

# [EDN]

The city district of Prague 10, in compliance with existing legislation:

- The Act on Public Procurement: no. 134/2016 Coll. – hereinafter „the Act“, as last amended
- The Competition Code of the Czech Chamber of Architects dated 24th April 1993, as last amended
- The Building Act no. 183/2006 Coll., on Town and Country Planning and Building Code, as last amended
- The Act on the Practice of Certified Architects and Chartered Engineers and Technicians Engaged in Construction, as last amended
- Relevant provisions of the Civil Code, § 1772 to 1779 of the act no. 89/2012 Coll., as last amended

announces a design contest:

## New Eden

## Prague 10 House

that is open, two-phase, architectural-urbanistic, with subsequent commission

and issues the following

# COMPETITION CONDITIONS

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**CCEA MOBA****1) CONTRACTING AUTHORITY****1.1 Contracting authority**

City District Prague 10  
 Vršovická 1429/68, 101 38 Praha 10  
 IČO 00063941  
 representative: Renata Chmelová, Mayor of Prague 10  
 praha10.cz

**1.2 Organizer**

CCEA MOBA: MOBA studio s.r.o.  
 U Půjčovny 953/4, 110 00 Praha  
 IČO 61459712  
 representative: Igor Kovačević, CEO  
 cceamoba.cz

**2) JURY****2.1 Jury****2.1.1 Dependent members**

**Martin Valovič**, Deputy Mayor  
**Jana Komrsková**, 1<sup>st</sup> Deputy Mayor  
**Milan Maršálek**, Prague 10 representative  
**Martin Sekal**, Prague 10 representative - alternate  
**Michal Kočí**, Prague 10 representative - alternate  
**David Kašpar**, Deputy Mayor - alternate

**2.1.2 Independent members**

**Günter Katherl**, architect, caramel.at  
**Ivan Kroupa**, architect, ivankroupa.cz  
**Oana Radeş**, architect, shift-au.com  
**Martina Buřičová**, architect, caraa.cz  
**Alexandra Georgescu**, architect, kogaa.eu – alternate

**2.2 Jury assisting bodies****2.2.1 Secretary**

Igor Kovačević, CCEA MOBA igor@cceamoba.cz

**2.2.2 Competition entries examiner**

Karin Grohmannová, CCEA MOBA

**2.3 Invited experts**

Pavel Ludvík, Development and conception Prague 10  
 The jury is authorized to ask the contracting authority to invite other specialists.

**3) COMPETITION SPECIFICS****3.1 Type of competition****3.1.1 Based on the subject**

Architectural-urbanistic

**3.1.2 Based on accessibility**

Open

**3.1.3 Based on number of phases**

Two-phase

**3.1.4 Based on following action**

Commission follows

**3.2 Competition language**

The competition will run in Czech and English languages. The competition designs should therefore be either in Czech or English. In the second phase, it is recommended for the design to be bilingual (cz+en).

**3.3 Electronic tool**

All contestants must use an electronic tool (profile of contracting authority) for all communication including design submission. Registration in the electronic tool is needed.

<https://tenderarena.cz/dodavatel/seznam-profilu-zadavately/detail/Z0000859>

**3.4 Conditions approval****3.4.1 Jury**

The conditions were approved by the jury after its constitutive meeting per rollam.

**3.4.2 Czech Chamber of Architects (CCA)**

The CCA approved of the conditions by letter no. 357-2021/DM/Ze.

**3.4.3 Contracting authority**

The conditions were approved by the Prague 10 Council by Resolution No. 383 of 18 May 2021.

**3.4.4 Competition launch**

The competition starts and submission is possible by the day the announcement is published on the Tender Electronic Daily – CZ (<https://www.vestnikverejnychzakazek.cz/>).

**4) COMPETITION BRIEF****4.1 Competition subject**

The subject of the competition is the design of a house for the city district of Prague 10 and the design of the concept of the surrounding public spaces. The apartments will deal with about 50 percent of HPP, supplemented by a cultural and commercial function.

The estimated construction costs for the implementation are CZK 650 million without VAT. The competition will verify these estimated costs and will serve as an indicator for their possible updating.

Requirements for solving the subject of the competition are defined in Annex P.01 Brief and are set as recommended.

**4.2 Competition aim**

The aim of the competition is to choose and award the best design - solution to the competition subject that will meet the contracting authority requirements as presented in these competition terms and conditions, and requisites, and to choose contestants with whom the contracting authority, in private negotiations in compliance with the provision of § 143 subsection 2, and § 65 of the Act (hereinafter the "PN"), will negotiate a contract in compliance with section 3 of these competition terms and conditions.

The aim of the competition is to find a partner for a quality project - from completing the design to its successful implementation.

## 5) TERMS OF PARTICIPATION

### 5.1 Contestant

The participant in the competition can be a natural or legal person or their association. As the participant is defined within the competition, they will be negotiated with and act when signing the commission. Other collaborating persons, authors, or co-authors can be mentioned in the PP.01 document.

### 5.2 Terms of entering the competition

#### 5.2.1 Conditions of Czech Chamber of Architects

Neither a participant nor a member of the team listed in the PP.01 document and, in the case of a legal entity, members of their statutory bodies cannot have directly participated in the preparation of the competition or cannot be a person mentioned in these conditions and persons close to them. Who is not allowed to participate in the competition is defined in detail in § 3 paragraph 2 of the CCA Competition Guidelines.

#### 5.2.2 Basic and business competence

- a) Every natural or legal person, in the case of a legal person also a statutory body, must fulfill the basic competence pursuant to Section 74 of the Act (details in annex PP.02);
- b) Every natural or legal person must be registered in the Commercial Register or other records (does not apply to natural persons and their companies), or have a business license for project activity in construction (does not apply to persons performing the activity of an architect as a free profession).

#### 5.2.3 Professional qualification

Contestants must be authorized persons according to the Act on the Performance of a Profession (Czech law), or authorized architects according to the law of the state of which they are citizens or in which they have their registered office.

### 5.3 Proof of compliance with the terms

#### 5.3.1 Sworn statement

Contestants prove they meet competition terms and conditions by submitting a signed statement (annex PP.02 is a template sworn statement).

#### 5.3.2 Proof of compliance with the terms for teams of more than one natural person

All natural persons must fulfil conditions of the CCA and basic competence. Each of them proves this by signing the sworn statement (PP.02). Other conditions must be fulfilled by at least one of the natural persons.

#### 5.3.3 Proof of compliance with the terms for teams of more than one legal person

Each legal person must fulfil conditions of the CCA and basic and business competence. Other conditions must be fulfilled by at least one of the legal persons. Legal persons prove they meet qualification requirements in compliance with § 74 subsection 2 of the Act.

#### 5.3.4 Proof of fulfillment of the terms for participation in the competition through another person

The participant is entitled to prove the fulfillment of the professional qualification through another person. However, this person must (or will have to be) the author or co-author of the proposal.

#### 5.3.5 Proof of compliance with the terms for foreign contestants

Foreign contestants prove they meet the terms of entering competition in ways and extent their country of origin legal system requires them to.

### 5.4 Consequences of non-compliance with the terms for participation

If the participant does not provide the PP.02 document(s) proving the fulfillment of the terms for participation in the competition, the contracting authority shall invite them in writing to deliver the required documents within 10 days. In the case of a participant who has submitted a prize-winning or honorably mentioned proposal, the contracting authority shall suspend the evaluation meeting of the jury by the end of this period. If the participant does not provide the required documents by the end of the period, the contracting authority will exclude them from the competition.

## 6) SCHEDULE OF THE COMPETITION

### 6.1 Submission

#### 6.1.1 How to submit

The design is submitted both electronically and physically. Electronically via electronic tool only, physically to the address of the organizer, mon-fri, 10:00 – 17:00 h.

MOBA studio s.r.o.

U Půjčovny 953/4

110 00 Praha 1

All parts of the design should be in one package with the name of the competition on it “New Eden - Prague 10 House”.

#### 6.1.2 Deadline – Phase 1

The deadline for submitting both electronically and physically is **17. 9. 2021, 14:00 CET**. The deciding factor is the time of receipt by the electronic tool and the actual presence at the organizer’s address.

#### 6.1.3 Deadline – Phase 2

The deadline for submitting both electronically and physically is **19. 11. 2021, 14:00 CET**. The deciding factor is the time of receipt by the electronic tool and the actual presence at the organizer’s address.

#### 6.1.4 Late submission

If submitted late, or not via electronic tool or to a wrong address, the contracting authority will not regard it as a participant in accordance with the Act and will not be evaluated in the competition.

### 6.2 Entries examination

The entries are going to be examined formally after the deadline. The timely, correct submission will be checked as well completeness of the proposal, and its anonymity. The examiner will report their findings to the jury and will mark the proposals with number under which they will be known to the jury and Contracting authority.

### 6.3 Evaluation meeting

Jury meeting date will be set during the competition.

### 6.4 Invitation to Phase 2

Based on the jury’s decision, 6 contestants are expected to be invited to the Phase 2. With the invitation comments and recommendations of the jury will be sent out, together with detailed requests for the design elaboration, and specified competition conditions.

### 6.5 Exclusion of the contestants between phases

Those not advancing to the Phase 2 will be formally excluded from the competition. This is to comply to the Czech law. They will receive notification of exclusion from the procurement procedure, which will include the Competition protocol.

### 6.6 Competition protocol

The secretary (or other responsible person) will take minutes from each jury meeting. All present at the meeting are to sign the minutes.

The protocol will contain mainly:

- a) Minutes from the jury meetings, incl. voting results
- b) Decisions on exclusion and list of all proposals
- c) Evaluation criteria application (specification)
- d) Evaluation of all proposals

- e) Division of prizes, honorable mentions and jury comments to them
- f) Lists of attendance from the jury meetings

## 7) COMPETITION END

### 7.1 Decision on the competition results

#### 7.1.1 Best design selection

When selecting the best design, the contracting authority is bound by jury decision. The contracting authority will authorize best design selection within 90 days of the jury decision. For reasons listed in § 148 subsection 7 of the Act and § 11 subsection 1 of the Competition Code the contracting authority can decide on new competition designs assessment.

#### 7.1.2 Competition results announcement

The contracting authority will announce competition results and best selected designs on the contracting authority profile within 10 days of best design selection authorization by the contracting authority. The announcement will be annexed with a competition protocol. The competition result will be published by the contracting authority after best selected designs decision is delivered, and that by means that were used to announce the competition.

### 7.2 Competition designs viewing

The day competition results and records are published is the start of a 15 days long deadline of competition designs viewing. Competition designs will be accessible at the contracting authority upon request.

#### 7.2.1 Competition end

The competition ends when:

- a) deadline for filing a protest against best designs selection expires in compliance with § 241–244 of the Act and § 13 of the Competition Code, if no protests are filed;
- b) if a protest is filed, the deadline for motion proposal to inquire into the contracting authority actions by the Office for the Protection of Competition expires in compliance with § 251 subsection 2 and 3 of the Act, if such proposal is not filed;
- c) if motion proposal is filed in compliance with § 251 of the Act, a decision on administrative procedure stop or proposal rejection comes into effect.

#### 7.2.2 Competition cancellation

The contracting authority reserves the right to cancel the competition. Should the competition be cancelled without announcing a new one, the contracting authority is obliged to compensate contestants who prove they had started working on a competition design before the cancellation (proportional share of up to the total prize money, i.e. a proportional share of CZK 3,000,000 is considered adequate). The proportionate share will be ruled by the contracting authority in cooperation with the jury, one contestant can receive max compensation of CZK 450,000.

### 7.3 Prize and award settlement

The prizes and honorable mentions will be paid to contestants no later than 50 days from the decision confirmation by the contracting authority (or cancellation), or within one week from an arbitration ruling notice, if such arbitration was conducted.

## CCEA MOBA

### 7.4 Public exhibition

A public exhibition of competition designs will open within 3 months after the best design decision was announced.

## 8) EVALUATION CRITERIA

### 8.1 Evaluation criteria

Criteria with no order of significance:

- a) Architectural and urbanistic quality of the public space – comfort and flexibility of use
- b) Architectural and urbanistic quality of the new town house – operation, orientation, logical links and user comfort
- c) Structural and technological solution with regards to the investment and running costs – functionality of energy efficiency concept

### 8.2 Evaluation

The jury will assess competition entries based on their knowledge and expertise. Such assessment will thus be a highly professional, yet subjective opinion of the jury. This way of assessment is generally considered standard in design contests and by entering the competition contestants express their consent with this way of assessment.

## 9) PRIZES AND SKETCH FEES

### 9.1 Sum total

Total sum for prizes and sketch fees is CZK 3,000,000.

### 9.2 Prizes

#### 9.2.1 First prize

First prize is CZK 1,200,000

#### 9.2.2 Second prize

Second prize is CZK 900,000.

#### 9.2.3 Third prize

First prize is CZK 450,000.

### 9.3 Sketch fee

An amount of CZK 450,000 will be distributed among the other participants in the 2nd phase of the competition, whose proposal will not receive any prize and will not be excluded from the competition during the evaluation. The maximum amount of the sketch fee per participant is set at CZK 150,000. The contracting authority will not award any honorable mentions.

### 9.4 Different prize money distribution

Under the conditions set out in § 12 para. 2 of the CCA Competition Rules, the jury may, in exceptional cases, decide to redistribute or not award some of the prizes or sketch fees.

## 10) DOCUMENTATION, SITE VISIT

### 10.1 Documentation accessibility

Competition conditions and complete documentation is accessible at:

<https://tenderarena.cz/dodavatel/seznam-profilu-zadavatelu/detail/Z0000859>

and on organizer's web (cceamoba.cz) since competition launch.

### 10.2 Documentation

#### 10.2.1 Design resources

The contracting authority provides contestants with the following digital resources:

- P.01. Competition Brief (pdf)
- P.02. Map (dwg)
- P.03. Current state of cultural house Eden (jpg)
- P.04. 3D model - surroundings (dwg)
- P.05. Photos (jpg)
- P.06. Photo to use for visualization (jpg)
- P.07. Orthofotomap (jpg)
- P.08. Description of planned projects and results of the questionnaire –
  - Reconstruction of the City hall building – Casua
  - Railway promenade & linear - Ing. arch. Tomáš Cach a kol.
  - Railway station Eden – Sudop Praha a.s.
  - Conversion of the former Koh-i-noor – Jakub Cigler architekti
  - Residential block Kodaňská - LOXIA Architectes Ingenierie s.r.o.
  - Final report from the NEW EDEN questionnaire
- P.09. Balance sheet template (xls)

#### 10.2.2 Administrative resources

- PP.01 Identification data – template (doc)
- PP.02 Sworn statement – template (doc)
- PP.03 Unbinding price offer – template (xls) – for the contracting authority to have an idea after competition, jury will not get this information.

#### 10.2.3 Competition resources use

Contestants pledge they will only use these resources to decide on their competition entry, and to work on a competition design.

### 10.3 Explanation (questions)

#### 10.3.1 Queries through the contracting authority profile/e-tool

Contestants can query competition terms and conditions in writing through preferred electronic communication by means of the e-tool.

#### 10.3.2 E-mail queries

Contestants can query competition terms and conditions in writing to the e-mail address of the competition secretary (Igor Kovačević, igor@cceamoba.cz) with the subject "EDN – QUESTION".

#### 10.3.3 Query deadline

Deadline is **31. 8. 2021**

#### 10.3.4 Query explanation

Explanation (answers) will be published, together with the original query and without inquirer's identification, on both the contracting authority profile and the competition website as supplementary information within 3 days of receiving a query (question). The contracting authority can also publish explanations without the original query.

### 10.4 Site visit

A tour of the competition site is planned between the first and second phases of the competition and will be attended by teams that will advance to the second phase of the competition. The tour will be without the participation of jurors. Further information on the date, time and place of the meeting will be provided in the form of additional information.

## 11) FOLLOW-UP NEGOTIATIONS AND COMMISSION

### 11.1 Private negotiations (JPN)

In compliance with the provision of § 143 subsection 2, and § 65 of the Act the contracting authority will negotiate a follow-up contract according to these competition conditions with all awarded contestants. Based on competition results awarded contestants will be invited to tender. If a contract is not signed with any of the invited contestants, i.e. with any of the competition awardees, private negotiations will be terminated without publication.

#### 11.1.1 Tendering by the top awarded contestant

The contracting authority will first invite the contestant whose design scored best to tender, and if a contract is signed with them, the negotiations are thus terminated.

#### 11.1.2 Tendering by the second top scoring contestant

If a contract is not signed with the first one, the contracting authority will invite the second best scoring contestant to tender, and if a contract is signed with them, the negotiations are thus terminated.

#### 11.1.3 Tendering by the third top scoring contestant

If a contract is not signed with the second one, the contracting authority will invite the third best scoring contestant to tender, and if a contract is signed with them, the negotiations are thus terminated.

### 11.2 Follow-up design contract conditions

#### 11.2.1 Evidence of compliance with the conditions for participation

A participant who is invited to conclude a contract on the basis of the results of the private negotiation procedure shall submit to the supplier the originals or officially certified copies of documents proving the fulfillment of the terms for participation specified in these competition conditions.

A participant who is not a citizen of the Czech Republic or does not have a registered office in the Czech Republic shall prove at the conclusion of the contract that they are a person authorized to perform selected activities in construction according to § 7 par. b) and § 30a of the Act on the exercise of a profession or proves a connection with another person who is authorized to perform selected activities in construction in the Czech Republic.

### 11.3 Commission extent

Based on the results of the competition, the contracting authority intends to award a contract for the processing of the following basic phases of services (FS) during the elaboration of project documentation in accordance with the new standards of the architect's services, i.e.:

FS 1 – Project preparation; FS 2 – Design – elaboration of the competition design; FS 3 – Land-use permit project; FS 4 – Building permit project; FS 5 – Construction project; FS 6 – List of works and supplies; FS 7 – Author supervision

The schedule of design work will be set so that construction work will begin in the spring 2027.

The contract will also include the processing of above-standard services and special professional services associated with the performance of the public contract, such as engineering activities, cooperation with the contracting authority, cooperation with the contracting authority in removing defects and unfinished work and putting the construction into use. The necessary surveys and

measurements will also be provided by the supplier, depending on the type and scope.

### 11.4 Estimated commission costs

The fee and the price of the work for the execution of the subsequent contract within the scope of these competition conditions will be determined on the basis of negotiations with the prize-winning participants. The CCA fee tariff will be considered, as well as the unbinding prizes submitted in the whole competition. The prize won in the competition will be counted into the fee for FS 1 and FS 2.

## 12) CONDITIONS ACCEPTANCE

### 12.1 Copyright

#### 12.1.1 Design copyright protection in the relation contestant - author

Ensuring the protection of copyright to the design, the participant shall prove the participant's identification data.

#### 12.1.2 Design copyright protection in the relation contestant – contracting authority

Competition design authors keep their copyright; they can publish their competition designs.

#### 12.1.3 Design reproduction and exhibition as part of the competition

By submitting their competition designs, the contestants consent with their free reproduction and exhibition as part of promoting the competition and its results.

#### 12.1.4 Competition design ownership

By submitting their competition designs contestants consent the contracting authority can use their author designs in this competition. Other use of competition designs or their part than those stated in these competition terms and conditions are to be consulted with and permitted by the authors.

### 12.2 Acceptance clause

#### 12.2.1 Consent of the contracting authority, organizer, jury, jury assisting bodies, and called-in specialists

By their participation in this competition the contracting authority, organizer, jury assisting bodies, jury members, and called-in specialist confirm they have read all competition terms and conditions, and they pledge they will abide by and honor these competition terms and conditions as a contract.

#### 12.2.2 Consent of the contestants

By submitting their competition designs contestants consent with all competition terms and conditions.

### 12.3 Dispute settlement

#### 12.3.1 Disputes

Contestants can dispute the contracting authority actions in the course of the design competition in compliance with part 13 of the Act, or in accordance with the CCA Competition Rules.

#### 12.3.2 Filing a dispute to inquire into the contracting authority actions

Motion proposal to review the contracting authority actions requirements, and further actions of the complaining party comply with provisions of § 249 and following of the Act.

## 13) COMPETITION ENTRY – PHASE 1

### 13.1 Requirements

#### 13.1.1 Obligatory requirements:

- To submit all parts of competition entry listed below;
- To submit the entry in time and properly as is described in these conditions;
- Anonymity of the competition entry as described in these conditions

Should these requirements not be met, it means the competition entry is excluded from jury assessment and will be disqualified.

#### 13.1.2 Recommended requirements

The requirements not listed as obligatory are considered recommended; failure to meet them is not a reason to exclude competition designs from jury assessment, or to disqualify contestants from the competition.

### 13.2 Parts of competition entry:

- Main presentation – “Panels”
- Detailed description – “Booklet”
- Identification – “Identification”
- Sworn statement – “Statement”
- Unbinding price offer – “Price”

### 13.3 Main presentation – “Panels”

#### 13.3.1 Layout and form

2 panels of B1 format, vertically. In the lower right corner there will be space of real size 3x3 cm for the examiner to write in the number of the competition entry. At the lower edge, there will be the name of the competition “NEW EDEN - PRAGUE 10 HOUSE”.

#### 13.3.2 Form of submission

**Panels will be submitted both electronically and physically** – Physically glued to kapa boards, electronically (via e-tool) as PDF with at least 150 dpi.

#### 13.3.3 Recommended content

panel 1 – public space:

- architectural-urban situation of the whole solved area with its surroundings - the main drawing, in which the urban and landscape solution will be shown, in which the entrance floors of the new town house will be inserted in the scale of 1:500
- brief description of the proposal, an explanation of the concept of the proposal with emphasis on the functioning of public space
- axonomic representation of the solved area with emphasis on the town house

panel 2 – town house:

- at least one exterior visualization of a town house
- typical floor plans with basic dimensions, 1:250
- at least 2 sections with basic dimensions, 1:250
- at least 2 elevations with basic dimensions, 1:250
- at least 1 interior visualization.

#### 13.3.4 Additional content

Additional content is allowed.

### 13.4 Detailed description – “Booklet”

#### 13.4.1 Layout and form

Booklet of A4 format, vertically.

In the lower right corner of the title page, there will be space of real size 3x3 cm for the examiner to write in the number of the competition entry. At the lower edge of the title page, there will be the name of the competition “NEW EDEN - PRAGUE 10 HOUSE”.

#### 13.4.2 Form of submission

**The booklet will be submitted both electronically and physically** – Physically in at least one copy (two are preferred), electronically (via e-tool) as PDF with at least 150 dpi.

#### 13.4.3 Recommended content

- Title page
- Annotation, 200 words approx
- description of the solution of public space - urban principles, greenery, landscaping, water management, selected types of surfaces and materials, etc.
- description of the chosen transport solution with regard to the different modes of use (normal operation, cultural events, etc.)
- description of the architectural solution of the new town house - including links to the surroundings and the operational, constructional and material solution and a description of the energy concept of the building
- completed balance sheets (provided in documentation) for the solved area and the proposed and reconstructed building

A description of the proposal is not limited to the form of the text, it is recommended to supplement it with diagrams, sketches and other explanatory outputs to communicate the proposal as clearly as possible to the jury.

#### 13.4.4 Additional content

Additional content is allowed.

### 13.5 “Identification”, “Sworn statement”, “Price”

The identification, sworn statement, and unbinding price offer are completed templates provided as part of the documentation and resources.

These documents will not be given to the jury.

#### 13.5.1 Form of submission

These documents will be submitted electronically only (via e-tool) as separate PDF files.

### 13.6 Binding conditions for the anonymity of the competition entry

Proposals will be presented anonymously. No part of the competition proposal (with the exception explicitly stated in the competition conditions) may contain the name, address or other graphic mark of the participant, which could lead to his identification and thus to a breach of anonymity. Proposals that violate anonymity will be excluded from the competition by the contracting authority.

## 14) COMPETITION ENTRY – PHASE 2

### 14.1 Specification of the requirements for the proposal in the 2nd phase

The requirements and recommendations concerning the competition proposal will be specified in the invitation to participate in the 2nd phase of the competition. Expected are 6 panels of B1 format with graphic outputs, and booklet, and list of team members. The detail of the elaboration of the proposal is assumed to be 1:200.

The 2nd phase of the competition will be anonymous, similarly to the 1st phase.