

# Tender Documentation

“Lumina Nova: Architectural Illumination of Prague Castle” is a procedure conducted using a competitive dialogue,

announced as an above-threshold public contract for services and construction works pursuant to Act No. 134/2016 Coll., on Public Procurement, as amended (“ZZVZ”); with due regard to the Czech Chamber of Architects Competition Rules, and in accordance with Act No. 283/2021 Coll., the Building Act (new), as amended, Act No. 360/1992 Coll., on the Practice of the Profession of Authorized Architects and on the Practice of the Profession of Authorized Engineers and Technicians Active in Construction, as amended (the Professional Practice Act), and Act No. 121/2000 Coll., on Copyright, Rights Related to Copyright and on Amendments to Certain Acts (the Copyright Act).

This Procurement Documentation serves as a call for the submission of a Request to Participate in the competitive dialogue pursuant to Section 68(2) and (3) of the ZZVZ for an above-threshold public contract for services and construction works.

The public contract is registered by the contracting authority under reference No. SPH 2407/2025.

## Timeline

Request to participate until: 27. 2. 2026, 14:00

Professional approach until: 23. 3. 2026, 14:00

Workshop 1 – site visit: 22. 4. 2026

Workshop 2 – consultation presentation: 4. 6. 2026

Final deadline for submission: 4. 9. 2026, 14:00

Presentation for the jury: 11. 9. 2026

## 1. Identification details

### 1.1. Contracting authority

Správa Pražského hradu (Prague Castle Administration)

Company ID 49366076

VAT ID CZ49366076

Registered office address: Hrad I. nádvoří č. p. 1, Hradčany, 119 08 Praha 1

Authorized representative of the contracting authority: Pavel Vyhnanek, Director

Contracting authority profile: <https://nen.nipez.cz/profil/SPH>

### 1.2. Public contract

Lumina Nova: Architectural Illumination of Prague Castle

Above-threshold public contract for services and construction works conducted through a competitive dialogue

### 1.3. Administrátor

Moba studio s.r.o.

IČO 61459712

Turkmenská 1420/2, 101 00 Praha 10

Representative: Igor Kovačević, Managing Director

Team: Marina Gonthier, Karin Grohmannová, Kateřina Hrachová, Kateřina Juříčková Šrámková, Mirjana Mojić, Yvette Vašourková

## 2. Jury

### 2.1. Dependent

Kateřina Špičáková – vice-chair

Barbora Féret

Pavel Vyhnanek

František Mrkus – alternate

Kateřina Polanská – alternate

### 2.2. Independent

Isabelle Corten – chair

Clementine Fletcher-Smith

Eva Jiřičná

Ladislav Lábus

Michal Krejčík – alternate

Štěpán Valouch – alternate

### 2.3. Auxiliary bodies of the Jury

Secretaries of the competitive dialogue: Igor Kovačević and Karin Grohmannová, MOBA studio s.r.o.

ask@cceamoba.cz

Tender review officer: Kateřina Juříčková Šrámková, MOBA studio s.r.o.

2.4.Invited experts

Petr Chotěbor (Heritage Conservation Department, Office of the President of the Czech Republic)

Petr Měchura (Heritage Conservation Department, Office of the President of the Czech Republic)

Zdeněk Podaný (Real Estate Department, Prague Castle Administration)

Pavlína Švigárová (Real Estate Department, Prague Castle Administration)

Helena Pánková (Parks and Gardens Department, Prague Castle Administration)

Jan Argaláš (Security Department, Office of the President of the Czech Republic)

Lenka Maierová (Faculty of Civil Engineering, Czech Technical University in Prague)

During the course of the competitive dialogue, the Jury may ask the contracting authority to invite additional experts.

**3. Prizes awarded to participants within the competitive dialogue**

The total prize fund is set at CZK 3,000,000.

The first prize is set at CZK 900,000.

The second prize is set at CZK 600,000.

The third prize is set at CZK 550,000.

The fourth prize is set at CZK 500,000.

The fifth prize is set at CZK 450,000.

Under the conditions set out in Section 12(2) of the Czech Chamber of Architects Competition Rules, the Jury may, in exceptional cases, decide to redistribute the prizes or not to award some of them.

Participants are not entitled to reimbursement of costs incurred in connection with participation in the procurement procedure, except for the prizes listed above.

The selected supplier shall forfeit the right to payment of the prize if they fail to comply with the obligations arising from this Procurement Documentation or from the ZZVZ.

#### 4. Brief for the competitive dialogue

In this Procurement Documentation, the contracting authority identifies its needs and objectives but is not able to determine the ideal way to achieve them. The solution is therefore sought through a competitive dialogue.

The procurement procedure is non-anonymous and open to all participants meeting the qualification requirements. The competitive dialogue will take place in several phases, during which, prior to the submission of final tenders, the contracting authority will conduct individual negotiations with the participants.

The competitive dialogue is announced and will be conducted in the Czech and English languages. All parts of the competition proposal shall be prepared in Czech or English; Slovak is also accepted.

The Procurement Documentation, the framework brief, and certain supporting materials are issued by the contracting authority in Czech and English. In the event of discrepancies, the Czech version shall prevail.

##### 4.1. Subject of the competitive dialogue

The contracting authority states that the subject matter and main purpose of this public contract is the renewal (new construction) of the outdoor architectural lighting of the Prague Castle complex. Given the complexity of this performance, which includes demanding architectural, design, urban, and environmental aspects, as well as the need to take heritage protection into account, the contracting authority anticipates an innovative lighting solution incorporating the above-mentioned factors. In view of these circumstances, the contracting authority has assessed the competitive dialogue procedure as the most appropriate procedure under the ZZVZ.

The subject of this public contract is therefore the comprehensive provision of services and construction works within the “design & build” concept, consisting primarily of carrying out the necessary surveys, further development of the winning proposal and preparation of complete project documentation, procurement-related activities, complete design services, and general delivery and execution of the work – the new lighting of Prague Castle – including commissioning and the provision of warranty service, in accordance with the specification below.

##### 4.2. Scope of the contract

The contract will be performed on the basis of an agreement concluded between the contracting authority and the selected supplier. The wording of the draft contract will also be subject to negotiation within the competitive dialogue.

The supplier shall prepare complete project documentation in accordance with the Standard of Architect's Services and Documentation for Building Design issued by the Czech Chamber of Architects, including procurement-related activities associated with obtaining project approval, according to the following phases:

- Provision of necessary surveys and research;
- Project preparation;
- Design of the structure;
- Documentation for project approval;

- Procurement (engineering) activities;
- Documentation for construction execution (i.e. selection of the construction contractor);
- Bill of quantities and supplies;
- Author's supervision by the designer during the construction phase;
- Energy performance assessment (pursuant to Act No. 406/2000 Coll., on Energy Management).

Based on the prepared project documentation, the supplier shall also deliver the work, i.e. implement the proposed solution (the new lighting of Prague Castle) at the place of performance (Prague Castle) and put the work into operation. Commissioning includes the preparation and handover of a user manual and instructions for maintenance and repairs. The scope of performance shall also include the supply of consumables and the provision of warranty service for the new Prague Castle lighting.

The schedule of design, preparatory, construction, and implementation works will be finalized during the competitive dialogue, based on negotiations with the participants.

#### 4.3. Classification of the subject matter of the contract according to CPV codes

31000000-6 Electrical machinery, apparatus, equipment and consumables; lighting

31527260-6 Outdoor lighting systems

45316100-6 Installation of outdoor lighting equipment

45000000-7 Construction works

71000000-8 Architectural, construction, engineering and inspection services

71200000-0 Architectural and related services

71242000-6 Preparation of designs and projects, cost estimation

71251000-2 Architectural services and building supervision

71314100-3 Electrical services (design of electrical installations)

71318100-1 Maintenance of artificial and natural lighting of buildings

71320000-7 Engineering design services

#### 4.4. Place and time of performance

The place of performance of the public contract is the registered office of the contracting authority, the registered office of the contractor (selected supplier), and the construction site.

Performance of the public contract shall commence after the contract concluded between the contracting authority and the selected supplier enters into force. The start of construction works is expected in 2027.

#### 4.5. Estimated value of the public contract

The estimated value of the public contract is CZK 303,000,000 excluding VAT, of which CZK 3,000,000 excluding VAT is allocated for payments (prizes) within the competitive dialogue, and CZK 300,000,000 excluding VAT represents the estimated value of the subject matter of the public contract.

## 5. Conditions of participation

A participant in the competitive dialogue may be a natural or legal person, or an association thereof. The participant(s) shall be defined within the competitive dialogue by completing Annex PP.01 Identification Details. The manner in which the participant is defined in the request to participate in the competitive dialogue shall also apply to their role in the event of signing the contract for the subsequent public contract.

In accordance with the judgment of the Court of Justice of the European Union C-652/22 Kolin, the contracting authority hereby stipulates that participation in the procurement procedure is not permitted for suppliers from third countries that do not have an agreement with the EU on access to the public procurement market; this restriction applies to natural persons who are nationals of such a country or who have the right of permanent residence there. In the case of a legal person, the restriction applies to a legal person from a country under whose laws it is established or otherwise organized and/or in whose territory the legal person carries out significant business activities.

### 5.1. Basic eligibility

Each participant must demonstrate compliance with the basic eligibility requirements pursuant to Section 74 of the ZZVZ. The contracting authority also requires proof of compliance with the conditions set out in Section 3 of the Czech Chamber of Architects Competition Rules.

The participant demonstrates compliance with basic eligibility pursuant to Section 74 of the ZZVZ and Section 3 of the Czech Chamber of Architects Competition Rules by submitting a completed Affidavit (Annex PP.02).

The contracting authority notes that the selected (winning) participant will be required, prior to signing the contract, to submit simple copies of documents proving compliance with the qualification requirements.

### 5.2. Professional eligibility

Each participant must demonstrate compliance with professional eligibility requirements, namely authorization to conduct business in the field of "Project activities in construction" for the design part of the public contract.

"Installation, repairs, inspections and testing of electrical equipment" or "Construction works, alterations and demolition" for the construction and implementation part of the public contract, or equivalent trades or authorizations corresponding in substance to the subject matter of the contract.

The participant demonstrates compliance with professional eligibility by submitting simple copies of:

- an extract from the Commercial Register or other legally required register;
- a document proving authorization to conduct business for the subject matter of the contract (pursuant to the Trade Licensing Act).

### 5.3. Technical qualification

Each participant must demonstrate compliance with technical qualification pursuant to Section 79(2)(b) of the ZZVZ, to the following extent:

Within the last 20 years prior to the commencement of the procurement

procedure, the participant has provided two services relating to the subject matter of this public contract, specifically:

- a completed project of ceremonial or architectural lighting of a cultural-historical building or a building of historical and public significance with a value of at least CZK 3 million excluding VAT (e.g. a historic city center, château, castle, listed building, or other object of historical and public importance);
- a construction project (reconstruction, adaptation, or new construction) with a value of at least CZK 50 million excluding VAT.

The participant demonstrates compliance with technical qualification by completing the List of Significant Services (Annex PP.05), which proves fulfillment of the requirements set out in the “Technical Qualification” section of this documentation. For each reference, the participant shall state the project name, value, period of implementation, contracting authority, and contact person, and shall expressly confirm that the specified requirements are met.

#### 5.4. Demonstration of professional eligibility or technical qualification through another entity

In the case of another entity through which the participant demonstrates professional eligibility or technical qualification, it is assumed that this entity will later act as a subcontractor in the contract. If the participant uses the qualification of another entity, they shall submit:

- documents proving the professional and/or technical eligibility/qualification of that entity;
- its affidavit of basic eligibility;
- a written commitment to provide the relevant performance, assets, or rights, including confirmation of joint and several liability.

#### 5.5. Conditions of participation in the case of joint participation of suppliers

The participant may also be several persons, whether legal or natural, associated in a company pursuant to Section 2716 et seq. of the Civil Code.

Each member of a joint participation shall demonstrate basic eligibility separately.

Professional eligibility and technical qualification may be demonstrated jointly by the members; it is sufficient if only one member submits the required documents.

The request to participate must include a commitment to joint and several liability of the members of the association vis-à-vis the contracting authority.

#### 5.6. Demonstration of compliance with participation conditions by a foreign participant

A foreign participant demonstrates compliance with the conditions of participation in the competition to an extent corresponding to the legal order of the state of which they are a citizen or in which they have their registered office.

#### 5.7. Alternative methods of demonstrating qualification

- An extract from the list of qualified suppliers replaces documents proving basic and professional eligibility to the extent stated in the extract; it must not be older than three months.
- A certificate from an approved system pursuant to Section 233 et seq. of the

ZZVZ demonstrates qualification to the specified extent, with a maximum validity of one year from issuance.

#### 5.8. Consequences of failure to meet participation conditions

If a participant fails to submit the required documents, the contracting authority may invite them to supplement or clarify the submission via the electronic tool. If the participant does not submit the documents within the specified time limit, they will be excluded from the competitive dialogue.

### **6. Tender documentation**

The Tender Documentation and its annexes are published on the contracting authority's profile. The contracting authority will communicate in the procurement procedure in accordance with Section 211 of the ZZVZ by electronic means. The contact persons for participants in the competitive dialogue are the secretaries of the competitive dialogue: Igor Kovačević and/or Karin Grohmannová, ask@cceamoba.cz

#### 6.1. Registration in the electronic tool

The Tender Documentation is freely accessible in the electronic tool.

Registration in the electronic tool is required for the submission of a request to participate and for the final submission of a tender. Registration is free of charge, but it requires steps that may take several days. The contracting authority strongly recommends that participants register in the electronic tool well in advance: <https://nen.nipez.cz/profil/SPH>

#### 6.2. Clarification of the Tender Documentation and its amendments or supplements

A participant is entitled to request written clarification of the procurement conditions from the contracting authority. The response, including the wording of the question without identification of the inquirer, will be published on the contracting authority's profile. The contracting authority may also provide clarification without a prior request.

Participants may submit questions in writing via the electronic tool.

Participants may also submit questions in writing to the administrator's email address (ask@cceamoba.cz) with the subject line "SPH – QUESTION."

Questions may be submitted no later than eight working days before the expiry of the deadline for submission of requests to participate / tenders.

Clarifications of the Procurement Documentation, including the exact wording of the request without identification of the inquirer, will be published by the contracting authority on its profile no later than three working days after receipt of the question.

#### 6.3. Annexes to the Tender Documentation

Participants in the competitive dialogue undertake to use the materials solely for the purpose of deciding on participation and for preparing the competition proposal.

P.01 Framework brief (pdf)

PP.01 Identification details – request to participate – template (pdf)

PP.02 Affidavits – templates (pdf)

PP.03 Non-binding draft Contract for Work (doc)

PP.05 Significant services – template (pdf)

PP.06 Professional approach template (idml, pdf)

PP.07 Tender cover sheet (pdf)

The following materials will be provided to participants selected to prepare proposals:

P.02 Map base (dwg)

P.03 3D model (dwg)

P.04 Background lighting study (pdf)

P.05 Orthophoto map (jpg)

P.06 Internal regulations of the contracting authority (pdf)

## 7. Timetable and procedure of the competitive dialogue

The contracting authority initiated the procurement procedure by sending a notice of commencement of the procurement procedure for publication pursuant to Section 212 of the ZZVZ, thereby inviting an unlimited number of suppliers to submit requests to participate. Until the end of the deadline for their submission, the contracting authority will accept Requests to Participate submitted on the basis of this Procurement Documentation.

### 7.1. Request to participate

The Request to Participate shall be submitted electronically only via the electronic tool. The deadline for submission of the Request to Participate expires on **27. 2. 2026 at 14:00** Prague time. The participant is responsible for timely submission; late submission will result in exclusion from the competitive dialogue.

The Request to Participate serves for the precise identification of the participant. This may consist of one or more natural and/or legal persons, their combination, and may include subcontractors. The participant identified in this way may not be changed during the competitive dialogue and will be the contracting authority's counterparty when signing the contract for the subsequent public contract. Any change or addition of subcontractors will be possible only with the prior written approval of the contracting authority.

The content of the Request to Participate is proof of fulfillment of all conditions for participation in the competitive dialogue pursuant to Section 5 of this Procurement Documentation:

- PP.01 Identification Details – precise identification of the participant;
- Agreement on association – only in the case of multiple participants submitting a joint Request to Participate;
- PP.02 Affidavits; including a template of a Written Commitment for cases where professional or technical qualification is demonstrated through another entity – only relevant declarations;
- Document proving authorization to conduct business in the field of "Project

activities in construction" (extract from the Commercial Register) for the design part of the public contract, simple copy;

- Document proving authorization to conduct business in the field of "Installation, repairs, inspections and testing of electrical equipment" or "Construction works, alterations and demolition" for the construction and implementation part of the public contract, simple copy;
- PP.05 Significant services – for each, specify whether it was a design service or construction delivery service.

All parts of the Request to Participate shall be submitted exclusively electronically via the electronic tool in PDF/JPG format.

The contracting authority will exclude participants whose Requests to Participate do not meet the conditions set out in this Procurement Documentation.

Participants who meet the participation conditions will be invited by the contracting authority to submit a so-called Professional Approach to the solution of the contract, which will contain the basic principles for developing the proposal documented through reference projects.

#### 7.2. Professional approach to the solution of the contract

The Professional Approach to the solution of the contract shall be submitted electronically only via the electronic tool, as a PDF document prepared in accordance with the template attached as PP.06. The provided template contains a specified number of pages of the Professional Approach. Any additional pages will not be submitted to, or assessed by, the Jury.

The deadline for submission of the Professional Approach to the solution of the contract expires on **23. 3. 2026 at 14:00**, Prague time. The participant is responsible for timely submission; late submission will result in exclusion from the competitive dialogue.

In the Professional Approach, participants shall describe, using examples of their own reference projects, their approach to the public contract from the perspective of two criteria: 1) architectural and artistic quality and 2) concept of the technological solution. It is expected that the criteria will be documented by at least one reference project.

It is permissible for both criteria to be described by a single reference project, as well as for each criterion to be described by one or more reference projects.

#### 7.3. Reduction of the number of participants

The contracting authority reserves the right to reduce the number of solutions pursuant to Section 69(4) or Section 112 of the ZZVZ.

For the reduction of the number of participants, the contracting authority sets the quality evaluation criteria of the Professional Approach as follows: 1) architectural and artistic quality of the submitted reference projects and 2) concept of the technological solution of the submitted reference projects.

The Jury will select a maximum of five (and a minimum of three, if a sufficient number of preliminary submissions is available) highest-rated Professional Approaches and will recommend their authors to be invited to the next phase of the competitive dialogue.

The contracting authority anticipates that invitations to participate in the next phase of the competitive dialogue will be sent to selected participants within 14 days after the deadline for submission of the Professional Approaches to the solution of the contract.

Selected participants advancing to the next phase of the competitive dialogue will be invited to prepare a detailed design proposal, which will already include the architectural solution, the concept of the technological solution, an estimate of future operating costs, and a qualified estimate of construction and investment costs. The design proposal will also include the tender price.

Participants who are not selected by the Jury will be excluded from participation in the procurement procedure in accordance with Section 112(4) of the Act.

#### 7.3.1. Quality evaluation criteria

1) Architectural and artistic quality of the submitted Professional Approach to the solution of the contract

The level and relevance of the submitted reference projects are assessed in terms of the participant's ability to design lighting in a cultural-historical context. In particular, the following are evaluated:

- Sensitivity to the site – how the proposal respects and interprets the historical and cultural context of the building or area.
- Artistic handling of light – compositional quality, harmony with the architecture, work with contrast, color and intensity, and visual appeal in evening and night conditions.
- Functional contribution – how the lighting concept supports wayfinding, safety, and the legibility of architectural details.
- Spatial relationships – balanced integration of lighting into the wider urban or landscape setting and reduction of disturbing effects.

2) Concept of the technological solution presented in the Professional Approach to the solution

The assessment considers how the submitted reference projects demonstrate the participant's ability to design and deliver a technical lighting solution for heritage-protected and operationally demanding environments. In particular, the following are evaluated:

- Choice of technologies – suitability of luminaires, optics, control systems, and installation method with respect to the character of the site and the required lighting effect.
- Integration into the environment – discreet integration of technologies into the architecture and minimization of interventions in the historic fabric.
- Sustainability and operation – service life and maintainability of the components used, energy efficiency, and the possibility of control and adaptation to different operating modes.
- Innovation – use of new technologies or approaches that improve quality, efficiency or artistic effect without compromising heritage values.

#### 7.3.2. Method of evaluation

The Jury will assess the quality criteria described in the Professional Approach

as a whole and assign a score from 0 to 5 points, where 5 represents the highest degree of fulfilment. The total score, reflecting the Jury's expert opinion, will determine the ranking and place the Professional Approaches into four categories described below.

Because the evaluation criteria cannot be expressed purely numerically, the 1–5 scale is used only to indicate the degree of fulfilment of the criteria. The Professional Approaches will therefore be assessed by the expert Jury on the basis of the knowledge and experience of its members. The assessment will be as professional as possible, but it remains the Jury's subjective opinion. By participating, participants agree to this evaluation method (including the reduction of the number of participants within the competitive dialogue).

- Category 1 (5 points): Reference projects show exceptional architectural and technological quality, surpassing other participants. The proposals are aesthetically strong, sensitively integrated into the context, and outstanding in functional and urban terms. The technological solution is innovative, sustainable, safe, and energy efficient. The Jury sees a high assurance of a top-level competition proposal.
- Category 2 (4 points): Projects show very high quality close to the best level, with minor weaknesses. Lighting is highly competent, well integrated into the environment, with a clear urban logic. Technologies are above standard, efficient and safe, but some elements could be more innovative. The Jury expects a proposal of very good professional quality.
- Category 3 (3–2 points): Projects meet a good quality level but with noticeable shortcomings. Lighting meets the basic requirements and is aesthetically and urbanistically adequate, but without stronger originality. Technological solutions are functional, but rather conventional and less innovative. Sustainability and energy efficiency are sufficient, though not excellent. Assurance of a top-tier outcome is limited.
- Category 4 (1–0 points): Projects meet minimum requirements but provide no added value. Lighting is functional but lacks aesthetic or creative quality, and integration into the environment is basic. The technological solution is conventional, with no evident effort toward innovation or higher efficiency. Assurance of meeting the highest standards is low.

#### 7.4. Competitive dialogue – workshops

The dates and locations of the workshops will always be specified definitively in the invitations to participate. Materials for preparation, requirements, and expectations for the development of the design proposal will also be provided and specified in these invitations.

- Workshop 1 – site visit: A visit to the site will be organized as part of a joint working meeting with all invited participants together. The aim is to explain technical conditions and constraints and, if necessary, to adjust or clarify the Procurement Documentation and the contract. Tentatively planned for **22. 4. 2026**.
- Workshop 2 – consultation presentation: The aim is to present and individually consult the proposals with the Jury. Tentatively planned for **4. 6. 2026**.

It is expected that during the workshops participants will also consult and

comment on the Contract for Work, the wording of which may be adjusted by the contracting authority upon the participant's recommendation.

The competitive dialogue may be extended by an additional consultation workshop if the Jury considers it important for deciding on the best proposal.

#### 7.5. Invitation to submit the final tender

After completion of the phase of preparation and consultation of the design, the contracting authority will invite all participants to submit final tenders in the competitive dialogue.

This invitation will in particular include confirmation of the final deadline for submission of the final tender, recommendations for further refinement, requirements for the content and scope of the proposal, the final wording of the draft contract, and the date of the presentation of the proposal before the Jury.

The contracting authority anticipates that invitations to submit final tenders in the competitive dialogue will be sent to participants approximately within 21 days after the last workshop.

#### 7.6. Submission of tenders – final proposal

Submission of a tender means the final electronic submission of the tender in the electronic tool after uploading all documents, and at the same time the timely physical delivery of the tender to the address specified in the invitation to submit a tender.

The participant shall submit their tender electronically via the electronic tool and physically to the address specified in the invitation to submit a tender, within the deadline stated therein. Tenders submitted in a manner inconsistent with this Procurement Documentation will not be considered as submitted and will not be taken into account by the contracting authority.

The anticipated deadline for submission of the final tender is **4. 9. 2026 at 14:00**, Prague time. Tenders delivered later will not be considered as submitted and will not be taken into account. The participant is responsible for timely submission.

The opening of tenders will be non-public, and a basic review of completeness will be carried out by the tender review officer. A report on the review of tenders will be prepared and submitted to the Jury.

Pursuant to Section 69(7) and (8) of the Act, the contracting authority may invite a participant to clarify, specify, or amend their tender and may conduct negotiations with the selected supplier to confirm the tender and specify contractual terms, provided that this does not lead to such a change of the tender or procurement conditions that would jeopardize competition or have discriminatory effects.

#### 7.7. Final tender

The final tender shall be submitted in complete form electronically. In parallel, printed Panels and a Booklet shall be submitted in hard copy. In the event of any discrepancy between the physical and electronic versions, the physical version of the relevant parts of the proposal shall always prevail.

Requirements and recommendations concerning the final tender will be specified by the Jury in the invitation to submit a tender after completion of the last workshop.

The final tender will broadly include:

- PP.07 Cover sheet;
- PP.03 Contract for Work;
- Competition proposal for architectural lighting – to be presented to the Jury on four vertical B1 panels and supplemented by a Booklet intended for a more detailed description of the proposal. The detailed specification will be provided in the invitation to submit the proposal.

Documents submitted by the participant in the Request to Participate are available to the administrator and do not need to be resubmitted with the final tender, provided that there has been no change in the information contained therein..

#### 7.8. Final presentation of the proposal

After the deadline for submission of tenders, participants will present their final proposals in person and individually to the Jury during its evaluation meeting. The date of the presentation will be specified in the invitation to submit the final tender. It is expected on **11. 9. 2026**.

#### 7.9. Outcome of the competitive dialogue

The Jury will assess the tenders according to the pre-defined criteria described in detail in this Procurement Documentation. The Jury will select the winning proposal and award prizes in accordance with this Procurement Documentation. The decision of the Jury is binding on the contracting authority.

The contracting authority anticipates that the outcome of the competitive dialogue will be the selection of one suitable solution capable of meeting the contracting authority's needs and requirements. Submission of variant final tenders is not permitted.

### **8. Evaluation of final tenders**

The Jury will assess the tenders according to the criteria set out below. Given that these criteria cannot be expressed numerically or precisely, the fulfilment of the criteria will be assessed by the Jury on the basis of the knowledge and experience of its members. By participating in this competitive dialogue procedure, the participants express their consent to the proposed method of evaluation, which corresponds to the nature of the services requested by the contracting authority, including the method of reducing the number of participants within the competitive dialogue.

#### 8.1. Criteria for evaluation of final tenders

The evaluation criterion is the overall quality of the tender.

Overall quality will be evaluated according to the ratio of the tender price with a weight of 30% and the quality of the architectural-artistic and technological solution with a weight of 70%, the sub-criteria of which are listed without any order of importance.

- Total tender price in CZK excluding VAT, criterion weight 30 %.

Under this partial evaluation criterion, the lowest offered value excluding VAT will be awarded 100 points. Other evaluated tenders will receive a point score according to the formula:

lowest tender price in CZK excluding VAT  
100 x -----  
tender price of the evaluated tender in CZK excluding VAT

The result will be rounded to two decimal places. The resulting number of points for each tender under this partial evaluation criterion will subsequently be multiplied by its weight (i.e.  $\times 0.30$ ).

- Quality of the architectural-artistic and technological solution: criterion weight 70 %
  - a) Architectural and artistic quality
  - b) Technological solution and feasibility
  - c) Sustainability and environmental approach
  - d) Costs and economic efficiency of the solution

The most suitable solution will be awarded 100 points; each other tender will be awarded a point score on a scale from 1 to 100 reflecting the extent of shortcomings of the evaluated tender in comparison with the most suitable 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, and the other tenders proportionally fewer points according to the formula:

points for the archi-art and tech solution of the evaluated tender  
100 x -----  
points for the archi-art and tech solution of the highest-rated tender

The result will be rounded to two decimal places. The resulting number of points for each tender under this partial evaluation criterion will subsequently be multiplied by its weight (i.e.  $\times 0.70$ ).

### 8.2. Sub-criteria for evaluation of tenders

#### Sub-criterion a) Architectural and artistic quality of the lighting design

Within this sub-criterion, the overall artistic concept of the lighting and its contribution to the image and perception of Prague Castle as an object of invaluable cultural significance and a symbol of Czech statehood will be assessed. Emphasis will be placed on the sensitivity of the design to the historical and cultural context, respect for heritage values and urban relationships. The quality of the compositional work with light will be evaluated, including the balance between highlighting architectural details and the overall nighttime scenery, as well as aesthetic coherence under different operating modes (standard operation, ceremonial lighting, special events).

Proposals demonstrating a high level of aesthetic and compositional quality, harmoniously integrated into the overall site, contributing to the identity of the place and offering a visually attractive solution without disturbing effects will be rated more favorably. Concepts that successfully combine artistic intent with functionality and the needs of different types of operation will be considered an advantage.

#### Sub-criterion b) Technological solution and feasibility

Within this sub-criterion, the quality of the proposed technical solution and the suitability and standard of the selected luminaire typologies, optics, control intent

and installation methods for the Prague Castle environment will be assessed. Compatibility with heritage protection requirements, minimization of visible interventions in the architecture and sensitive integration of technologies will also be considered. The Jury will take into account operational reliability, ease of maintenance, availability of spare parts and the energy efficiency of the proposal, including options for regulation and adaptation to different operating scenarios.

Proposals offering a technically well-considered, robust and at the same time visually discreet solution, using modern technologies and high-quality materials, will be rated more favorably. An advantage will be the ability to align technical parameters with heritage protection requirements, minimize impacts on the original structure of the buildings and ensure easy operation throughout the entire service life of the installation.

#### Sub-criterion c) Sustainability and environmental approach

Within this sub-criterion, the extent to which the proposal limits light pollution and negative impacts on biodiversity, uses materials with a low environmental footprint and durable components will be assessed. The energy demand of the solution, opportunities for the use of energy-efficient technologies and the long service life of the system with low operational energy requirements will be evaluated.

Proposals applying environmentally considerate technologies, reducing operational energy consumption, optimizing light distribution, using long-life components and addressing environmental aspects throughout the entire life cycle of the installation will be rated more favorably. The ability of the proposal to support sustainable operation and minimize negative impacts on the surrounding environment will also be viewed positively.

#### Sub-criterion d) Costs and economic efficiency of the solution

Within this sub-criterion, the investment and operating costs of the proposal will be assessed in relation to its quality, service life and technical standard. The efficiency of the solution in terms of value for money while maintaining the required parameters will be evaluated.

Proposals offering a balanced relationship between a high level of architectural and technological quality and reasonable investment costs, while taking into account long-term operational efficiency and life-cycle costs, will be rated more favorably.

### 8.3. Overall evaluation of tenders

The point scores obtained under the individual partial evaluation criteria ("Total tender price in CZK excluding VAT" and "Quality of the architectural-artistic and technological solution") will be added together. Tenders will be ranked in descending order according to the total number of points awarded. The tender with the highest total number of points will be assessed as the overall highest-quality tender.

If two or more participants achieve the same total number of points after the overall evaluation, the tender that achieved a higher number of points under the partial evaluation criterion "Total tender price in CZK excluding VAT" will be considered the overall highest-quality tender.

## 9. Termination of the competitive dialogue

The Jury will prepare and approve an Evaluation Report, which shall in particular include:

- Identification of the procurement procedure;
- List of members of the Jury evaluating the Professional Approaches and the attendance list from the meeting;
- List of evaluated Professional Approaches and minutes of the meeting;
- Result of the evaluation of the Professional Approaches;
- List of members of the Jury evaluating the tenders and the attendance list from the meeting;
- List of evaluated final tenders and minutes of the evaluation meeting;
- Individual evaluation of tenders;
- Summary evaluation of tenders;
- Result of the evaluation of tenders.
- After approval of the Evaluation Report, the contracting authority shall invite the selected supplier to submit, within 30 days, documents proving the beneficial owner (if the supplier is a foreign entity), as well as documents whose submission is a condition for concluding the contract, and simple copies of documents proving qualification. In the case of a selected supplier established under Czech law, the contracting authority will verify the data in the Register of Beneficial Owners. Furthermore, the following documents shall be submitted:
  - Extract from the Criminal Records Register;
  - Confirmation from the competent tax authority of the absence of tax arrears;
  - Confirmation from the competent regional social security administration of the absence of arrears in insurance premiums or penalties;
  - Extract from the Commercial Register, or an affidavit if the supplier is not registered in the Commercial Register;
  - In relation to excise duty and health insurance, a written affidavit confirming the absence of arrears in insurance premiums or penalties.

In accordance with Section 45(3) of the ZZVZ, the supplier is entitled to submit an equivalent document under the legal order of the state of its registered office, if such a document is issued there. Such a document shall be submitted together with a simple translation into the Czech language. If the required document is not issued under the relevant legal order, it may be replaced by an affidavit.

When selecting the most suitable proposal, the contracting authority is bound by the opinion of the Jury pursuant to Section 42(1) of the Act. The contracting authority shall decide on the selection of the supplier within 20 days after submission of the documents by the selected supplier.

The contracting authority shall promptly send (within 10 calendar days of the contracting authority's decision) a notice of selection of the supplier to all participants in the competitive dialogue via the electronic tool. The Evaluation Report shall be attached to this notice.

From the date of publication of the notice of selection of the most suitable proposal in the electronic tool, a fifteen-day period for making the competition proposals accessible shall commence. The proposals will be made available online on the competition administrator's website at [www.cceamoba.cz](http://www.cceamoba.cz)

The competitive dialogue shall be terminated by the conclusion of the contract with the selected supplier.

In the event of cancellation of the competitive dialogue, the dialogue shall be terminated at the moment specified in Section 51(2) of Act No. 134/2016 Coll.

#### 9.1. Cancellation of the competitive dialogue

The contracting authority reserves the right to cancel the competitive dialogue. In the event that the procurement procedure is cancelled after invitations to participate in Workshop 1 have been sent, the invited participants shall be reimbursed for demonstrably incurred and justified costs related to their participation in the procurement procedure, based on their written request submitted to the contracting authority.

The contracting authority is obliged to pay each invited participant who demonstrates that they have commenced or prepared a competition proposal reasonable compensation, which shall be considered a proportional share of up to the total prize fund, i.e. a proportional amount of up to CZK 3,000,000. The amount of the proportional share shall be determined by the contracting authority together with the Jury; however, for one participant it shall not exceed CZK 550,000.

#### 9.2. Payment of awarded prizes

Prizes shall be paid no later than 50 calendar days from the date of termination of the competitive dialogue. The maturity of compensation in the event of cancellation of the competitive dialogue shall be set at 50 calendar days from the date of cancellation of the competitive dialogue.

#### 9.3. Publication of proposals

The contracting authority shall publish the competition proposals online on the website [www.cceamoba.cz](http://www.cceamoba.cz) and also reserves the right to organize an exhibition of all competition proposals.

### **10. Reserved change of obligation within the meaning of Section 100(2) of the Act**

Pursuant to Section 100(2) of the ZZVZ, the contracting authority reserves the right to replace the supplier during the performance of the public contract, provided that the following conditions are met:

- a) circumstances arise that entitle the contracting authority to terminate the contractual relationship with the selected supplier under the concluded contract, or the contract is terminated by the supplier before the expiry of the anticipated term (e.g. in the event of withdrawal from the contract),
- b) the selected supplier is replaced by the supplier whose tender ranked second in the evaluation of tenders,
- c) the supplier whose tender ranked second in the evaluation of tenders demonstrates to the contracting authority compliance with the qualification requirements and all other conditions of participation in the procurement procedure for

this public contract pursuant to this Procurement Documentation and the ZZVZ,

d) the supplier whose tender ranked second in the evaluation of tenders submits to the contracting authority the originals of qualification documents, if requested by the contracting authority, and at the same time information on its beneficial owner pursuant to the Act on certain measures against the legalization of proceeds of crime and terrorist financing, if such information cannot be obtained from the register of beneficial owners pursuant to the Act governing public registers of legal and natural persons,

e) the supplier whose tender ranked second in the evaluation of tenders continues performance of the public contract under conditions corresponding to its tender submitted in the procurement procedure for this public contract.

If it is not possible, using this procedure, to conclude a contract with the supplier whose tender ranked second in the evaluation of tenders, the contracting authority may replace the selected supplier with the supplier whose tender ranked third in the evaluation of tenders. In such a case, the conditions set out under points a) to e) above must be fulfilled in an equivalent manner.

## 11. Contract and subsequent public commission

The selected participant invited by the contracting authority to conclude the contract is obliged to provide proper cooperation necessary for the conclusion of the contract within the specified time limit, in particular by providing all information necessary for the preparation of the contract, submitting all documents (simple copies) proving fulfilment of the conditions of participation in the competitive dialogue pursuant to this Procurement Documentation and required prior to the conclusion of the contract, and ensuring execution of the contract.

The contracting authority requires the selected participant, prior to the conclusion of the contract, to submit a copy of an insurance policy, insurance certificate or other equivalent document proving that the selected supplier holds liability insurance for damage caused by its activities in the performance of the public contract, with an insurance coverage limit of at least CZK 300,000,000. The supplier is not required to submit the insurance policy as part of the tender.

The wording of the contract is proposed by the contracting authority as part of the background materials and may be amended within the competitive dialogue based on suggestions from the participants and, where applicable, the Jury. In its final wording, the Contract for Work will be binding on the participants and will be provided as an annex to the invitation to submit the final tender.

The contract will be drawn up in the Czech language.

The scope of the subsequent public contract will be specified depending on the course of the competitive dialogue in the Contract for Work, which will be annexed to the invitation to submit the final tender.

## 12. Other provisions

### 12.1. Copyright

The authors of the competition proposals, with the exception of the selected supplier, shall retain their copyright; they may publish their competition proposals after the termination of the competitive dialogue and may reuse them in other contexts.

By submitting competition proposals, participants consent to the free reproduction and exhibition of their proposals for the purposes of promoting the competitive dialogue and its results.

By submitting competition proposals, participants grant the contracting authority consent to use their copyrighted works for the purposes of this competitive dialogue. The submitted proposals, both in physical and digital form, including identification documents, become the property of the contracting authority.

Tenders, including proposals, will not be returned to participants and will remain with the contracting authority as part of the documentation of the procurement procedure.

Any use of the competition proposals or parts thereof for purposes other than those specified in this Procurement Documentation is subject to the express consent of the authors.

### 12.2. Resolution of disputes

Participants may submit objections against the actions of the contracting authority in the procurement procedure in accordance with Part Thirteen of the Act or in accordance with the Czech Chamber of Architects Competition Rules.

The requirements for a motion to initiate proceedings for review of the contracting authority's actions and the further procedure of the complainant are governed by Section 249 et seq. of the Act.

### 12.3. Clause on consent to the Procurement Documentation

By their participation in the competitive dialogue, the contracting authority, the administrator, auxiliary bodies of the Jury, members of the Jury and invited experts confirm that they have familiarized themselves with all conditions of the competitive dialogue and undertake to comply with and respect this Procurement Documentation as a contractual framework.

By submitting a Request to Participate, participants express their consent to all conditions of the competitive dialogue.

### 12.4. Responsible public procurement

When setting the procurement conditions, including the rules for evaluation of tenders, and when selecting the supplier, the contracting authority proceeded in such a way as to fulfil to the greatest possible extent the principles of socially responsible procurement, environmentally responsible procurement and innovation as defined by the Act.

The competitive dialogue is in line with the principles of responsible public procurement: limiting conditions of participation to the necessary minimum, thereby enabling participation of small and medium-sized enterprises (principle of socially responsible procurement); support for environmentally friendly solutions (principle of environmentally responsible procurement); the requirements set out

in Annex P.01 Framework Brief are recommended, and the contracting authority thus supports an innovative approach and solutions for the subject of the competition (principle of innovation).

The contracting authority requires the supplier, in the performance of the public contract, to ensure equivalent payment terms within the supply chain as those agreed between the supplier and the contracting authority. The element of responsible procurement and the related obligations of the supplier are defined by the contracting authority in the binding draft contract (equivalent payment terms within the supply chain).

In order to reduce the administrative burden associated with the preparation of tenders, the contracting authority allows the use of template documents, which are annexes to this Procurement Documentation.

#### 12.5. Conflict of interest

The participant in the procurement procedure shall submit, as part of its Request to Participate, an affidavit clearly stating that neither the participant nor any subcontractor through which professional eligibility or technical qualification is demonstrated, if applicable, has breached the requirement set out in Section 4b of the Act on Conflict of Interest. A template of such affidavit is included as Annex PP.02 Affidavits to this Procurement Documentation.

#### 12.6. Restrictive measures in relation to international sanctions

The participant in the procurement procedure shall submit, as part of its Request to Participate, an affidavit clearly stating that neither the participant nor its subcontractors are subject to international sanctions. A template of such affidavit is included as Annex PP.02 Affidavits to this Procurement Documentation.

In relation to each subcontractor or other person pursuant to Section 83 of the ZZVZ who will participate in the performance of the public contract to an extent exceeding 10% of the tender price, the participant shall submit an affidavit of such subcontractor or other person clearly stating that they are not subject to international sanctions and identifying their beneficial owner. A template of such affidavit is included as Annex PP.02 Affidavits to this Procurement Documentation.