

Competition Conditions

The time has come for the Palace Hotel to once again become a lively place - a home for new residents, open for services and unexpected meetings in the heart of Ostrava.

©MOBA studio s.r.o.

All rights reserved. Any republication, reprinting or distribution of any material or part of material of a textual or pictorial nature published in this document and its appendices is prohibited without prior permission. It does not apply to the contracting authority of this competition.

„Palace Ostrava: housing, hotel, and downtown life“ is architectural and urban design competition with the parameters of a competitive dialogue,

which is announced and will be conducted in accordance with the Czech legal order, in particular:

- Competition Rules of the Czech Chamber of Architects of 24 April 1993, as amended;
- Building Act: no. 283/2021 Coll. Building Act (new), as amended;
- Act on the Practice of the Profession: no. 360/1992 Coll, No. 121/200 Coll., on the exercise of the profession of authorised architects and on the exercise of the profession of authorised engineers and technicians active in construction, as amended, hereinafter referred to as the “Act on the exercise of the profession”;
- Copyright Act: No. 121/200 Coll., on copyright, on rights related to copyright and on amendments to certain acts (Copyright Act), as amended;
- Relevant provisions of the Civil Code: No. 89/2012 Coll., Civil Code, as amended.

This is not a public contract; the contract for the design work will be concluded by a private contracting authority.

Discussion of competition conditions

Jury

The competition conditions were discussed by the jury at the constitutive meeting on 28.4.2025. The competition conditions were agreed by the jury by per rollam vote.

Czech Chamber of Architects

The Czech Chamber of Architects (CCA) issued a regularity clause to the competition conditions.

Contracting authority

The competition conditions have been approved by the contracting authority ANTRACIT Palace 2 s.r.o. by signing this document.

Specification

The competition is announced as

- competitive dialogue
- architectural-urban design
- non-anonymous
- international

1. Subject of the competition

The subject of the competition is the solution of the building block of the Palace Hotel in Ostrava. The entire complex of the former Palace Hotel is a witness to the changing ideals, ideas and rhythm of the city over the decades. The competition is looking for a solution that combines historical value with the needs of the present.

The basic structure of the future operation is a combination of rental housing and hotel facilities complemented by services and amenities on the ground floor. The solution also includes the design of the open urban structure in the city centre. Detailed requirements are set out in Annex P.01 of the Specification. All these requirements, although formulated after careful consideration, are recommendatory in nature.

The aim of the competition is to find a partner with whom the contracting authority will be able to create a quality project from the completion of the design to its successful implementation, and to contribute to the transformation of the site into an attractive and functional place.

The estimated investment costs for the implementation are 600 million CZK. The competition will also verify the feasibility of the estimated investment costs. construction costs can be found at https://www.cenovasoustava.cz/dok/ceny/thu_2025.html. Please note that prices are calculated per m³ of built-up space, not per m².

2. Timeline

6. 6. 2025, 20:00	deadline: application (8 pm Ostrava time)
16. 6. 2025	jury: selection of 5 teams & information to all applicants about the result
30. 6. 2025	workshop 1: site visit, presentation of the assignment for the participants and provision of more detailed documents
22. 8. 2025	deadline: submission of work-in-progress proposals
1. 9. 2025	workshop 2: konzultační prezentace návrhů pro porotu
31. 10. 2025, 14:00	deadline: submission of the final competition proposal
7. 11. 2025	final presentation for the jury

Workshop attendance in person is mandatory.

The report on the evaluation of proposals with the content according to § 10, paragraph 9 of the Competition Regulations of the CCA will be sent to all participants of the competition 10 days after the decision of the contracting authority. The evaluation report shall be signed by all voting members of the jury present.

3. Conditions of participation

Each participant must:

- meet the conditions from Section 3(2) of the CCA Competition Regulations
- have a business licence for design activities in construction or a foreign equivalent
- have an authorisation, namely A1, A0 acc. to CCA or a foreign equivalent

The detailed wording of the conditions of participation and exceptions is set out in Annex PP.02 Sworn statement, the signing of which demonstrates compliance

with the conditions in the competition.

A binding condition for participation in the competition is the timely submission of the application and the proposal, all other conditions are recommended.

Foreign participants do not need a Czech partner to participate in the competition. It is certain that they will need them at the latest for the completion of the study and subsequent stages of the project documentation.

4. Jury

Independent part

Pascal Müller, architect – Jury Chair

Silvia Forlati, architect

Michaela Yaparsidi, architect

Jiří Klokočka, architect

Marek Řehoř, architect – alternate

Petr Kunderát, architect – alternate

Dependent part

Zuzana Bajgarová, CEO of ANTRACIT – Jury Vice-Chair

Jan Hasík, managing director of ANTRACIT and chairman of the board of PURPOSIA GROUP

Tomáš Macura, financial manager of ANTRACIT

Michaela Dvořáková, marketing manager of ANTRACIT and operations manager of Kampus Palace – alternate

Tomáš Kosa, managing director of ANTRACIT and vice-chairman of the board of PURPOSIA GROUP – alternate

Karel Malík, project manager of ANTRACIT – alternate

Invited experts

Michal Zezula, National Heritage Institute

Martin Strakoš, National Heritage Institute

Ondřej Vysloužil, MAPPA (City Studio of Spatial Planning and Architecture

Ilona Rozehnalová, Beautification association Za krásnou Ostravu

Petr Frýdl, hotel industry expert, Czech Association of Hotels and Restaurants – Chair of the Moravian-Silesian Region Section

In the course of the competition, the jury may ask the contracting authority to invite other experts.

5. Evaluation criteria

– Architectural quality - creative, sustainable and timeless architectural design of the reconstruction and extension

– Urban context - treatment of nearby publicly accessible spaces, material composition with regard to quality functional and operational links

– Design economy - cost-effectiveness of investment, operation and maintenance, effective integration of the principles of circular economy

– Benefit for city residents and visitors

6. Jury evaluation

The jury will evaluate the applications and proposals according to the above criteria, based on the knowledge and experience of its members. Such evaluation will be the professional but subjective opinion of the jury. This method of evaluation is standard in architectural competitions and by participating in the competition, the participants agree to this method of evaluation

7. Prizes

The sum total of prizes is 2.650.000 CZK; to be divided between 5 contestants

1st prize 800.000 CZK

2nd prize 600.000 CZK

3rd prize 450.000 CZK

4th prize 400.000 CZK

5th prize 400.000 CZK

9. Documentation

P.01. Brief (pdf)

P.02. Maps, plans, drawings (dwg)

P.03. 3D model of the surroundings (dwg)

P.04. Photos (jpg)

P.05. Ortho photomap (jpg)

PP.01 Identification data – template (pdf)

PP.02 Sworn statement – template (pdf)

Further and more detailed materials, such as the geodetic survey and data from geological investigation boreholes, will be provided to participants during Workshop 1. An overview of applicable municipal requirements, legal frameworks, and building regulations, including information on heating systems and the servicing of the hotel kitchen will be provided.

10. Application

The application will include 3 files:

– Completed form PP.01 Identification,

– Signed statement PP.02 and

– Presentation of the contestant and their portfolio (1920 x 1080) – reference projects – in pdf format (150 dpi) of 4 pages.

Page 1: introduction of the individual, studio or team applying for the competition

Pages 2–4: description of 3 reference projects.

Description should include (a) name and location, (b) timeline and implementation stage (c) investor and investment amount, (d) team and collaborators.

Three is a recommended number, so that each reference project could be on its own page. Key for the reference projects is showing their relevance to the subject of the competition and/or explaining to the jury why, thanks to them, the application should be selected. Presentation of at least one completed project is not a mandatory requirement, but may be an advantage.

The application must be submitted via the application system on the competition website by 6. 6. 2025, 20:00 h. (8 pm, Ostrava time)

The contact person for application questions is the examiner Karin Grohmannová, karin@cceamoba.cz.

Timeliness of submission is a mandatory requirement.

10. Requirements for the competition proposal

The scope and content of the presentation for workshop 2 and the proposal for the final presentation will be gradually specified in the following dates:

- 17. 6. 2025 Specification of the programme of workshop 1, documentation
- 25. 6. 2025 Requirements for the proposal/presentation during workshop 2
- 25. 9. 2025 Requirements for the final proposal/presentation

Workshop 1 will involve a digital presentation, its printed form as a workbook and a material model, detail thinking about the design in an approximate 1:200 scale. For the final presentation, in addition to the digital one, it is expected to submit 4 B1 panels, a workbook and a physical model. The level of detail is tentatively expected to be 1:100, and higher for important details.

The digital version of the proposal will be submitted one week prior to the presentations; the printed version and model will be submitted on the days of Workshop 2 and the final presentations. Exact dates will always be included in the guidelines and requirements (see schedule above), as will formats, recommended content and scales.

11. Copyright

The authors of the competition entries retain their copyright, may publish their entries after the end of the competition and may use them again in another case. By submitting their entries, entrants agree to the use of their copyrighted works for the purposes of this competition and to the free reproduction and display of their entries to promote the competition and its results.

The use of the competition entries or parts thereof for other purposes is subject to the express permission of the authors.

The winning participant is expected to cooperate with the awarding authority on selected PR activities related to the promotion of the competition and the resulting design.

12. Scope of the subsequent contract

The contracting authority intends to award a contract for the preparation of a complete building design in accordance with the standards of architect's services according to the CCA on the basis of the results of the competition.

13. Contact person for information about the competition and the brief

Competition secretary

Igor Kovačević, ask@cceamoba.cz

Participants may submit questions in writing up to 14 days before the end of the competition phase. Subject of the email: 'POS - QUESTION'.

The answers will be published by the organizer without the identity of the questioner on the competition website: www.cceamoba.cz/souteze/pos

14. Language

The competition is announced and will be held in Czech and English. Slovak language is also accepted for applications and proposals.

Competition conditions and documents are published by the contracting authority in Czech and English. In case of differences, the Czech version is valid.

15. Contracting authority

ANTRACIT Palace 2 s.r.o.

Lihovarská 689/40a, 718 00 Ostrava, ID: 21836019

represented by: Zuzana Bajgarová, on the basis of a power of attorney

16. Organizer

CCEA MOBA: Moba studio s.r.o.

Turkmenská 1420/2, 101 00 Praha, ID: 61459712

represented by: Igor Kovačević, CEO

Competition secretary: Igor Kovačević

Examiner of the proposals: Karin Grohmannová, karin@cceamoba.cz

Preparation of competition documentation: Kamila Dršata, Marina Gonthier,
Kateřina Juříčková Šrámková, Mirjana Mojić, Yvette Vašourková, Moba
studio s.r.o.

17. Final Provisions

The Contracting authority has the right to cancel the competition. In the event of cancellation of the competition without a subsequent re-announcement, the contracting authority is obliged to pay appropriate compensation (which is deemed to be a proportionate share of up to the total prize amount) to each of the participants who proves that they have sufficiently developed or elaborated the competition proposal before the cancellation of the competition. The amount of the proportionate share will be decided by the contracting authority and the jury, but will not exceed CZK 450 000 per participant.

Participants may lodge objections to the contracting authority's procedures in the design competition in accordance with Section 13 of the CCA Competition Regulations.

By participating in the competition, the contracting authority, the organiser, the jury and the invited experts confirm that they have read all the competition conditions and undertake to observe and honour these competition conditions as a contract.

By entering the competition, participants agree to all the competition conditions.

After the end of the competition, a public exhibition will be organised by the contracting authority.

Signed in the Czech version by
Zuzana Bajgarová, ANTRACIT Palace 2 s.r.o., CEO