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Profile of the contracting authority

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EXPLANATION OF TENDER CONDITIONS No. 2
TENDER FOR THE SOLUTION OF „CITY OF OSTRAVA'S CONCERT HALL“

- 1. Tour of the tender site is scheduled for the period 6 – 7 September 2018. Do we understand correctly that these first site tours are open to all those interested, while the tour of the tender site scheduled for 8 November 2018 is reserved only for invited companies?**

Yes, the tour of the tender site on 6 and 7 September 2018 is intended for all those interested in participating in the design contest. The tour of the tender site scheduled for 8 November 2018 is only for participants selected for the first stage of the tender.

- 2. We try to understand the extent of the reconstruction compared to the new construction (extension). Can you provide an approximate estimate of the floor area (m²) for the reconstruction of the cultural house and the floor area (m²) estimated for a new concert hall (extension)?**

The resolution of aspects relating to the subject matter of the tender not mentioned in the tender conditions is, according to art. 2.2.4 of the tender conditions, left to the invention of the participants.

Competitors are expected to consider the extent of the reconstruction of the building as opposed to new construction within the design. The tender conditions of art. 2.1 indicate: *„The subject of the tender is the design of an architectural-urban solution that, in conjunction with the cultural monument, will allow the construction of an excellent concert hall and the overall revitalization of the cultural house. With regard to the architectural design of the cultural house and its monumental protection as well as the existence of a significant landscape element, which together do not allow for significant building interventions within the cultural house nor the unrestricted build-up of lands around its own building, it is assumed a sensitive and dimensionally acceptable extension of the cultural house. The aim of the contracting authority is the maximum possible use of the cultural house for all the facilities and background connected with the operation of the concert hall and only the necessary minimum can be solved in the form of an extension“.*

- 3. Can you please confirm that at this stage of the tender we can only include local architect and acoustics engineer in our team? (And can you confirm that at this stage we should not approach any other consultants such as engineers, local heritage consultants, theatre designers, cost consultants, etc. or could it be possible?)**

The condition of participation in the tender in the first stage is sufficient experience of a project team consisting of an authorized architect who has authored or co-authored at least one realization of acoustically designed concert space for at least 400 people, less than 15 years ago and also a designer who proposed acoustics of at least two concert spaces, each for at least 1000 people, and

less than 10 years ago. The possible participation of other specialized people in the team is left to your discretion.

The tender conditions indicate that the information (name and address) of the Czech team member is required only in the second part of the tender - see art. 6.13.1. let. c) of the tender conditions - Envelope entitled „Author - second phase“. Any earlier possible participation of the Czech representative in the team is left to your discretion.

- 4. Article 3.3.2 of the tender conditions states: „The offer price of the subsequent contract supplier will not exceed CZK 150 million without VAT“. Does this offer include architectural fees only? Or fees for the project team including local architect and acoustics engineer? Or are there other external items/services that should be included in the package of offered contract prices, beyond the project fees?**

The offer price of the subsequent contract includes the total project documentation for the concert hall of the city of Ostrava. The content of the subsequent contract is stated in art. 3.3.1 of the tender conditions:

„The contracting authority intends to award, based on the results of the tender, a project documentation contract for the concert hall of the city of Ostrava in all the basic phases of the services (FS) in the preparation of the project documentation.

FS 1 – Contract preparation

FS 2 – Finalization of the building design (construction study)

FS 3 – Project documentation for the decision on location of the building

FS 4 – Project documentation for building permit

FS 5 – Project documentation for construction

FS 6 – Project documentation of actual building execution

FS 7 – Author’s supervision

and also the services and special professional activities related to the performance of the public contract such as the procurement (engineering) activity, cooperation with the contracting authority in the removal of defects and faults and putting the construction into use.

Necessary surveys (geological, hydrogeological, dendrological, archaeological) shall be provided by the contracting authority“.

- 5. Is project funding already in place? Are there any potential risks associated with project financing or other policy issues that may lead to end or predictable delays during the project, until construction and completion?**

In order to finance the preparation and realization of this financially demanding construction, the city has already established a special purpose fund. For the time being, it has put CZK 100 million from the city budget and the amount will increase. On the basis of the „**Memorandum of cooperation**“, signed this April, the Czech State, represented by the Ministry of Culture of the Czech Republic supported this project with the amount of CZK 600 million, and the Moravian-Silesian Region with the amount of 300 million.

- 6. What is the estimated timeframe planned for the project phases specified in 3.3.1 of the tender conditions?**

The exact schedule for the implementation of the subsequent contract is dependent on the progress and completion of the design contest. The contracting authority assumes that the construction work on the concert hall will be launched no later than 2022.

- 7. Is it possible to consider as a reference a realized sport hall, which serves also for concerts with a capacity of 20 000 spectators - does this meet the criteria for participation in the tender?**

No, the main purpose of reference buildings must correspond to the purpose of the concert hall. See condition in art. 4.1.1. let. f) of tender conditions: „*participants will demonstrate that they have designed and proposed at least one realization of acoustically designed concert venue for at least 400 people, less than 15 years ago*“.

- 8. Does a contestant meet the conditions in art. 4.1.1. let. f) of the tender conditions if two companies join:**
- **company A has an authorized architect, without the realization of a hall of 400 places;**
 - **company B has an authorized engineer and another team that designed and implemented more than 200 such halls in collaboration with authorized architects but they are not full of authors, only technical consultants (professionals).**

The tender conditions in art. 4.1.2 admit that a request for participation may be submitted jointly by several suppliers. They submit a joint application and, if they are selected by the contracting authority for the first phase of the tender, they will submit a joint proposal. Each of the suppliers is required to demonstrate compliance with the conditions specified in art. 4.1.1. let. a) to c) of the tender conditions, the persons demonstrate jointly compliance with other conditions for participation.

Compliance with other conditions is demonstrated by suppliers on the basis of a portfolio of reference works for which they must be authors or co-authors under the tender conditions, not only technical consultants.

- 9. „Conditions for participation in the tender“ state: „4.1.1 ... g) they meet the technical qualification according to the provisions of Section 79, art. 2 let. b) and c) of the Act by submitting data and information on the project team to be involved in the subsequent tender and the members of the team provided with the major services - participants will demonstrate that their team has a designer who has proposed acoustics for at least two built concert venues, each for a minimum of 1000 people, less than 10 years ago“. While in the paper „P_12_ Portfolio model“ we can find: „An experienced acoustics engineer who demonstrates the realization of at least three concert halls for a minimum of 1000 people must be a member of the participant's team“. Please explain if we need to show at least two or three concert hall references.**

The contracting authority apologizes for the erroneous indication of the number of performed concert halls in the paper (attachment) „P_12_ Portfolio model“ and states that the condition of participation in the tender is, according to art. 4.1.1 let. g) of tender conditions, to prove, that the contestant's team has a designer who has proposed acoustics for at least **at least two** built concert venues, each for a minimum of 1,000 people, less than 10 years ago, as stated in the tender conditions.

- 10. Can an architectural firm submit two different applications for participation? For example, the first application with one acoustics designer and another application with another acoustic partner?**

The contractor may submit only one application for participation in the design contest, and the contractor who has submitted the application for participation must not be the person through whom another supplier in the same contest demonstrates the qualification. Suppliers invited to submit proposals cannot subsequently submit a joint proposal.

- 11. Can an architectural firm file a joint application with two acoustics engineers? If so, must two the acoustics engineers meet the minimum requirements separately? Or can they meet the requirements together?**

The contracting authority requests that at least one designer with the required experience referred to in art. 4.1.1. let. g) of tender conditions was a member of the supplier's team. If the supplier's team is

made up of several such persons, it is at his sole discretion. The maximum number of presented implementations is three. Further implementations can be demonstrated in the portfolio text.

- 12. In paper „P_12_Portfolio_model“ we can find: „Presentation of one implementation will be in A3 format size on a maximum of two pages in print quality. The maximum number of presented implementations is three“. Do we understand correctly that we have to submit at most 1 architect's reference (one realized acoustically designed concert hall for at least 400 people) and a maximum of 2 reference of acoustics designer (concert hall with at least 1000 seats)? Please, explain the minimum and maximum references of the architect and acoustics designer.**

The form of the portfolio is free. The participant's portfolio must contain at least one implementation (made by the authorized architect in the position of the author or co-author) of an acoustically solved concert space for at least 400 people, less than 15 years ago, and at least two concert hall implementations solved by the designer who designed acoustics, each for at least 1000 people, and less than 10 years ago. These requirements also allow the submission of a single identical implementation, which the participant demonstrates, i.e. one implementation (made by the authorized architect in the position of the author or co-author) of an acoustically solved concert space for at least 400 people, less than 15 years ago, as well as only one implementation of concert space solved by the designer who designed acoustics, each for at least 1000 people, and less than 10 years ago. The maximum number of presented implementations is three and further implementations can be demonstrated in the portfolio text.

- 13. Should or may be provided any other references that might be relevant to the topic of the tender? For example unrealized concert halls? Will this be considered an advantage?**

Other realized or unrealized proposals can be referenced in the portfolio text.

- 14. In paper „P_12_Portfolio_model“ we can find: „In case of joint participation of multiple entities, the portfolio must contain at least one reference contract from each participant“. Please explain in an example what this means!**

The maximum number of presented implementations is three, possible implementations of the other suppliers who jointly submit their application to participate in the tender can be stated in the portfolio text.

- 15. As for references: three for architecture and three for acoustics or three for the whole team?**

The maximum number of presented implementations is three on maximum 6 x A3 for the whole team. At least one implementation (made by the authorized architect in the position of the author or co-author) of an acoustically solved concert space for at least 400 people, less than 15 years ago, and at least two concert hall implementations solved by the designer who designed acoustics, each for at least 1000 people, and less than 10 years ago. Other realized or unrealized proposals can be referenced in the portfolio text.

- 16. Please provide a more detailed explanation of this paragraph: „The participant demonstrates that he has at least one implementation of the acoustic space for at least 400 people. The implementation will not be older than 15 years. The participant's team must have an experienced acoustics engineer who demonstrates implementation of at least three concert halls for at least 1000 people. The implementations will not be older than 10 years. An advantage is if the participant and the acoustics engineer collaborated on some implementations together“.**

If we understand this correctly, the portfolio must be an example of the work of an architectural office that is interested in applying for participation in the tender. Exactly the office, not the acoustics engineer. And, above all, it must be aimed at demonstrating and justifying the fact that the architectural office has had at least one implementation of the

acoustic space for at least 400 people. The implementation will not be older than 15 years. The other two buildings can, but do not have to meet the same conditions. Please correct us if we misunderstood it.

And we can show any projects the architectural office considers important in the portfolio, a maximum of three. Separately we need to document the CV of the acoustics engineer who must demonstrate implementation of at least three concert halls for at least 1000 people. But he does not have to prove it in the portfolio, a CV with a list of previous work is enough. Please correct us if we misunderstood it.

The participant's portfolio must contain at least one implementation (made by the authorized architect in the position of the author or co-author) of an acoustically solved concert space for at least 400 people, less than 15 years ago, and at least two concert hall implementations solved by the designer who designed acoustics, each for at least 1000 people, and less than 10 years ago. These requirements also allow the submission of a single identical implementation, which the participant demonstrates, i.e. one implementation (made by the authorized architect in the position of the author or co-author) of an acoustically solved concert space for at least 400 people, less than 15 years ago, as well as only one implementation of concert space solved by the designer who designed acoustics, each for at least 1000 people, and less than 10 years ago. The maximum number of presented implementations is three and further implementations can be demonstrated in the portfolio text.

In the case of a designer who designed acoustics, it is not necessary to submit his CV in the application for participation in the tender. It is sufficient to provide his identification data and, within the portfolio, to provide at least two implementations designed by him for at least 1000 people, and less than 10 years ago.

Yours sincerely

Ing. Eva Sebořská

Head of procurement and capital participation