

Annex 2 to the Non-Binding Draft Contract

Scope of activities for the elaboration of the Architectural Study;

(The content part may be changed based on the results of negotiations with the selected contractor and it is at the moment only of a general informative nature)

- I.1. The Contractor is obliged to perform the following partial activities for the elaboration of the Architectural Study under the Contract for the elaboration of an Architectural Study of the forecourt of the New Brno Main Railway Station and the area behind the station:

1) Project preparation (FS1 service phase)

- a. Order analysis:
 - evaluation of input data;
 - inventory of identification data;
 - economic evaluation;
 - ecological parameters of the specification;
- b. Specification of required documents:
 - evaluation of submitted supporting documents;
 - specification of other necessary documents (regulatory conditions, survey, measurement, analysis, etc.);
- c. Preliminary analysis of the investment project (construction programme):
 - evaluation of the project
 - compliance with zoning documentation, or zoning supporting documentation
 - ensuring the regulatory conditions of the territory
 - inspection of the intended construction site
 - legal limit for the intended purpose of the construction
- d. Specification of the scope and content of project work:
 - determination of service phases
 - preparation of project service phases schedule
 - determination of professional representation
- e. Cooperation on the compilation of an investment project (construction programme):
 - function determination
 - size, capacity
 - operational ties
 - numbers of buildings

- feasibility study
 - expert estimation of investment costs
 - preparation of time and financial schedule of construction
 - service life of the building
 - economic and financial analysis of the construction – costs and subsequent operation
 - determining the standard of the construction and its equipment
 - description of the target state of the construction
- f. Securing the necessary supporting documentation and special professional activities:
- monument protection
 - assessment of the project according to the criteria of sustainability of constructions
- g. Acquiring drawing documentation:
- elaboration of a situation drawing with the drawing of the current state, numbers, plots, territory boundaries and the extent of the construction site (in the scale of the cadastral map) of the object(s)
 - a copy of the cadastral map of the construction site
 - geometric plan focusing the current state
- h. Pre-negotiation of the project with the main State administration bodies concerned:
- monument protection
 - ensuring capacity possibilities and demand for technical and transport infrastructure (energy, water, sewerage, transport network, etc.)
 - changes in zoning documentation
 - features of the existing utility networks
 - information from the city architect (or the municipality or the urban planning commission of the municipality)
- i. Professional studies and analyses:
- urban-architectural;
 - lighting, sunlight;
 - dispositional, operational;
 - acoustics;
 - noise and emissions, dispersion ratios;
 - technical condition of utility networks;
 - waste disposal;
 - monuments, archaeology;
 - preparation of data for construction certification;
 - archive materials and literature searches;
 - legal;

2) Construction design (FS2 service phase)

a. Verification and analysis of specifications:

- supporting documentation, research, measurement of literary searches and archive documentation;
- conducting expert studies and analyses;
- zoning documentation;
- investment project, construction programme
- specification of the client's target ideas
- preparation of a concept and sketches

b. Processing of construction design documentation:

- description of the urban solution and context
- description of the concept of the solution, function and operation
- description of the technical solution with the involvement of specialists – professions
- design technical data, energy balance
- determination of the basic material solution
- description of the connection to the infrastructure
- construction situation
- drawing documentation: floor plans, sections, views, spatial axonometric and perspective views, plot drawings
- coordination of specialist activities
- preliminary design of landscaping (greenery)
- construction cost estimate
- pre-negotiation of documentation with the authorities concerned and the owners of the technical and transport infrastructure

c. Formulation of requirements:

- to expand, specify and supplement supporting documentation, research, study documents

d. Cooperation with the client on modifications to the construction programme:

- list of buildings, capacities and rooms

e. Alternative solutions:

- elaboration of alternative construction design
- evaluation of alternative solutions
- engrossment of the selected variant

f. Processing of the contracting entity's requirements:

- additional and modified requirements in the specification

g. Processing of special documentation:

- detailed budget of construction and operating costs of the construction
- principles of energy-efficient construction design solution
- concept of technical solution detail
- diagrams, drawings of technical equipment of buildings
- interior design
- landscape design
- design of vegetation treatments
- visual style design
- orientation system design
- comprehensive evaluation of the building
- photorealistic visualisations and animations
- models
- marketing documentation
- preparation of data for construction certification
- feasibility study
- blue/green infrastructure

h. Pre-negotiation of the construction design with the key State administration bodies and other persons concerned:

- monument protection
- public health
- fire service
- transport
- administrators and owners of technical networks – capacity potential and demands on technical and transport infrastructure (energy, water, sewerage, transport network, etc.)
- at the building authority, from the city architect, the urban planning commission of the municipality – compliance with the zoning plan
- land owners (Ministry of Transport, Czech Railway, Brněnské komunikace a.s., etc.)