

# madera

BUILDING WITH TIMBER:  
INNOVATION FOR SOCIAL  
ARCHITECTURE IN URUGUAY

- HEALTH-CARE CENTER  
COMPETITION



Ministerio  
de Vivienda y  
Ordenamiento Territorial



SISTEMA PÚBLICO  
DE VIVIENDA



Oficina  
Asesoramiento,  
Planificación y  
Desarrollo de  
Construcción en  
Madera

Programa  
Mejoramiento  
de Barrios



Intendencia  
Montevideo



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Madera:innovation for social architecture is an international competition call for the construction of a health care center using wood technology. The call is organized by Uruguay's Ministry of Housing and Territorial Planning (MVOT), the National Health Services Administration (ASSE) and the Neighborhood Upgrading Program (PMB), with the support of the Inter-American Development Bank and the participation of the Municipality of Montevideo. The purpose of the initiative is to position and give prominence to wood as the main material for social interest architecture through the construction of a health care center in Parque Cauceglia in Montevideo.

The following document presents a translation of the main characteristics of the bidding process, of a purely informative nature. The conditions governing the bids are described in the bidding documents or Competition Brief "*Licitación Pública Nacional 153/2023: Llamado para la elaboración de anteproyecto con detalles constructivos, proyecto ejecutivo y obra con sistema constructivo en madera, destinado a construir la 'Policlínica Parque Cauceglia.'*" The bidding documents and annexes can be accessed at the web pages of the United Nations Development Program (UNDP), the State Procurement page and the Ministry of Housing and Territorial Development of Uruguay. The documents are only available in Spanish. [Click here to access the Competition Brief.](#)

# Calendar.

Call:

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<b>27.06</b>	<b>2023</b>	SITE VISIT (11:00 AM, GMT -3)
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<b>15.08</b>	<b>2023</b>	LAST DAY TO SUBMIT QUESTIONS
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<b>30.08</b>	<b>2023</b>	DEADLINE TO SUBMIT PROPOSALS (12:00 PM, GMT -3)
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Planned schedule for the development and construction of the winning proposal:

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<b>November 27, 2023</b>	DELIVERY OF THE EXECUTIVE PROJECT
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<b>January 2024 / June 2024</b>	CONSTRUCTION OF THE PILOT PROJECT
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## Context.

The Madera competition call is one of the ten actions of the Road map presented by the government of Uruguay in May 2022 to foster wooden construction for social housing and infrastructure. This competition calls for the construction of a healthcare center within a regularization project, following a call for a timber mid-rise building and a 20 unit low-rise settlement. The long-term goals are to scale the production of sustainable construction systems based on wood technologies, create new economies based on the wood industry, reduce the carbon footprint of the construction sector, and reduce the housing deficit at the national level, estimated to be in the order of 60,000 housing units.

## Object.

The architectural design project and subsequent construction of a health care center, or polyclinic, with three consulting rooms is requested in Padrón No. 425,676 in the Municipality of Montevideo. The Polyclinic is part of the works projected within the framework of the Cauceglia Neighborhood Upgrading Program (Programa de Mejoramiento de Barrio, PMB). The building will be constructed using wood construction systems and will include the construction of 3 consulting rooms, 1 of them with bathroom, infirmary, administration and pharmacy, staff lounge with bathroom, storage room, waiting room with accessible bathroom. It also includes the construction of access structures, perimeter elements, and exterior landscaping, among others. The total amount available for the call for bids is 14,149,975 Uruguayan pesos (UYU), equivalent to **353,749 U.S. dollars (USD)**<sup>1</sup>. The bid price includes all the variables and items that compose it and will not be subject to any variant, as established in the bidding documents. [Click here to access the Competition Brief.](#)

## Requirements.

The call is addressed to national and international companies or associations of companies eligible and qualified to be awarded the construction of the building planned for 2023-2024 as established in the Competition Brief. The construction system must be made of wood and must have a Certificate of Registration (CIR) for Non-Traditional Construction System (SCNT) or Technical Aptitude Document (DAT) issued by the MVOT, in force at the time of the award (See Anexo VII, in the Competition Brief). It is possible to present a new construction system by submitting a statement that declares that the SCNT complies with the requirements of the CIR/DAT and the commitment to obtain the certification before signing the Contract. Complete information on the requirements to be met, approved systems and the procedure to obtain the document can be found on the MVOT website: Regulations for Registration of Non-Traditional Construction Systems by Affidavit.

<sup>1</sup> Ref. Central Bank of Uruguay, Currency Quotations.

# Program and Guidelines.

The polyclinic building must have a wood construction system and include three consulting rooms in Padrón No. 425,676, property of the Municipality of Montevideo. The project must contemplate:

- An Urban-Architectural Proposal of relevant, adequate and rational design, which evidences a concern for providing the best possible functionality and collective habitability.

- A proposal that implements the use of sustainable wood construction systems in order to reduce the carbon footprint of the construction sector and optimize construction times.

- An economic proposal that optimizes the relationship between price, quality of the product and the amount of square meters offered, as well as the execution term of the same.

Specifically, the proposal should include:

- Construction of a polyclinic with 3 consulting rooms, 1 of them with bathroom, infirmary, administration and pharmacy, staff lounge with bathroom (with shower), storage room, waiting room with accessible bathroom.

And it should also consider:

- Construction of perimeter sidewalk, universal access ramp, roofed space for ambulance garage and perimeter security fencing. See

will value the incorporation of parking space for officials, security elements and systems (deployed metal gates, alarm, or others).

- Benches, bench walls or similar outdoor equipment, as well as a landscaping project.

The building must be designed to be constructed using wood construction systems, understood as those that have all (or more than 80%) of the load-bearing structure of the building made of wood elements (sawn or engineered wood).

The construction solution adopted must prove and ensure the correct stability, durability, low maintenance, fire and wind resistance, thermal, humidity and acoustic insulation and protection against insects, in accordance with the requirements determined in the Departmental Regulations in force and the Non-Traditional Construction Systems Regulations.

The specific conditions of the call are described in detail in the competition brief and in the specific descriptive and constructive report for the Parque Cauceglia health-care center.

[Click here to access the documents.](#)



# The area involved.

The competition area coincides with the Padrón N°: 425.676 Property of the Municipality of Montevideo (Coordinates: -34.863043, -56.250467). The polyclinic is part of the works planned within the framework of the Cauceglia Neighborhood Upgrading Program (PMB), which includes the settlements of Parque Cauceglia, Nuevo Cauceglia and Villa Libre. The settlements are located on the western outskirts of Montevideo, on the lower basin of the Pantanoso stream. They are located in the jurisdiction of Municipality A, within the administrative limits of the Zonal Community Center 17. The land uses in the area are mainly residential, combined with vacant land in the former Municipal Nursery and the areas covered by the marshes of the Pantanoso stream.

Montevideo is the capital of the Oriental Republic of Uruguay and of the department of the same name, with 1,319,108 inhabitants according to INE's 2011 census database. The climate is considered humid subtropical (Cfa, according to the Köppen climate classification) with precipitation patterns typical of oceanic climate (Cfb) and average annual rainfall of 1112mm. The average maximum temperature corresponds to 21.3 C, the average minimum temperature 12.3C.



<sup>3</sup> Inumet, Statistical Tables, Climatology 1991-2020, Durazno weather station: <https://www.inumet.gub.uy/clima/estadisticas-climatologicas/tablas-estadisticas>.







# Deliverables.

At the time of submission, bidders must submit all the documents indicated in the bidding documents, which include:

- Bid Forms (see Section IV of the Bidding Documents II. Attachment V. Checklist, p.188).
- the affidavit for the non-traditional timber construction system according to the model (see Annex VII)
- Written and Graphic Attachments for the proposal (see Section VIII of the bidding documents). The following graphic exhibits shall be submitted as part of the Preliminary Project and shall form part of the Bid in the following order:

- 1 - Project report (1000 words maximum)
- 2 - Three-dimensional visualization of the building showing the proposed construction system in two A2 sheets:
  - Three-dimensional representation of the proposal (perspective, axonometric, mock-up photos) showing the implementation of the building on the site.
  - Axonometry and detail drawings explaining: the proposed construction system, the construction process and the energetic/climatic performance.
- 3 - VA01-1: Location plan. Scale 1/1000, with indication of property boundaries, streets that delimit the block, distance from the midpoint to the corner and north.
- 4 - VA01-2: Implementation plan. Scale 1/200, with indication of alignments and planimetric and altimetric elevations.

- 5 - VA02-1: Masonry Plan. Scale 1/50, with indication of altimetric and planimetric elevations, terminations, lighting and ventilation per room, wall plan.
- 6 - VA02-2: Elevations of masonry. 1/50 scale. Cuts and facades with indication of materials, altimetry and elevations.
- 7 - VA02-3: Construction details. Sc. 1/20 - 1/10
- 8 - VA03-1: Drinking water supply scheme. Scale 1/50
- 9 - VA03-2: Drainage and rainwater drainage scheme. Scale 1/50
- 10 - VA04-1: Electrical installation diagram. Sc. 1/50 with indication of materials, conduits, wiring and conduits.
- 11 - VA05-1: Plan of openings, ironwork, carpentry and countertops. Sc. 1/20 - 1/10
- 12 - VA06-1: Structural plans: foundations, floor plans by levels
- 13 - VA07-1: Fire prevention and fire protection measures
- 14 - Descriptive and constructive report of the construction system used.
- 15 - Spreadsheet of budgeted building footage to be constructed

This brochure presents a summary of the main characteristics of the bidding process, of a purely informative nature. For a complete list of deliverables and further details regarding the documents to be delivered, bidders are invited to review the Competition Brief. The bidding documents and annexes are only available in Spanish and **all documents must be submitted in Spanish.**

# Evaluation criteria.

The proposals will be evaluated according to the following criteria and percentages:

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## **ARCHITECTURAL-URBAN Dimension (40%)**

Includes all the aspects related to the architectural concept, the building development, and its relationship with the surrounding environment and building morphology.

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## **TECHNOLOGICAL ENVIRONMENTAL Dimension (40%)**

It includes all aspects related to optimization and sophistication in the use of wood material and, preferably, wood of Uruguayan origin; the architectural potential offered by the construction system; energy benefits, and all the aspects linked to a sustainable use of resources and the development of a housing model with low environmental impact.

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## **ECONOMIC PROPOSAL AND CONSTRUCTION TIMELINE (25%)**

For the economic evaluation, the proposals that estimate a price lower than the reference value per square meter (including taxes and social contributions) and a reduced execution time with respect to traditional construction systems will be evaluated.

## Award.

The winning proposal, which has complied with all the requirements, will be constructed by the bidder at the price indicated in the bid, all inclusive, according to the conditions indicated in the bidding documents. The all-inclusive amount available for the bid is 14,149,975 Uruguayan pesos (UYU), equivalent to **United States Dollars (USD) 353,749**, ref. Central Bank of Uruguay. The three best proposals will also receive an award in U.S. dollars to be assigned at the end of the evaluation process:

**1st prize: USD 5,000**

**2nd prize: USD 3,000**

**3rd prize: USD 2,000**

## Presentation of the proposals.

All proposals must be submitted at the following address:

Paraguay 1470 Piso 5  
City and Zip Code: Montevideo / 11100  
Country: Uruguay  
National Public Bidding N° 153/2023

Bidders may NOT submit Bids electronically (See Section II of the bidding documents for further details).

## Inquiries.

Any interested may request clarifications on all the details that make up the bidding process via e-mail to the following address:

[adquisiciones.uy@undp.org](mailto:adquisiciones.uy@undp.org)

Up to twenty (20) working days prior to the date defined for the submission of bids. Upon expiration of such term, the organizers shall not be obliged to provide clarifying data.

For questions regarding the processing of the Certificate of Registration (CIR), you may request a meeting with MVOT technicians, either in person or virtually, by sending an e-mail to

[madera@mvot.gub.uy](mailto:madera@mvot.gub.uy)

[Click here to access the Competition Brief bidding documents.](#)

# Jury.

## **Award committee**

- Marcia Croci, Wood Roadmap Coordinator, Ministry of Housing and Territorial Development MVOT
- Santiago Dávila, Neighborhood Upgrading Program PMB
- Patricia Varela, National Health Service Administration ASSE
- Giovanna Tedros, Municipality of Montevideo, IM
- Daniel Ibañez, Institute of Advanced Architecture of Catalonia IAAC, Spain

## **Technical Advisory Committee**

- Carolina Pérez Gomar, MVOT Wood Office
- Federico Palermo, Neighborhood Upgrading Program PMB
- Gustavo Molina, National Health Service Administration ASSE
- Bernardo Martín, Udelar, Uruguay
- Juan Acevedo, Consultant, Inter-american Development Bank, Chile

The jury will evaluate the winning proposals according to the criteria indicated, with the support of the technical advisory committee.



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INNOVANDO LA ARQUITECTURA DE INTERÉS SOCIAL - POLICLÍNICA DE SALUD



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