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Ordering Party profile

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TENDER TERMS AND CONDITIONS EXPLANATION No. 6
TENDER ON THE DESIGN OF THE “CONCERT HALL IN THE CITY OF OSTRAVA”

1. At Paragraph 2.1 in the Tender Terms and Conditions: Could you confirm that the adjacent amphitheatre is the building behind the Community House located in a park?

Yes, we can confirm that this is the building on the land lot No. 2514/6 in the registration area of Moravian Ostrava as marked on the attached image No. 1 in this tender terms and conditions explanation.

2. At Paragraph 2.2.3 in the Tender Terms and Conditions: Which part of the tender subject must be implemented at the expected implementation price of CZK 1.5 billion? We understand that the parking area has not been included in this price, however, the new concert hall and its construction program “P1” must be implemented for the expected implementation price. However, does the price cover also the restructuring and the reconstruction of the existing building or not? Has been the construction program for the existing building already existed?

The Tender Terms and Conditions say in the Paragraph 2.1 the following: *“The Tender subject relates to the proposed architectonic-urban design which, in connection with the cultural site, will allow for the construction of a top quality concert hall and the complete revitalisation of the Community House [...] The objective by the Ordering party is the maximal possible utilisation of the Community House for all operations and the background related to operations of the concert hall and only the necessary minimum should be resolved in the form of an extension.”*

In Paragraph 2.2.3 of the Tender Terms and Conditions, the expected implementation prices related to the design exempt only the costs of the parking area construction. The Tender Terms and Conditions thus identify the implementation price of CZK 1.5 billion for the construction of the top quality concert hall and the complete revitalisation of the Community House fulfilling the requirements of the Tender description presented in Paragraph 2.2 in the Tender Terms and Conditions.

Referencing the above and the Tender Terms and Conditions Explanation No. 2 of 11 September 2018, Paragraph 2, we wish to say that the material “P.01 Program of Construction” is the program of construction of both Community House revitalisation and construction of the top quality concert hall. We expect from the tender participants, considering Paragraph 2.2.4 in the Tender Terms and Conditions that they will judge by themselves within their bid the level of breaking down the program of construction between the reconstruction of the Community House building and the new construction of the Concert Hall.

3. At Paragraph 3.3.2 in the Tender Terms and Conditions and the Tender Terms and Conditions Explanation No. 2, Paragraph 4: As we have understood, there will be teams composed of architects and acoustics engineers participating at the first tender stage, while the teams will include also a local

architect at the second stage. We thus understand the tender and an architectonic tender without the constructional and TZB designs, but should that include the landscape adjustments and the parking or not? Please, provide us kindly with the list of consulting activities which must make parts of the bid price (CZK 150 million).

The Tender description includes, among other, the requirement presented in Paragraph 2.2.2 in the Tender Terms and Conditions: *“urban design of the existing object and the proposed hall surroundings”* and the *“proposed design of the parking area with 230 - 280 parking bays”*. The Ordering Party thus expects both the design of adjustments of the surroundings and the parking for the determined number of vehicles. The expected location of the parking area, which will be provided to participants, does not have to be respected and depends on the judgement by the candidates - in which way and where the parking would be designed.

The Tender description also recommends considering, already within the proposal, Paragraph 2.2.3 in the Tender Terms and Conditions the *“technical designs in accordance with actual trends”* because the presented bid should allow for the implementation from the constructional and structural points of view and from the TZB design functionality point of view. Any participation of experts in the given fields in a team, within the bid (the study) related to the construction should depend on your consideration (see the Tender Terms and Conditions Explanation No. 2 of 11 September 2018, Paragraph 3).

At Paragraph 3.3.1 in the Tender Terms and Conditions: *“The Ordering Party wishes to assign, based on the tender results, the following order on the project documentation related to the Concert Hall in the City of Ostrava for all basic service stages (hereinafter referred as “FS” only)*

FS 1 – Order preparation

FS 2 – Finalisation of the construction design (the construction study)

FS 3 – Project documentation for the issuance of the decision on the construction placement

FS 4 – Project documentation for the issuance of the building permit

FS 5 – Project documentation for the construction implementation

FS 6 – Project documentation of the real construction execution

FS 7 – Authorship supervision

And also the services and special expert activities related to the fulfilment of the public order as the provision (engineering) activity, the coordination with the Ordering Party when resolving defects and arrears, and putting the construction into operations.”

The contents of individual FS – the list of architect’s services within the individual FS, have been prepared by the Czech Chamber of Architects in the form of the Architect’s Service Standard, the methodical tool for the establishment of relations between architects and clients in project practice and the formulation of future contract relations. The Architect’s Service Standard makes the Attachment No. 2 to this Tender Terms and Conditions Explanation.

- 4. At Paragraph 6.15 in the Terms and Conditions: We would prefer sending our proposal by an express courier service (i.e. DHL). To organise this, we have to communicate the sender’s identity of the delivery service also on the packet. For this reason, we usually put our tender bids into anonymously marked envelope which we insert into a second envelope marked with the sender’s identity. The second envelope must be removed by your employees after the delivery to make it anonymous again. Is this procedure possible for you?**

This procedure is not possible. For the procedure see the following answer in Paragraph 5.

- 5. At Paragraph 6.15.2 in the Terms and Conditions: If we send our tender bid for the first tender stage by an express courier service, could you confirm that we have to send the bid to the presented address in Prague to maintain the bid anonymous and not to the address presented in Paragraph 9.5.1 as required in Paragraph 9.5.4? If we wish to deliver our bid in person, do we have to carry it to the address in Ostrava presented in Paragraph 9.5.1?**

According to Paragraph 9.5.1 in the Tender Terms and Conditions, tender bids could be delivered to the following address: **Magistrát města Ostravy (Ostrava City Council), Prokešovo nám. 8, 729 30 Ostrava,**

podatelna (Mail Room) (určeno pro odbor ÚHA a SŘ – determined for the UHA department and SŘ) during working hours (Monday and Wednesday 08.00-17.00, Tuesday 08.00-15.30, Thursday 08.00-16.00, Friday 08.00-13.00). In the case of a delivery in person, the participant does not write the sender's identity on the bid envelope. Bids could be sent to that address also by Postal Service or some other public mail service.

Considering the necessity to maintain the anonymity of senders, when bids are sent by Postal Service or by some other public mail service, there should be the unified sender's address written on the bid in accordance with Paragraph 6.15.2 in the Tender Terms and Conditions i.e., **Česká komora architektů (Czech Chamber of Architects), Josefská 6, 118 00 Praha 1** (tender bids should not be sent to that address!!!, this "sender's identity" is written there only because of the anonymity reason).

If a tender bid is sent by Postal Service or some other public mail service from outside the Czech Republic, the participant puts on the name and the address of the professional association, in which he or she is registered according to the law valid in the sender's country, or the address of some other public organisation with which he or she can agree on this procedure, in accordance with Paragraph 6.15.3 in the Tender Terms and Conditions because of the necessity to maintain the sender anonymous.

6. At P.01 Program of construction: Referring document P01, when the documentation with the expected placement of parking will be available?

The Tender materials have been supplemented with the prepared land study and they are available for downloading together with other tender materials at the address:

<https://ulozna.ostrava.cz/data/public/1c4b72.php>

We wish to turn your attention to the fact that this is only for your information: It has been verified that there are no engineering networks or any other constructions, which would make the project impossible, in the given place. However, it depends on considerations of participants in which way and where the necessary parking would be proposed.

7. At P.01 Program of construction: Will be the Community House in the City of Ostrava closed during construction works on the extension and during the revitalisation of this object, or the construction works will be phased to maintain partial operations of the Community house for the public?

We may expect the following construction phases during the implementation of the construction: 1. Implementation of the extension of the big concert hall, including the related technical and operational backgrounds. 2. After the extension finalisation, it will be utilised by the Janáček Philharmonic Orchestra and reconstruction of the existing Community House should start, while the Orchestra background will be moved to substitute areas during the Community House reconstruction.

8. At P.01 Program of construction: Must be the program of construction implemented in a new building or could that be (even partly) placed in the existing building?

The program of construction can be implemented within the extension/new construction or within the existing object unless the program of construction requires explicitly otherwise. Considering Paragraph 2.2.4 in the Tender Terms and Conditions, the Ordering Party leaves the decision on phasing the program of construction to the tender participants. However, the Ordering Party wishes to remind at the same time that Paragraph 2.1 in the Tender Terms and Conditions specifies the Ordering Party's objective to utilise, in the maximum way, the existing building of the "*Community House for all operations and the background related to operations of the Concert Hall while only the necessary minimum should be resolved in the form of an extension.*"

9. At P.01 Program of construction: Point 1 in the program of construction must be implemented in the new object (an extension) and Point 2 in the existing building. Could you specify where should Points 3 – 21 should be proposed – in the new or the existing building?

For the answer see Paragraph 8.

10. At P.01 Program of construction: Must be the utilisation of the existing building of the Community House respected and renewed again? Is there any space for a new program of construction at the disposal (P1. Program of construction) within the existing building?

The existing utilisation of the existing building of the Community House does not have to be respected and it does not have to be maintained. We expect changes in the utilisation of individual building spaces, especially when considering the new arrangement of operational relations with the newly implemented big Concert Hall. See Paragraph 8 for the placement of a new program of construction in the existing building.

11. At P.01 Program of construction: Do you have a precise program of construction containing space requirements on each required room or a group of spaces?

The Tender Ordering Party has decided on the tender announcement to “invited” architectonic teams which have got experiences from similar complicated constructions. Considering their result and professional repute and acknowledging qualities of called on participants, the Ordering Party does not wish to limit their visions or bound them by a precise or predetermined specification of the program of construction, including the localisation, and wishes to leave a larger space to their creativity.

12. At P.01 Program of construction: Point 20 “cleaning background”. Could you specify functions of this space?

This is a space covering the necessary background for the building cleaning by about 4-5 workers who will do the cleaning.

13. At P.01 Program of construction: Point 27. Are there any specific requirements on flats for employees? The size, a number of rooms, and the placement?

According to the tender material P.01 Program of construction, there are at least 5 flats required (this might increase to 10 considering the space availability in the existing building). Each flat should have 1 to 2 living rooms (the smallest floor area of a room is 8m²; if the flat has got only one living room, the floor area must have at least 16m²) and a kitchenette, which could be a part of a living room. There have not been any specific requirements established when it comes to the flat placements in the building. However, the Ordering Party wishes to point out that all newly placed flats must properly allow for sunlight. A flat allows for sunlight when the sum of floor areas of living rooms allowing for sunlight equals at least one third of the sum of the floor areas of all living rooms.

The accommodation capacities could be supplemented also with the space of a dormitory for about 15 – 20 people.

14. At P.01 Program of construction: Points 22. – 24: Could you specify the capacity/size and the type of trucks in the loading area?

When considering parking and entries of trucks, we have to take into the account the largest allowed sizes of vehicle sets consisting of the tractor and a trailer i.e., the max. width 2.55m, the max. height 4.08m, and the max. length 16.5/18.75m.

15. At P.02 Cut-out from Cadastre Map: How precisely is the area of interest determined – the setback distances and height limits for the extension?

In the case of question related to the specific determination of the area of interest and height limits, we refer the Tender Terms and Conditions Explanation No. 5 of 1 November 2018, Paragraph 1.

The setback distances are defined by the Bylaw No. 501/2006 Coll. on general requirements on the land use as amended. It determines the following:

The mutual distances of buildings must observe the urban, architectonic, environmental, hygienic, and veterinary requirements as well as the requirements by the protection of surface and underground waters, Government historical conservation, protection against fire, security, civil protection, prevention of serious accidents, and the requirements on daylight and sunlight and maintenance of the quality of the environment. The distances must also allow for the building maintenance and for the use of spaces in between buildings for technological and other equipment and activities like, for example, the technical infrastructure.

If there are windows of living rooms in some of the opposite walls of neighbouring buildings, the distance of the buildings must equal at least the height of the higher opposite wall. The distances of non living buildings are determined in the similar way.

The mutual distances are measured at the shortest line between the outside surfaces of peripheral walls, balconies, loggias, terraces, and also from the land lot borders and a road edge.

16. At P.08 Drawings: Could you send photos referred to on the AutoCAD drawings?

The Ordering Party does not have any photos referred to on Auto CAD drawings.

17. At P.08 Drawings: Is it possible to provide a topographical map of the land of interest and of the heights of surrounding buildings, or even of the City adjacent area?

The tender materials have been supplemented with a Cadastre Map of surroundings, including contour lines in the *.dwg format and they are available for downloading together with other tender materials at the address:

<https://ulozna.ostrava.cz/data/public/1c4b72.php>

18. P.11 3D model: Will we get a 3D model covering the interior of the existing building?

The technological capacity of the Ordering Party do not allow for the sharing of the 3D model of the interior (the clouds of points) because of the scale.

19. P.13 Bounding opinion by the History Conservation authority: Which parts of the existing building are protected and/or aesthetically important?

The building of the Community House in the City of Ostrava is protected as a whole, including small neighbouring architecture in the form of two poles and fountains. The simplified building-historical survey evaluated individual building structures and spaces using the scale from structures and existing spaces, making up the historical site substance, to secondary structures – the not valuable parts, spaces transformed in a non sensitive way (see the graphic part of the simplified building-historical survey, the drawings g1 – g9).

20. P.14 Simplified building-historical survey: English documents g1 to g9 do not allow for printing. Could you send the material P.14 in the format PDF, or the image format, or Auto CAD drawings?

The Tender materials have been supplemented with the drawings g1 to g9 translated into English in the format *.pdf and they are available for downloading together with other tender materials at the address:

<https://ulozna.ostrava.cz/data/public/1c4b72.php>

21. P.15 Black Cube: Could we get more information (heights and the mass drawing in *.dwg) about the “Black Cube” i.e., the building of the Moravian-Silesian Science Library? Could you confirm that that building will be implemented?

The local authority of the Moravian-Silesian region has passed the Resolution No. 7/670 on the start of preparations of the project “New Building of the Moravian-Silesian Science Library” on 14 March 2018. The project is currently at the stage of preparation of a change in the documentation for the Land Decision. This is the information currently available to the Ordering Party. At the moment, this documentation will be reworked considering the time shift from its preparation to the current situation. The Ordering Party cannot judge, at the moment, the scope of the reworks on the Black Cube.

22. **We have the problem when extracting zipped files P-04 and P-11. Would it be possible to share these files within a single archive?**

We are aware of problems related to the extraction of archives mentioned by you. The tender materials have been made accessible in the alternative way for downloading at the address:

<https://ulozna.ostrava.cz/data/public/1c4b72.php>

23. **At P.11 3D model: Could we ask you for sending us the file ArchiCAD in the form *.pla (the archive project with complete libraries and drawings added) instead of *.pln. As the available file *.pln cannot be used without additional files placed in PC of the worker creating it. There are many “libraries and items” missing in the file.**

The tender materials have been supplemented with library clouds which relate to the file *.pln mentioned by you. They are available for downloading together with other tender materials at the address:

<https://ulozna.ostrava.cz/data/public/1c4b72.php>

With best regards,

Ing. Eva Sebořská

Manager, Department

Of public orders and capital participation

“Signed electronically”

Appendix No. 1 - an image

Appendix No. 2 - Standard architect services and design documentation

Appendix No. 3 - Minutes from an inspection visit