



MASTER PLAN ČESKÉ BUDĚJOVICE

COMPETITIVE DIALOGUE STEP BY STEP

CCEA MOBA
We focus on the contemporary city.
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CITY OF ČESKÉ BUDĚJOVICE
Nám. Přemysla Otakara II. 1/1,
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ABOUT THE COMPETITIVE DIALOGUE

INTRODUCTORY WORDS OF THE COMPETITION ORGANISER



Dear colleagues,

we invite you to participate in this competitive dialogue.

We are looking for a multidisciplinary team of authors to design and negotiate a Master plan of outstanding quality for the regional city of Česká Budějovice.

The competition dialogue is announced in Czech language and due to the specific legislation on urban planning in the Czech Republic, the contractor should be a Czech planner who fulfils the conditions for participation. However the participation of foreign competitors is desirable and very welcome. Therefore, do not hesitate to contact your friends among the architects, urban planners, landscape designers, traffic engineers and create an experienced multidisciplinary international team of experts across the European Union.

Česká Budějovice is a bold, self-confident city. These attributes are materialized by a high standard of living. The long-term perspective of the city for about the next 30 years, is to increase the population by 1/3 within the current perimeter of the city while contributing to a higher standard of living and quality of life. The new Master Plan is supposed to become a tool to support this growth and increase in quality of life for both existing and new residents.

CURRENTLY VALID LAND-USE PLAN

CURRENT STATE

The currently valid Land-use Plan of České Budějovice* was approved by the City Council of České Budějovice on 23 April 2000. General Decree No. 4/2000 on the binding parts of the Land-use Plan of the City of České Budějovice came into force on 15 July 2000.

FULL TEXT OF THE LAND-USE PLAN OF ČESKÉ BUDĚJOVICE*

The full documentation below includes all previously issued amendments to the Land-use plan of České Budějovice*, with the last issued amendment being Amendment No. 99, which became effective on 7 July 2023.

[Úplné znění ÚPnM Č. Budějovice po změně č. 99](#)

PREPARATION OF A NEW MASTER PLAN**

The City Council of České Budějovice decided on its own initiative on 19 March 2018 to create a new Master Plan of České Budějovice*.

On 25 June 2019, a work contract was signed between the Statutory City of České Budějovice and the Institute of Regional Information, s.r.o., based in Brno. The subject of the contract was a new master plan and the contractor was selected through a tender procedure.

On 29 May 2023 the cooperation with the company Institute of Regional Information, s.r.o. was terminated.

On the basis of the Resolution No. 981/2023 of 17 July 2023, the preparation and administration of the public contract (in the form of a competitive dialogue) - Master Plan České Budějovice**.

EDITING THE ASSIGNMENT OF MASTER PLAN

Currently, a modification of the assignment of the Master Plan is approved by the resolution of the City Assembly of České Budějovice dated 18 September 2023.

*Currently valid Land-use Plan - document specifying the intended and permitted uses of land within a defined area, focusing primarily on zoning regulations, development guidelines, and policies related to specific land use categories such as residential, commercial, industrial, agricultural, and conservation.

**New Master Plan - will provides a broader strategic framework for the development of the whole administrative area of the Statutory City of České Budějovice. A comprehensive strategic document outlining long-term development goals and organization, encompassing collaboration of architects, urban planners, landscape architects, traffic engineers but also sociologists, urban economists, anthropologists.

NEW MASTER PLAN AND COMPETITIVE DIALOGUE

The City of České Budějovice has decided to use the form of a competitive dialogue for the selection of the designer of the new Master Plan of České Budějovice.

The competitive dialogue procedure is one of the types of procurement procedure under Act No. 134/2016 Coll., on public procurement. It is a very flexible procurement procedure designed to enable a dialogue between the contracting authority and the participants in the procurement procedure to find a suitable solution to meet the contracting authority's needs and objectives.

A competitive dialogue is a special type of procurement procedure in which the contracting authority - the city - invites an unlimited number of tenderers to submit applications for participation in this procurement procedure and to demonstrate their qualifications. After assessing the tenderers' qualifications, the contracting authority shall invite qualified candidates to participate in a competitive dialogue in order to find one or more suitable solutions for the performance of the public contract. Once suitable solutions have been identified, the contracting authority will then invite all tenderers to submit proposals.

In this case, according to the tender documentation, the subject of performance of this public contract is the provision of services consisting primarily in the drafting of a new Master plan and the preparation of complete project documentation, the negotiation and settlement of objections and the delivery of a clean copy of the approved master plan according to the specification below for the Master Plan České Budějovice and related activities specified in the tender documentation.

The selected contractor will prepare a complete Master plan in accordance with the Architect's

Service Standard issued by ČKA 2018, including procurement activities related to the issuance of the master plan according to the following stages:

- Ensuring the necessary surveys and research;
- 2 VF UP – draft Master Plan, Evaluation of the impact of the draft Master Plan on the sustainable development of the territory, participation in the joint meeting and public hearing, cooperation in the evaluation of the results of the consultation,
- 3 VF UP – modification of the draft Master Plan, or modification of the evaluation of the effects of the draft Master Plan on the sustainable development of the territory, after its discussion on the basis of the instruction of the founder, participation in the renegotiation, cooperation in the evaluation of the results of the renegotiation;
- 4 VF UP – modification of the draft Master Plan, or modification of the assessment of the impact of the draft Master Plan on the sustainable development of the territory, after its repeated discussion; on the basis of the instruction of the founder for release in the city council;
- 5 VF UP - The Master Plan and the Sustainability Assessment of the Master Plan after its passage by the City Council with a record of the effectiveness of the Master Plan.

The place of performance of the public contract is the administrative territory of the Statutory City of České Budějovice, in the area of České Budějovice 1 to 7, České Vrbné, Třebotovice, Kaliště u České Budějovic and Haklový Dvory.

The performance of the public contract will commence after the contract concluded with the contracting authority and the selected tenderer has come into force. The contracting authority assumes that the contract will be concluded at the end of the competitive dialogue. Issue of the valid Master Plan is expected in 2028.

COMPETITIVE DIALOGUE

CONDITIONS FOR PARTICIPATION

Basic eligibility

Quotations from the tender documentation:

9. Conditions for participation in the competitive dialogue

9.1. The contracting authority requires a demonstration of compliance with the **basic competence** 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.

Professional competence

9.2. The contracting authority also requires proof of **professional competence**, namely the authorisation to conduct business in the field of „Design activities in construction“i.e. that the architect is authorised in A2 or A0 and professional competence.

Technical qualification

9.3. The contracting authority further requires proof of **technical qualification** according to § 79 paragraph 2 letter b) of the ZZVZ, in the following scope.

This requirement shall be met by the tenderer who submits a list of significant services provided prior to the start of the procurement procedure (including the price and duration of their provision and identification of the client) according to the following specification:

In the **last 10 years** prior to the start of the tendering procedure, the tenderer has provided services similar to the subject of this tender for:
- **at least one (1) municipal development plan for municipalities with extended competence** - including a plan developed to at least the public hearing stage, as currently 183/2006 Coll., as amended, i.e. the Act on Spatial Planning and Building Regulations, [Sections 43, 61 and 30 of Act No. 183/2006 Coll.]

COMPETITIVE DIALOGUE

PROVING COMPLIANCE WITH CONDITIONS FOR PARTICIPATION

Basic eligibility

- **sworn statement**, a template of which is included in Annex 1 to this tender documentation.

Professional competence

- proof of authorisation to conduct business in the field of „**Design activities in construction**“

- proof of authorization of the responsible person (certificate of authorization or certificate of registration of the person established or visiting) in the field of „**Authorized Architect in A2 (town planning) or A0** “

Quotations from the tender documentation:

Method of proving compliance of 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.

9.6. 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 authorization of the responsible person (certificate of authorization or certificate of registration of the person established or visiting) in the field of „Authorized Architect“ according to Article 4 of Act No. 360/1992 Coll, on the practice of the profession of authorised architects and the practice of the profession of authorised engineers and technicians active in construction, as amended („Authorisation Act“), or another similar document issued in a country other than the Czech Republic, which authorises its holder in the abovementioned field to perform activities under the draft contract in that other country.

[BUP]

COMPETITIVE DIALOGUE

Technical qualification

- **list of significant services**, a template of which is attached as Annex 1 to this tender documentation

CCEA MOBA [BUP] SOUTĚŽNÍ DIALOG
Územní plán České Budějovice

SEZNAM VÝZNAMNÝCH SLUŽEB

Název veřejné zakázky	Územní plán České Budějovice
Zadavatel	Statutární město České Budějovice se sídlem nám. Přemysla Otakara II. 1/1, 370 01 České Budějovice

Dodavatel:

Název – obchodní firma	[k.doplnění]
Sídlo	[k.doplnění]
IČO	[k.doplnění]

Jako účastník výše uvedené zakázky předkládám pro účely prokázání technické kvalifikace seznam významných služeb, přičemž čestně prohlašuji, že uvedené služby byly provedeny odborně a řádně.

Reference	
Objednatel	[k.doplnění – název, sídlo, IČO]
Popis poskytovaných služeb (územní plán)	[k.doplnění – služba musí odpovídat specifikaci v čl. 9.3. Zadávací dokumentace]
Doba poskytnutí služby (od kdy do kdy – aby byla deklarována specifikace v čl. 9.3. Zadávací dokumentace, že služba byla poskytnuta „za posledních 10 let...“)	[k.doplnění]
Hodnota poskytovaných služeb	[k.doplnění]
Kontaktní údaje objednatele	[k.doplnění – jméno, e-mail, tel.]

V _____ dne _____ 2024

jméno, funkce a podpis oprávněné osoby

Příloha č. 1: Editovatelná příloha b) Čestné prohlášení

Quotations from the tender documentation:

The tenderer shall demonstrate its **technical qualification** by submitting a list of significant services, a template of which is attached as Annex 1 to this tender documentation, which shall explicitly and unambiguously show all the required facts referred to in clause 9.3 above (the Supplier shall explicitly state for each required reference service that the service in question meets the requirements specified above by the Contracting Authority, including the price and time of implementation/performance of the reference service and the identification of the Client, including the contact details of the Client).

COMPETITIVE DIALOGUE

PROCESS STEP BY STEP

Application for participation

Required

- registration in electronic tool
- submission of the application by electronic tool
- it shall include filled-in Annex 1

CCEA MOBA (BUP) SOUTĚŽNÍ DIALOG
Územní plán České Budějovice

KRYCÍ LIST ŽÁDOSTI O ÚČAST

Veřejná zakázka

Název veřejné zakázky	Územní plán České Budějovice
Zadavatel	Statutární město České Budějovice se sídlem nám. Přemysla Otakara II. 1/1, 370 01 České Budějovice

Identifikační údaje účastníka-dodavatele

Název účastníka	(k doplnění)
IČO	(k doplnění)
Adresa sídla	(k doplnění)
Kontaktní adresa	(k doplnění)
Spisová značka	(k doplnění)
Osoba oprávněná zastupovat účastníka	(k doplnění)
Kontaktní osoba účastníka	(k doplnění)
Telefon	(k doplnění)
E-mailová adresa	(k doplnění)
ID datové schránky (byla-li zřízena)	(k doplnění)
Mají-li střední podnik (podle doporučení Komise 2003/361/ES)	(ANO/NE)

Příloha C. 1: Editovatelná příloha b) Čestné prohlášení

CCEA MOBA (BUP) SOUTĚŽNÍ DIALOG
Územní plán České Budějovice

ČESTNÉ PROHLÁŠENÍ O SPLNĚNÍ PODMÍNEK ÚČASTI V SOUTĚŽNÍM DIALOGU

Název veřejné zakázky	Územní plán České Budějovice
Zadavatel	Statutární město České Budějovice se sídlem nám. Přemysla Otakara II. 1/1, 370 01 České Budějovice

Dodavatel:

Název - Obchodní firma	(k doplnění)
Sídlo	(k doplnění)
IČO	(k doplnění)

Čestné prohlášení, že jako účastník o předmetnou veřejnou zakázku splňuji základní způsobilost dle § 74 odst. 1 zákona č. 134/2016 Sb., o zadávání veřejných zakázek, ve znění pozdějších předpisů („ZZVZ“), neboť nejsem dodavatelem:

- kteří byl v zemi svého sídla v posledních 5 letech před zánikem zadržením řízení pravomocně odsouzen pro trestný čin uvedený v příloze č. 3 k ZZVZ nebo obdobný trestný čin podle právního řádu země sídla dodavatele, přičemž k zahájení odsouzení se nepřihlíží; je-li dodavatelem právnická osoba, musí tuto podmínku splňovat tato právnická osoba a zároveň každý člen statutárního orgánu dodavatele právnická osoba, musí tuto podmínku splňovat tato právnická osoba, každý člen statutárního orgánu této právnické osoby a osoba zastupující tuto právnickou osobu ve statutárním orgánu dodavatele. Účastní-li se zadávající řízení pobočka závodu zahraniční právnické osoby, musí podmínku splňovat tato právnická osoba a vedoucí pobočky závodu v příslušné pobočce závodu české právnické osoby musí podmínku splňovat tato právnická osoba, každý člen statutárního orgánu této právnické osoby, osoba zastupující tuto právnickou osobu ve statutárním orgánu dodavatele a vedoucí pobočky závodu,
- kteří má v České republice nebo v zemi svého sídla v evidenci daní zachycený splatný daňový nedoplatek,
- kteří má v České republice nebo v zemi svého sídla splatný nedoplatek na pojistném nebo na penále na veřejné zdravotní pojištění,
- kteří má v České republice nebo v zemi svého sídla splatný nedoplatek na pojistném nebo na penále na sociální zabezpečení a příspěvku na státní penzijní zabezpečení,
- kteří je v likvidaci, proti nimž bylo vydáno rozhodnutí o úpadku, vůči nimž byla nařazena nucená správa podle jiného právního předpisu nebo v obdobné situaci podle právního řádu země sídla dodavatele.

Dále prohlašuji tímto čestně, že v souladu s § 3 odst. 2 Soutěžního řádu ČKA:

- jeím se bezprostředně neúčastní/á přípravu soutěžního zadání a na vyhlášení soutěže (výjimkou jsou osoby, které připravovaly mapové nebo analytické podklady);
- nejsem členkou/členem poroty, pomocným členem poroty nebo auditorem soutěže
- nejsem ve vztahu mandátním, příbuzenským či sekvagendám v prvním stupni s výše zmíněnými osobami, ani trvalým projektovým partnerem, bezprostředním nadřízeným nebo spolupracovníkem výše zmíněných osob;
- nejsem členkou/členy samosprávných orgánů zadavatele a zaměstnanecem/ředou zadavatele nebo právnických osob ztížených zadavatelem, kteří se podíleli na projektování a schvalování soutěžních podmínek, soutěžního zadání anebo se budou podílet na projektování a schvalování výsledků soutěže, výsledků řízení o zadání zakázky v návaznosti na soutěž a výsledky zakázky zadání v návaznosti na soutěž.

V _____ dne _____ 2024

Iměno, funkce a podpis oprávněné osoby

Příloha C. 1: Editovatelná příloha b) Čestné prohlášení

Quotations from the tender documentation:

10. Opening of the tendering 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 via an electronic tool.

2 APRIL 2024, 14:00, DEADLINE OF SUBMISSION

10.3. The deadline for submission of applications for participation is **2 April 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.

Reducing the number of participants

- The Jury will evaluate the approaches to the contract according to two quality criteria:

- 1) Urbanistic quality of the submitted Professional approach to the contract
- 2) Multidisciplinarity and internationality of the competition team.

- The Jury 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.

Quotations from the tender documentation:

11. Reducing the number of participants - Approach to the solution of the contract

11.1. In order to reduce the number of solutions, the contracting authority sets the following quality criteria:

1) Urbanistic quality of the submitted Professional approach to the contract.

The urban quality is considered to be the originality and coherence of the conceptual solution of the competition proposals. Furthermore, the quality of the interface between built-up and unbuildable and the quality of the built environment (nature-construction-transport), and last but not least, resilience and sustainability of the master plan for the long-term development of the city. The Jury will evaluate the approaches to the contract on the basis of the knowledge and experience of its members. Such evaluation will therefore be the professional but subjective opinion of the panel. This evaluation method is generally standard in competitive dialogue and the participants in competitive dialogue by their participation, agree to this method of evaluation.

2) Multidisciplinarity and internationality of the competition team.

Participants who present experience in multidisciplinary and international team of experts will be evaluate higher. In addition to the usual collaboration of architects, urban planners, landscape architects, traffic engineers or other technical professions in the design process of urban planning will be evaluated multidisciplinary approach, which is understood as inviting and cooperation with professions that are still not quite common in Czech republic, such as sociologists, urban economists, anthropologists.

The participants will have the advantage that their team will be enriched by Czech experts in addition to European perspective of offices working in the field of urban planning within the EU.

Professional Approach

Required

- submission of the approach by electronic tool
- it shall include a PDF document compiled in accordance with the template attached as Annex 3

Quotations from the tender documentation:

11.2. As the tenderers cannot be required to submit an entire urban design proposal at each stage, the contracting authority has decided that the tenderers shall first prepare and submit a so-called **Professional Approach to addressing the contract**.

11.3. The approach to the contract will be submitted as a PDF document compiled in accordance with the template attached as Annex 3 to tender document.

19 APRIL 2024, 14:00, DEADLINE OF SUBMISSION

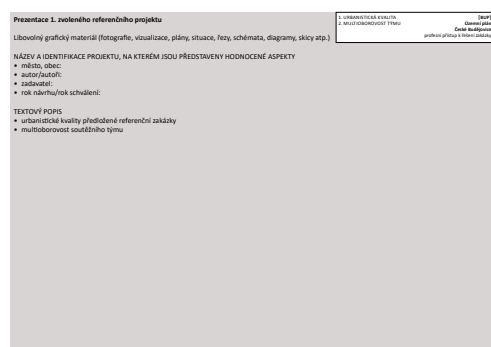
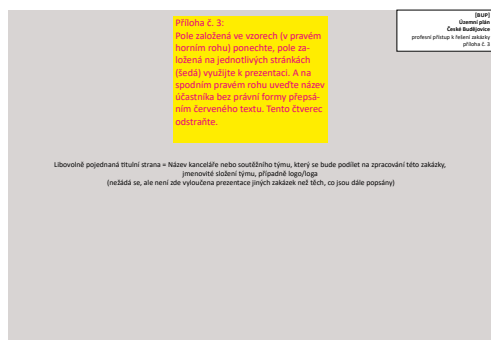
11.4. The deadline for the submission of the approach to the contract will end on **19 April 2024 at 14:00 h**. It is the responsibility of the participant to ensure that the approach is submitted on time.

11.5. The participants shall describe in the Professional Approach to the public contract from the perspective of two criteria: **1) Urbanistic quality of the submitted Professional approach to the contract** and **2) Multidisciplinary and internationality of the competition team**.

It is expected that the design aspects will be documented with at least one own examples of urban plan. In terms of relevance, it is essential that at least one person from the contractor's design team is also the author or co-author of the examples used. It is acceptable for both aspects to be described by both reference projects, just as it is possible for each aspect to be described separately by one reference project.

11.6. Each of the two aspects described in the Professional Approach to the Contract will be assigned a point value by the Jury, 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 Jury 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.

11.8. Tenderers not selected by the Jury will be excluded from participation in the tender procedure.



Workshop I - site visit

Required

- personal site visit and meeting with contracting authority to clarify and explain the aim of competitive dialogue

Workshop II - presentation

Required

- personal presentation participants work-in-progress proposals. Individual presentation and consultation with the jury

Quotations from the tender documentation:

12. Competitive dialogue – workshop and presentations

12.1. The selected maximum of five (5) tenderers 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 urban design. In addition, the proposal will include a tender price for the preparation of the project documentation for the new urban plan.

20 MAY 2024, WORKSHOP I. - SITE VISIT

12.2. The site visit will be organised as part of a joint workshop with all selected participants. The aim of this workshop will be to explain the technical conditions and limits, and to clarify or explain the specifications, if necessary. This **Workshop I** is tentatively scheduled for **20 May 2024**.

22 JULY 2024, WORKSHOP II. - PRESENTATION

12.3. Subsequently, participants will be invited to present their work-in-progress proposals in person at a Workshop II. The aim of this meeting will be to present and consult their proposals individually with the jury. The date of this **Workshop II** is tentatively scheduled for **22 July 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 city of České Budějovice. 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 tenderers 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.

Quotations from the tender documentation:

13. Submission of tenders - final proposal

13.1. A participant shall submit its tender exclusively electronically through the electronic tool within the deadline for submission of tenders. 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.

13.2. The tender will be prepared as a digital presentation in PDF format A3 landscape, printed poster-panels format B1 portrait and a portfolio in A3 landscape format in 2 copies. Everything will be specified in the calls during the competitive dialogue.

13.3. The tenderer shall also specify the offer price in the tender.

20 SEPTEMBER 2024, DEADLINE FINAL SUBMISSION

Final submission of Proposals

Required

- submission of the proposal by electronic tool
- it shall include a digital presentation in PDF, printed poster-panels and a portfolio.

13.4. **The deadline for the submission of the final tender is 20 September 2024 at 14:00 h.** It is the participant's responsibility to ensure that the tender is submitted on time.

13.8. The evaluation committee will proceed with the evaluation according to the predetermined evaluation criteria (see Article 14 of these tender documents).

SUMMARY

Application for participation	2 APRIL 2024, 14:00, DEADLINE OF SUBMISSION
Professional Approach	19 APRIL 2024, 14:00, DEADLINE OF SUBMISSION
Workshop I - site visit	20 MAY 2024, WORKSHOP I. - SITE VISIT
Workshop II - presentation	22 JULY 2024, WORKSHOP II. - PRESENTATION
Final submission of Proposals	20 SEPTEMBER 2024, DEADLINE FINAL SUBMISSION