

## EXPLANATION OF TENDER DOCUMENTATION No. 3 – CONCEPT SUBMISSION STAGE

Public Contract name	<b>NEW MAIN STATION DISTRICT</b>
Contracting Authority 1	The Capital City of Prague Mariánské náměstí 2/2, 111 00 Praha 1 ID No.: 000 64 581 represented by the Department of Property Management of the Capital City of Prague
Contracting Authority 2:	Dopravní podnik hl. m. Prahy, akciová společnost (Prague Public Transit Company, joint-stock company) Sokolovská 42/217, Vysočany, 190 00 Praha 9 ID No.: 000 05 886
Contracting Authority 3:	Správa železnic, státní organizace (Správa železnic, state organisation) Dlážděná 1003/7, 110 00 Praha 1 ID No.: 709 94 234

The Contracting Authority received a written request from a participant in the Procurement Procedure for clarification of the Tender Documentation.

The Contracting Authority hereby provides an explanation of the Tender Documentation (Procurement Terms and Conditions) for the above-mentioned Public Contract in accordance with Section 98 of the PPA, in both Czech and English, including the exact wording of the request for explanation of the Tender Documentation without identifying the participant requesting the explanation. In the event of a discrepancy between the different language versions of the answers, the Czech version of the Contracting Authority's answers shall prevail.

	<b>Question of the participant where the explanation was provided following a request for clarification</b>
<b>1.</b>	By what percentage can commercial floorage be increased based on the Zoning Plan, or is there a percentage set for increasing commercial floorage?
	<b>Contracting Authority's explanation</b>
<b>1.</b>	As the intent will be permitted subject to an exemption from the valid version of the Zoning Plan – subsection 3c, no maximum size of the commercial area has been defined for the intent in question.  According to the valid Zoning Plan, the existing building in the part of DH (“areas and facilities for mass transit of passengers, P + R parking lot”) can be extended by maximum of 40% of gross floor area regardless of function.

	<b>Question of the participant where the explanation was provided following a request for clarification</b>
<b>2.</b>	Possibility to revise the Zoning Plan based on the proposed new design of the check-in hall and the adjacent park.

	<b>Contracting Authority's explanation</b>
<b>2.</b>	The solution resulting from the Competitive Dialogue may not be conditional on the need to revise the Zoning Plan.

	<b>Question of the participant where the explanation was provided following a request for clarification</b>
<b>3.</b>	Height regulation applicable to the area concerned, especially in the New Check-in Hall part by Alena Šrámková, architect.
	<b>Contracting Authority's explanation</b>
<b>3.</b>	<p>The area concerned is located within the Prague Conservation Zone, where high-rise buildings are prohibited (i.e. a building whose height exceeds the height level of the location or the relative height of 40 m.)</p> <p>From the perspective of the City of Prague's building regulations, the main ledge of the southern/northern tower of the Fanta building can be regarded as the maximum height level.</p> <p>An exact height solution will nonetheless be the subject of consideration within the Competitive Dialogue.</p>

	<b>Question of the participant where the explanation was provided following a request for clarification</b>
<b>4.</b>	Is it not possible to consider extending the deadline for handing in the concept due to the extension of the deadline for delivery of all underlying documents?
	<b>Contracting Authority's explanation</b>
<b>4.</b>	<p>The Contracting Authority believes that the participants received all the relevant underlying documents for the preparation of the Concept sufficiently in advance before the workshop or, as the case may be, the required information was provided to them in the course of the workshop.</p> <p>Notwithstanding the foregoing, the deadline for the submission of the Concept was extended and is <b>Monday, 28 November 2022 at 3:00 p.m. CET</b>. The Contracting Authority does not expect any further extension of the deadline.</p>

	<b>Question of the participant where the explanation was provided following a request for clarification</b>
<b>5.</b>	<p>Are the scales and layout of panels, number of individual sections, binding? For example fewer sections, more diagrams and illustrations etc. You mentioned this at the workshop, but I would like to assure my team that this is correct.</p> <p>The notes I took – adhere to the number of panels, not more or fewer; scales and layout not binding.</p> <p>A related question – Are the positions of the sections binding or not?</p>

	Contracting Authority's explanation
5.	<p>The Contracting Authorities recommend adhering to the indicated scales, layout of panels and position of sections, which were chosen in view of the area concerned and the possibility to compare individual solutions in identical drawings. However, if they are changed due to the participant's discretion with respect to the submitted solution, this is not a reason for any negative evaluation of the participant's solution or its exclusion from the Competitive Dialogue.</p> <p>Additional supplemental situations/layouts/diagrams/illustrations may of course be used in other empty parts of the panels (e.g. panels no. 2, 3, 7 and 8).</p>

Unless stated otherwise, capitalised terms used in this explanation have the meanings assigned to them in the definitions in the Tender Documentation.

**The Contracting Authority also notes that a request for clarification of the Tender Documentation (including any tender documents) may be made either by submitting a written request for explanation via the Contracting Authority's Profile or by an e-mail sent to [kamila.kulhankova@havelpartners.cz](mailto:kamila.kulhankova@havelpartners.cz). If a participant makes a separate request for information to any other person (such as a member of the preparatory team of one of the co-contracting authorities), no information will be provided.**

Prague, 21 October 2022