

TENDER DOCUMENTATION

for above-the-threshold public contract for services awarded in the **competitive dialogue procedure**, pursuant to Act No. 134/2016 Coll., on public procurement, as amended (Public Procurement Act hereinafter "PPA"), taking into account the Competition Regulations of the Czech Chamber of Architects (CCA), entitled:

„Přerov: Revitalization of the Strojař Site“

This tender documentation serves as an **invitation to submit Applications for Participation in a competitive dialogue** pursuant to Section 68(2) and (3) of the Public Procurement Act for an above-limit public service contract.

Abstract of the Tender Documentation

Contracting authority	The Statutory City of Přerov
Competition type	Competitive dialogue
Deadline of Application for participation	6 September 2024
Approach to solution	25 September 2024
Workshop I	18 October 2024
Workshop II – presentation	13 December 2024
Final submission of proposals	21 February 2025

Prize money	5 x 440 000 CZK
Mandatory use of electronic tool	NEN

Conditions for participation

Professional competence	Design activities in construction, Authorized Architect A1 a A0
--------------------------------	---

Technical qualification At least one (1) architectural study, competition proposal, project documentation or implementation of a new building, reconstruction or transformation of a residential building or other public building in the last 10 years

1. Identification data

Name of contracting authority	The Statutory City of Přerov
Identification No.	00301825
Address of registered office	Bratrská 709/34, Přerov I-Město, 750 02 Přerov 2
Person authorized to represent the contracting authority	Ing. Petr Vrána
Data box ID	etwb5sh
Name of public contract	Přerov: Revitalization of the Strojař Site
Public contract type and mode	Above-the-threshold public contract for services
Profile of contracting authority	https://nen.nipez.cz/profily-zadavatelu-platne/detail-profilu/zakazkymestoPrerov
Starting date of tender procedure	27. 06. 2024
Deadline for submitting applications to participate	06. 09. 2024, until 14:00
Representative of the contracting authority - administrator	MOBA studio s.r.o.
Person authorized to represent company	Ing. arch. Igor Kovačević, Ph.D., executive
Identification No.	61459712
Persons involved in the preparation of the Tender Documentation	Igor Kovačević - sekretář Yvette Vašourková Kateřina Juříčková Šrámková Karin Grohmannová Kamila Dršata Štěpán Holub
Address of registered office	Turkmenská 1420/2, Vršovice, 101 00 Praha 10
Correspondence address	U Půjčovny 953/4, 110 00 Praha 1
Contact person / email, phone	Igor Kovačević , email: igor@cceamoba.cz phone: +420 222 222 521, mob: +420 603 810 083
Data box ID	mb5cici

2. Annexes to the Tender Documentation

Annex No. 1:	Editable annexes <ul style="list-style-type: none"> Cover sheet of the request for participation Sworn statement List of important services
Annex No. 2:	Framework of the brief
Annex No. 3:	Template of the Professional Approach to addressing the contract
Annex No. 4:	Draft contract – valid is Czech version. English is informative version, czech version of the contract will be signed after competitive dialogue
Annex No. 5:	Sample for the price offer

Competition documents - for the development of the proposal

The following documents will be available only to the participants selected to elaborate their proposals:

- a) Model (Archicad, Revit)
- b) Map base from GIS system
- c) Project of the neighbouring house
- d) Orthofoto map
- e) Balance sheet – template to fill in

3. Jury / Evaluation committee

Dependent members

Petr Vrána
Tomáš Navrátil
Jan Horký

Alternates:

Vladimír Lichnovský
Miloslav Dohnal
Miloslav Skládal

Independent members

Michaela Horáková
Zuzana Drahotová
Regina Freimüller-Söllinger
Anne Catherine Fleith

Alternates:

Monika Konrad
Richard Kilo

Invited experts

František Jan Hrabina
Jiří Lapaček
Vojtěch Nezval
Petr Mlčoch – town secretary
Ivana Pinkasová - Head of Project and Investment Management
Ivana Šupová - Project and Investment Management Department
Alice Michalkova – city architect
Jan Nahodil – developer of the private building on the site

4. Specification of the contract's subject-matter

Subject-matter of the public contract

- 4.1. The subject of this tender is the provision of services consisting primarily in the completion of the winning architectural design and the preparation of complete project documentation and author's supervision according to the specification below for Přerov: Revitalization of the Strojař Site ("**construction**") and related actions specified in this tender documentation.
- 4.2. The subject of the contract will be performed on the basis of a contract concluded between the contracting authority and the selected contractor. The wording of the draft contract will be adjusted during the competitive dialogue and according to its results.
- 4.3. The schedule of design and preparatory work will be finalized during the competitive dialogue.
- 4.4. Classification of the Subject-matter of the contract performance according to the CPV code:
- | | |
|------------|---|
| 71000000-8 | Architectural, construction, technical and inspection services; |
| 71200000-0 | Architectural and related services; |
| 71221000-3 | Architectural services for buildings; |
| 71320000-7 | Technical designing; |
| 71246000-4 | Determining and compiling a cost estimate for the construction; |
| 71242000-6 | Preparation of designs and projects, cost estimation; |
| 71251000-2 | Architectural services and construction supervision. |
- 4.4. The Contractor shall elaborate complete Project Documentation in accordance with the Standard of Architect's Services and his/her documentation for designing buildings, issued by the Czech Chamber of Architects 2018, including procurement relating to the issue of a Zoning Permit and a Building Construction Permit according to the stages given below:
- Providing necessary surveys and research;
 - FS 1 – Project preparation;
 - FS 2 – Building Design;
 - FS 3 and FS 4 – Documentation for building permit;
 - Procurement (engineering) activity FS 5 - Documentation for construction implementation (i.e. selection of the construction contractor);
 - FS 6 – List of works and supplies;
 - FS 7 – Author Supervision;

- Energy assessment (according to Act No. 406/2000, on energy management.

Place of execution of the public contract

- 4.5. The place of execution of the public contract is Strojař Site in the cadastral territory of the City of Přerov. (c. t. Přerov: p. no. 3820, 3800/1, 3800/2, 3800/7, 3800/8, 3800/9) and affected adjacent plots. The place of performance of the public contract is also the workplace of the selected contractor.

Duration of execution of the public contract

- 4.6. The execution of the public contract will commence after the contract concluded with the contracting authority and the selected contractor becomes effective. The contracting authority assumes that the contract with the selected contractor will be concluded at the end of the competitive dialogue. The construction is expected to start in 2026
- 4.5. Due to the complexity and temporal unpredictability of this competitive dialogue procedure, the Contracting Authority is not in a position to specify specific dates for the commencement and completion of activities.

Estimated value of the public contract

The estimated value of the public contract is CZK 19,200,000,- excluding VAT, of which the amount reserved for payments (remuneration) in the competitive dialogue is CZK 2,200,000,- excluding VAT and CZK **17,000,000,-** excluding VAT represents the estimated value for the subject of performance of the public contract.

5. Justification of the use of competitive dialogue

- 5.1. The Contracting Authority identifies its needs and objectives in this tender documentation but is unable to identify the ideal solution to meet them.
- 5.2. The languages of the tender procedure are Czech and English. In the event of a conflict, the Czech version shall always prevail. The tendering procedure is not anonymous and is open to all potential participants.
- 5.3. The competitive dialogue will take place in several phases, in each of which the contracting authority may deal with the participants in the tender procedure separately.

6. Access to tender documents and communication in the tendering procedure

- 6.1. The complete tender documentation is published on the profile of the contracting authority:
<https://nen.nipez.cz/profil-y-zadavateleu-platne/detail-profilu/zakazkymestoPrerov>
- 6.2. The contracting authority will communicate in the procurement procedure in accordance with § 211 of the ZZVZ **by electronic means**.
- 6.3. Communication of the participant to the contracting authority will be made through the contact person of the tender procedure (the representative of the contracting authority, here specifically MOBA studio s.r.o., see 1. Identification data) - (1) on the profile of the contracting authority, (2) via the data box of the representative of the contracting authority and (3) by sending an e-mail to his address. In particular, the tender contact person is authorised to receive requests for clarification of the tender documentation.
- 6.4. In its request for participation, the tenderer shall indicate a contact person in relation to this procurement procedure. It will include a contact address, telephone number and e-mail address to which, in particular, requests for completion or clarification of the request for participation or tender, notices of exclusion of a tenderer and other documents and information related to the procurement procedure may be delivered.
- 6.5. The final submission of the tender must be made via the aforementioned electronic tool. Registration in this system is therefore required for the submission of the tender. This registration is free of charge. The contracting authority strongly recommends that contractors make the necessary registration well in advance of the submission of tenders.
- 6.6. The electronic encryption key, if it is necessary to use it, will be generated and published on the contracting authority's profile together with the tender documentation.

7. Explanation of the tender documentation and changes or additions

- 7.1. The tenderer is entitled to ask the contracting authority for a written explanation of the tender conditions - a question. The written request must be received by the contracting authority (contact person) no later than 8 working days before the deadline for submission of requests to participate/tenders. Explanation of the tender documentation will be provided in accordance with the provisions of Section 98 of the Public Procurement Act.
- 7.2. The contracting authority may provide an explanation without prior request.
- 7.3. The contracting authority shall send/publish an explanation of the terms of reference within 3 working days of receipt of the question.
- 7.4. The contracting authority shall publish the clarification of the terms of reference, including the exact wording of the request, on the contracting authority's profile.

8. Conflict management

- 8.1. Tenderers may file objections against the contracting authority's procedures in the procurement procedure in accordance with Part Thirteen of the Act, or in accordance with Section 13 of the CCA Competition Regulations.
- 8.2. The requirements for a petition for initiation of proceedings for review of the acts of the contracting authority and other actions of the complainant are governed by the provisions of Section 249 et seq. of the Act.

9. Conditions for participation in the competitive dialogue

9.1. The contracting authority requires demonstration of compliance with the basic eligibility according to § 74 of the ZZVZ. The contracting authority also requires proof of compliance with the conditions in terms of Section 3 of the CCA Competition Regulations.

The basic eligibility and the conditions set out in the CCA Competition Rules are listed in Annex 1 b) Sworn statement.

9.2. The contracting authority also requires proof of professional competence.

9.3. The contracting authority further requires demonstration of compliance with technical qualification pursuant to Section 79(2)(b) of the ZZVZ, to the following extent.

This requirement will be met by the contractor presenting a list of significant services provided prior to the start of the procurement procedure (including the price and duration of the services and identification of the client) according to the following specification:

In the last 10 years prior to the start of the tendering procedure, the contractor has provided services similar to the subject of this tender for:

- at least one (1) architectural study, competition proposal, project documentation or implementation of a new building, reconstruction or transformation of a residential building or other public building

Method of proving the conditions for participation in the request for participation

9.4. Basic eligibility and fulfilment of the conditions in terms of Section 3 of the CCA Competition Regulations shall be demonstrated in the application for participation by submitting a sworn statement, a template of which is included in Annex 1 to this tender documentation.

9.5. The Contracting Authority draws attention to the fact that the selected (winning) contractor will be obliged to submit originals or certified copies of documents proving the fulfilment of the qualification.

The selected ('winning') contractor shall demonstrate compliance with the basic qualification conditions by submitting (a) an extract from the criminal records, (b) a certificate from the competent tax office and (c) a certificate from the competent district social security administration, (d) an extract from the commercial register, or

a written affidavit if not registered in the commercial register, and (e) in relation to excise duty and health insurance, a written sworn statement by the contractor.

In accordance with the provisions of Section 45(3) of the ZZVZ, the contractor shall be entitled to submit a similar document in accordance with the law of the State of its registered office in which the document is issued. Such a document shall be submitted by the contractor with a **simple translation into the Czech language**. If the required document is not issued under the relevant legal system, it may be replaced by a sworn statement.

9.6. The contractor shall demonstrate professional competence by submitting:

- proof that they are authorised to conduct business in the scope corresponding to the subject of the public contract, if other legal regulations require such authorisation, i.e. the contractor shall submit proof of authorisation to conduct business in the field of "Design activities in construction" according to Act No. 455/1991 Coll., on Trade Enterprise (Trade Licensing Act), as amended;
- proof of professional competence, namely the authorization of the responsible person (certificate of authorization or certificate of registration of a person established or hosting) in the field of "Authorized architect in the field of A1 (architecture) or A0 (authorization with general scope) according to Section 4 of Act No. 360/1992 Coll, on the performance of the profession of authorised architects and on the performance of the profession of authorised engineers and technicians active in construction, as amended (the "Authorisation Act"), or another similar document issued in a country other than the Czech Republic, which authorises its holder in the above-mentioned field to perform activities in this country in accordance with the draft contract.

9.7. Proof of technical qualification shall be demonstrated by the contractor submitting a list of significant services, a template of which is attached as Annex 1 to these tender documents, which shall explicitly and unambiguously show all the required facts referred to in clause 9.3 above (the contractor shall explicitly state for each required reference service that the service corresponds to the requirements specified above by the Contracting Authority, including the price and time of performance of the reference service and the identification of the client, including the contact person of the client).

Conditions of participation in case of joint participation of contractors

9.8. Where the subject-matter of the contract is to be executed jointly by several contractors and for this purpose they submit a joint application for participation,

each of the contractors is obliged to prove the fulfilment of the basic competence separately.

Each of the contractors is also obliged to demonstrate compliance with the conditions in terms of Section 3 of the CCA Competition Regulations separately.

- 9.9. Contractors submitting a joint application for participation are also obliged to submit to the contracting authority, together with the documents proving the fulfilment of their qualifications, a commitment of the contractors that all contractors will be jointly and severally liable for the performance of the contract. The request to participate shall be submitted in a manner which legally binds all such contractors. One of the suppliers will be designated as the lead tenderer responsible for the contract and this designation will be confirmed by the submission of a mandate to represent all the other contractors.

Proof of qualification through another person

- 9.10. If the contractor is unable to demonstrate compliance with a particular part of the professional competence or technical qualification, he is entitled to demonstrate that part of the qualification through another person. In such a case, the contractor must submit to the contracting authority:
- a) documents proving the fulfilment of professional competence pursuant to Section 77(1) of the ZZVZ and basic eligibility by another person;
 - b) documents demonstrating that the missing part of the qualification is met by another person; and
 - c) a written agreement by the other person to provide the performance intended for the fulfilment of the public contract or to provide the goods or rights which the supplier will be entitled to dispose of in the performance of the public contract, at least to the extent that the other person has demonstrated qualification on behalf of the supplier;
 - d) the requirement under point (c) above is considered to be met if the written commitment of the other person includes joint and several liability for the performance of the public contract together with the contractor. However, where the contractor demonstrates qualification through another person (subcontractor) and submits the documents referred to in point 7.6 of these tender documents, the written undertaking must include a statement that the other person will provide the services to which the qualification criterion to be demonstrated relates.

Extract from the list of qualified contractors

- 9.11. If the contractor submits to the contracting authority an extract from the list of qualified contractors pursuant to Section 228 of the ZZVZ, this extract shall replace the document proving:
- basic eligibility according to § 74 ZZVZ
 - professional competence pursuant to § 77 ZZVZ to the extent that the data in the extract from the list of qualified contractors demonstrate compliance with the professional competence criteria.
- 9.12. The extract from the list of qualified contractors must not be older than 3 months at the last date on which the basic eligibility or professional competence is to be demonstrated.

Certificate

- 9.13. If the contractor submits to the contracting authority a certificate issued within the approved system of certified contractors according to the provisions of § 233 et seq. of the ZZVZ, this certificate can be used to prove qualification in the procurement procedure, while the contractor is considered to be qualified to the extent indicated on the certificate.
- 9.14. The maximum permissible validity of the certificate is one year from the date of issue.

10. Launch of the tender procedure - Request for participation

- 10.1. The contracting authority has initiated the procurement procedure by sending a notice of initiation of the procurement procedure for publication pursuant to Section 212 ZZVZ, inviting an unlimited number of contractors to submit applications for participation. Until the end of the deadline for their submission, the contracting authority will accept **Requests for Participation** submitted on the basis of the following tender documentation.
- 10.2. The application for participation will be submitted in written electronic form in the Czech language or in English via an electronic tool.
- 10.3. The deadline for submission of applications for participation is **06. 09. 2024 at 14:00**. It is the responsibility of the participant to ensure that the application is submitted on time.
- 10.4. The application for participation shall include:
- Cover sheet for the request to participate (see *Annex 1*);
 - Documents proving qualifications compliance (see *Annex 1*).
- 10.5. Subsequently, the Contracting Authority will assess the fulfilment of the conditions of participation in the procurement procedure by the participants who have submitted a request to participate. At this stage, the contracting authority will invite all those who fulfil the conditions to participate in the competitive dialogue. The contracting authority expects that invitations to participate in the competitive dialogue **will be sent to qualified participants within approximately 3 days of the deadline for submission** of the Request for Participation.
- 10.6. The Contracting Authority will exclude those participants whose requests to participate do not comply with the conditions set out in these tender documents.

11. Reducing the number of participants – Professional approach to tackling the contract

- 11.1. The contracting authority retains the possibility to reduce the number of approaches according to § 69 (4) of the ZZVZ, respectively § 112 of the ZZVZ. For the reducing of the number of participants, the contracting authority sets the following quality evaluation criteria: "Architectural quality" and "Concept of technological solution".

1) Architectural quality of the submitted Professional Approach to the contract

Architectural quality is considered to be the ability of a building to meet aesthetic, functional and urban design requirements. The quality **aesthetics** of the building shall be reasonably original and novel, while being sensitive to its surroundings and taking into account the context of the surrounding development. Particularly at the interface between new and historic development near the historic town centre.

The **functionality** of a building of high quality lies in the ideal harmony of modern housing standards, innovative solutions in construction, the needs of future residents of the apartment building, accessibility and overall comfort of all users.

The **urban planning requirements** of a building of high quality are best met by natural integration into the surrounding environment with respect for the proportions and morphology of the neighbouring buildings.

2) Concept of technological solution

A technological solution of high quality is considered to be the ability of a building to use modern technologies and solutions to improve energy efficiency and long-term sustainability, while ensuring the safety and comfort of the building.

When assessing the technological solution, it is important to focus on **minimising the energy consumption** of the building (use of energy-efficient materials and technologies, insulation, thermal insulation, efficient heating and cooling, efficient lighting) and the **use of renewable resources**.

A technological solution of high quality also deals with the **safety of the inhabitants** and **environmental protection**, for example by using modern fire protection systems, indoor air control and overall minimization of the impact of the building on the environment. The inclusion of modern technologies and materials contributing to the efficiency, reliability and long-term sustainability of the building is regarded positively.

- 11.2. As the tenderers cannot justly be asked to submit a full architectural design at each stage, the Contracting Authority has decided that the tenderers will first prepare and submit a **'Professional Approach to the Contract'**, which will contain the basic principles for the design.

- 11.3. The Professional Approach to the Contract will be submitted as a PDF document compiled in accordance with the template attached as Annex 3 to these tender documents.
- 11.4. The deadline for submission of Professional Approach to the Contract ends on **25. 09. 2024 at 14:00 h.** It is the responsibility of the participant to ensure that the Professional Approach is submitted on time.
- 11.5. Participants shall describe the public contract in the Professional Approach to the Contract in terms of two criteria: **1) the architectural quality** of the reference works submitted and **2) the concept of the technological solution.** It is expected that the criteria will be documented with at least one own example. In terms of relevance, it is essential that at least one person from the contractor's authoring team is also the author or co-author of the examples used. It is acceptable for both criteria to be described by both reference projects, just as it is possible for each criterion to be described separately by one reference project.
- 11.6. Each of the two aspects described in the Approach to the Contract will be assigned a point value by the Evaluation Committee, ranging from 0 points to 10 points, with 10 points representing the highest level of fulfilment of the quality criteria. A ranking will then be established according to the points awarded. The Evaluation Committee will then select a maximum of 5 highest scoring approaches and recommend their authors to be invited to the next stage of the competitive dialogue.
- 11.7. The Contracting Authority expects that invitations to participate in the next phase of the competitive dialogue will be sent to the selected participants within approximately 7 days of the deadline for submission of the Professional Approach.
- 11.8. Participants not selected by the evaluation committee will be excluded from participation in the tender procedure.
- 11.9. Given that the evaluation criteria cannot be expressed numerically, or rather that the numerical scale of 1-10 is used only to proportionally express the degree of fulfilment of the specified criteria, the Approaches to the Contract will be evaluated by the Evaluation Committee on the basis of the knowledge and experience of its members. Such evaluation will be the utmost professional but still subjective opinion of the committee. By participating in this procedure, the participants in this procedure agree to the proposed method of evaluation (including the method of reducing the number of participants in the competitive dialogue).

12. Competitive dialogue – workshop and presentations

- 12.1. The selected maximum of five (5) participants advancing to the next stage of the competitive dialogue will be invited to prepare a detailed design of the solution, which will already include an architectural design, a concept of the technological solution, a qualified estimate of future operating costs and a qualified estimate of investment costs of the new building and area. In addition, the proposal will include a tender price for the preparation of the project documentation.
- 12.2. The site visit will be organised as part of a joint workshop with all selected participants. The aim of this meeting will be to explain the technical conditions and limits, and to clarify or explain the specifications, if necessary. **This first workshop is tentatively scheduled for 18. 10. 2024**
- 12.3. Subsequently, participants will be invited to present their work-in-progress proposals in person at a second workshop. The aim of this meeting will be to present and consult their proposals individually with the evaluation committee. **The date of this second workshop is tentatively scheduled for 13. 12. 2024**
- 12.4. The dates of the first and second workshops will always be specified in the call for participation in the next phase of the competitive dialogue. Both will take place in Přerov. The details of the **design of the proposal** will also be specified in the following calls.
- 12.5. The contracting authority will then invite all participants to submit final tenders in the competitive dialogue. The contracting authority expects that **invitations to submit final tenders** in the competitive dialogue will be sent to the participants **within approximately 30 days** of the second workshop.

13. Submission of tenders - final proposal

- 13.1. A participant shall submit its tender exclusively electronically through the electronic tool and physically to the address specified in the invitation to tender within the time limit for submission of tenders, which shall be specified in the invitation to tender. Tenders received late or submitted in a manner inconsistent with the method set out in these tender documents shall not be considered as submitted by the contracting authority and shall be excluded from consideration. It is the responsibility of the participants to ensure that the tender is submitted on time.
- 13.2. The tender will be prepared as a digital presentation in PDF format A3 landscape, as well as printed poster-panels in B1 portrait format and printed portfolio in A3 landscape format in 2 copies. All will be specified in the calls during the competitive dialogue.
- 13.3. The Participant shall also set out the offer price in the tender.
- 13.4. The deadline for the submission of the final tender is **21. 02. 2025 at 14:00 h.**
- 13.5. The contracting authority emphasises that they are not responsible for technical conditions on the part of the contractor. The contracting authority recommends that contractors take particular account of the speed of their internet connection when submitting their tender so that it is submitted within the deadline for submission of tenders (submission of the tender means the final upload of the tender to the electronic tool after all documents have been uploaded).
- 13.6. The opening of the tenders will be closed to the public.
- 13.7. The contracting authority expects that the competitive dialogue will result in one suitable solution capable of meeting the needs and requirements of the contracting authority.
- 13.8. The evaluation committee will proceed with the evaluation according to the predetermined evaluation criteria (see Article 14 of these tender documents).

14. Method of evaluation of tenders according to the evaluation criteria

- 14.1. The evaluation criterion is the **overall quality of the tender**. The overall quality will be evaluated on the basis of the ratio of the **offer price to the quality of the design**.

Partial evaluation criteria

	Description of criterion:	Value in %
1.	Total offer price in CZK excluding VAT	30%
2.	Quality of architectural design <i>These sub-criteria are set in no order of significance</i> <ul style="list-style-type: none"> - 2.1 Architectural quality, - 2.2 Concept of technological and operational solution - 2.3 Investment costs 	70%

Method of evaluation of individual partial evaluation criteria

14.2. Criterion "Total offer price in CZK excluding VAT" (weighting 30 %)

For this sub-criterion, 100 points will be awarded to the lowest tendered value excluding VAT. The other evaluated tenders will be awarded a point value according to the following formula:

$$100 \times \frac{\text{lowest offer price in CZK excluding VAT}}{\text{offer price of the bid being evaluated in CZK excluding VAT}}$$

The result shall be rounded according to mathematical rules to two decimal places. The resulting number of points of the individual bids in this partial evaluation criterion shall be subsequently multiplied by its weight (i.e. x 0.30).

14.3. Criterion "Quality of Architectural Design" (weight 70 %)

The most advantageous solution shall be awarded 100 points, and each other tender shall be awarded a score on a scale of 1 to 100 reflecting the extent to which the evaluated tender is deficient in relation to the most advantageous tender. More than one tender may be awarded the same number of points.

The tender with the highest number of points will be awarded 100 points, the other tenders proportionally less according to the following formula:

$$100 \times \frac{\text{number of points for the architectural design criterion of the evaluated tender}}{\text{Number of points for the architectural design criterion of the best evaluated tender}}$$

The result shall be rounded according to mathematical rules to two decimal places. The resulting number of points of the individual bids in this partial evaluation criterion shall be subsequently multiplied by its weight (i.e. x 0.70).

14.3.1. Sub-criterion No. 2.1 Architectural quality

Within this sub-criterion, the architectural, functional and operational layout of the building will be assessed. Proposals with a high level of architectural, conceptual and spatial design will be evaluated more favourably. Those with a good operational and material design will too be evaluated more favourably. In addition, proposals that are clear to the jury in terms of their architectural quality, proposals that make the building accessible to the user and demonstrate the ability to create a contemporary sustainable building for year-round use, and proposals that create a sustainable building capable of logical operation will be evaluated more positively. Proposals that resolve internal operational links in a clear and comprehensible way, proposals that do not intersect individual operations, proposals that ensure internal movement for different operations, proposals that do not intersect private and publicly accessible operations together with technical facilities will also be more highly evaluated.

14.3.2. Sub-criterion No. 2.2: Concept of technological and operational solution

This sub-criterion will assess the quality of the technological solution most suitable for the specified use. Proposals that optimise the technological solution and create the best living conditions will be evaluated more favourably. Proposals that demonstrate the timelessness of the technological solution will be evaluated more favourably. At the same time, proposals that do not compromise architectural quality by providing a solution to technology, but which present a solution to architecture and technology within a single architectural and technological unit will be better evaluated.

14.3.3. Sub-criterion No. 2.3: Investment costs

Within this sub-criterion, the declared investment costs of the chosen solution will be assessed. The objective of this sub-criterion is to find the optimal investment cost and to take into account the efficiency and long-term sustainability of the financial resources spent. The contracting authority is aware that the competition proposals cannot precisely determine the investment costs and that the contracting authority will only arrive at these costs during the subsequent stages of the project documentation with the selected contractor. Therefore, for this sub-criterion, the contracting authority will expect an approach corresponding not only to theoretical figures but primarily to real costs and the state of the construction industry in the Czech Republic.

14.4. Comment on the sub-criteria of the "Architectural quality"

These sub-criteria are listed in no order of importance. As they cannot be expressed numerically or precisely, the fulfilment of the sub-criteria will be assessed by the evaluation committee on the basis of the knowledge and experience of its members.. Such evaluation will be the utmost professional but still subjective opinion of the committee. By participating in this procedure, the participants in this procedure agree to the proposed method of evaluation, which correspond to the type of services requested by the contracting authority (including the method of reducing the number of participants in the competitive dialogue).

Overall evaluation of tenders

The point values obtained in the individual sub-evaluation criteria ("Total offer price in CZK excluding VAT" and " Architectural quality") will then be added together. The tenders will be ranked in descending order of the number of points obtained. The tender which receives the highest number of points will be evaluated as the highest in overall quality.

In the event that some of the participants obtain the same number of points after the overall evaluation, the tender which obtained a higher number of points in the sub-evaluation criterion "Total offer price in CZK excluding VAT" will be considered the best overall tender.

15. Rewards for participants in the competitive dialogue

- 15.1. The total amount allocated for prizes and rewards in the competitive dialogue is set at CZK 2,200,000.
- 15.2. The participants who will be invited to submit a bid after the end of the competitive dialogue, duly submit the bid and accept all conclusions resulting from the competitive dialogue will receive a reward of **CZK 440,000**.
- 15.3. The deadline for the payment of remuneration is 50 days from the notification of the selection of the contractor according to § 123 ZZVZ.
- 15.4. The selected contractor will lose the right to payment of the remuneration if they fail to fulfil the obligations arising from this tender documentation or the obligations arising from the ZZVZ, which are connected with the conclusion of the contract for the fulfilment of the subject of the public contract, or refuse to provide the cooperation necessary to conclude this contract and for these reasons the contract for the fulfilment of the subject of the public contract will not be concluded with them.
- 15.5. In the event of cancellation of the tender procedure after sending out invitations to participants advancing to the next stage of the competitive dialogue, these participants will be reimbursed for the costs reasonably incurred in connection with their participation in the tender procedure, based on their written request delivered to the contracting authority. The contracting authority shall be obliged to pay to each of the invited participants who proves that they have developed or prepared a competitive proposal a reasonable compensation, which shall be a proportionate share of the total amount of the fees, i.e. a proportionate amount of CZK 2 000 000.

16. Terms and Condition of Business and Payment

- 16.1. The wording of the contract will be adjusted within the competitive dialogue.
- 16.2. Any work created by the participant as part of their participation in the tender procedure is a competition work created on the order of the contracting authority. In the event that the awarded author (tenderer) concludes a contract for the execution of the public contract, the remuneration for the copyright (licence) will already be included in the price for the execution of the public contract.

17. Further information and requirements of the contracting authority

- 17.1. The authors of the proposals shall retain their copyright (unless otherwise stated in the draft contract for the selected contractor), may publish their proposals and may reuse them in another case. By submitting their proposals, contractors agree to the free reproduction and display of their proposals in the promotion of the tender and its outcome. The submitted proposals (physical and digital form of the proposal and identification documents) become the property of the contracting authority. By submitting their proposals, contractors grant the contracting authority permission to use their copyright works for the purposes of this procurement procedure. The exhibition of all competition proposals will be launched within 60 days of the end of the competitive dialogue.
- 17.2. The participant shall not be entitled to reimbursement of costs associated with participation in the procurement procedure, except for the fees described in section 15.
- 17.3. Requests to participate, tenders including proposals shall not be returned to the participants and shall remain with the contracting authority as part of the tender documentation.
- 17.4. The contracting authority reserves the right to verify the information contained in the participant's request for participation/tender with third parties.
- 17.5. The participant is obliged to provide, at the request of the contracting authority or the competent control body, as a person obliged to cooperate in the performance of financial control (see Section 2(e) of Act No. 320/2001 Coll., on financial control in public administration, as amended).
- 17.6. The participant is obliged to provide the contracting authority with all documents related to the implementation of the project and the fulfilment of any monitoring indicators requested by the control authorities.
- 17.7. The contracting authority does not accept the submission of variants of the final tender.
- 17.8. The contracting authority, in developing the terms and conditions, including the rules for the evaluation of tenders, and the selection of the contractor, has acted in such a way as to fulfil, as far as possible, the principles of socially responsible procurement, environmentally responsible procurement and innovation as defined by the law.
 - The contracting authority requires the contractor to provide equivalent payment terms to those agreed between the contractor and the contracting authority in the performance of the contract. The contracting authority has defined the element of

responsible procurement and the obligations of the contractor related to it in the binding draft contract (Equivalent payment terms in the supply chain).

- In order to reduce the administrative complexity of the tender processing, the contracting authority allows contractors to use the template sworn statements, which are annexed to this tender documentation (Reduction of administrative complexity of the tender processing).

18. Responsible public procurement

The contracting authority is committed to contracting in accordance with the principles of socially responsible procurement, environmentally responsible procurement and innovation. The competitive dialogue is in line with the principles of responsible public procurement: limiting the conditions of participation to the minimum necessary and thus allowing SMEs to participate (principle of socially responsible procurement), promoting environmentally friendly solutions (principle of environmentally responsible procurement), the requirements set out in Annex 2. The framework assignment is recommended and thus the contracting authority encourages an innovative approach and solution to the subject of the competition (innovation principle).

19. Conclusion of the contract

The selected contractor is obliged to provide the duly required cooperation for the conclusion of the contract within the specified deadline, i.e. in particular providing all the information necessary for the preparation of the contract, submitting all the documents required prior to the conclusion of the contract and ensuring the signing of the contract.

The contracting authority requires the successful contractor to provide the contracting authority with a copy of an insurance contract, insurance certificate or other equivalent document certifying that the selected contractor has insurance against liability for damage caused to third parties during the performance of the public contract with an insurance cover limit of at least CZK 20 000 000. The contractor is not obliged to submit the insurance policy as part of the tender (annex to the draft contract).