 6.5 above.

7.0 IDENTIFICATION AND ANONYMITY

1. Entry documents shall not bear a name, logo or signature of the participant(s) or any other markings revealing the identity of the participant(s).
2. Upon prequalification, unique identifiers shall be issued by the CCT to participants to be placed on each page of their PDF entry. No other identifying mark or markings shall be used or placed on each of the pages excepted that issued to participants by the CCT.
3. The rules of anonymity shall be strictly adhered to. Entries that violate these rules shall be disqualified without recourse to any explanation to the participant(s).

8.0 ADJUDICATION

8.1 Composition of the Jury

1. Members of the Jury shall be registered and reputable Nigerian Architects drawn from within and the diaspora.
2. Post adjudication, the winning entries shall be presented to allied professional bodies and institutes including the Nigerian Society of Engineers (NSE), Nigerian Institute of Quantity Surveyors (NIQS), Nigerian Institute of Building (NIOB) and the Nigerian Institute for Building and Road Research Institute (NBRRI) for their inputs.

8.2 Evaluation of entries and Responsibilities of the Jury

All entries will be evaluated, awarded with points and ranked. Their decision shall be final after which a declaration will be made based on their Jury Report. Their responsibilities shall include:

1. Setting criteria for the evaluation of entries.
2. Attending to queries by participants.
3. Evaluating entries.
4. Ranking entries.
5. Determining the winning entries.
6. Producing their Jury Report on the conclusion of their exercise.

8.3 Criteria for the Award of Points

The following form the main criteria to be used by the jury:

1. Compliance with the project brief.
2. Compliance with planning and urban design/development regulations.
3. Originality and innovativeness of the design.
4. A written description of the project highlighting its salient features, ideas, etc.
5. Compliance with architectural design standards as well as relevant allied professional design standards.
6. Compliance with the format and procedure laid down in this competition.
7. Compliance with environmentally sustainability practices, initiatives or recommendations.
8. Any other criteria deemed necessary for inclusion by the Jury.

9.0 AWARDS AND PRIZES

The best designs from each of the respective six (6) geopolitical zones and the FCT shall be selected and declared as Zonal winners. Following due consideration, the winning submissions will feature in the final Compendium Document and the Promoter will ensure due compensation in line with the CSR intent of this intervention. Honorary mention will be given runners-up.

10.0 PUBLICATION AND OUTCOME OF COMPETITION

All winning entries shall be announced and published in the Design Compendium to be prepared and compiled by the NIA for development by FHFL.

11.0 FEEDBACK TO PARTICIPANTS

All participants will be informed appropriately on the outcome of the competition exercise. The Nigerian Institute of Architects and Family Homes Funds Limited wishes you success in your participation.