

**EXPLANATION OF TENDER DOCUMENTATION NO. 3 –
FINAL DRAFT DESIGN SUBMISSION STAGE**

Public Contract name	NEW MAIN STATION DISTRICT
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.

	Question of the participant where the explanation was provided following a request for clarification
1.	Does the client/clients or the authorities have any carbon footprint thresholds/ambitions which will need to be incorporated into the project?
	Explanation by the Contracting Authority
1.	The specification of these requirements will be resolved in the framework of the study completion and will be charged in the form of additional extra works/ change of work (mainly related to the hall).

	Question of the participant where the explanation was provided following a request for clarification
2.	Does the client/clients have any considerations on implementing sustainability certifications for the project, such as DGNB, BREEAM or LEED or other?
	Explanation by the Contracting Authority
2.	The specification of these requirements will be resolved in the framework of the study completion and will be charged in the form of additional extra works/ change of work (mainly related to the hall).

	Question of the participant where the explanation was provided following a request for clarification
3.	It was mentioned that the client cost consultant could provide markups for the areas in sqm, which were used for each part of the costing schedule. Can we receive these?
	Explanation by the Contracting Authority
3.	More detailed cost estimates from the cost manager should be provided to participants on 15 August 2023.

	Question of the participant where the explanation was provided following a request for clarification
4.	We would like to receive the original 'costing schedule' done prior to the competition phase. It would be thankful if the cost consultant could share this with the listed cost items.
	Explanation by the Contracting Authority
4.	Initial cost breakdowns should be ready by the cost manager by the end of the week and should be provided to participants.

	Question of the participant where the explanation was provided following a request for clarification
5.	Can the client/clients confirm that all retail and office spaces are shell and core only.
	Explanation by the Contracting Authority
5.	<p>Yes, retail is being prepared for Shell&Core. It is standard as each tenant competes and has different requirements.</p> <p>Shell&Core will be standard:</p> <ol style="list-style-type: none"> 1. uniform paving 2. uniform ceilings with lighting 3. uniform design of the perimeter walls of the retail units 4. HVAC (air conditioning) will be brought to the unit, but the technical solution will depend on the use (not in S&C)

	Question of the participant where the explanation was provided following a request for clarification
6.	N/A
	Explanation by the Contracting Authority
6.	The Contracting Authority hereby requests the participants to provide a scheme of the demolition works or any similar scheme, drawing or explanation showing the extent of the

	<p>demolition works. Based on this document, the cost manager will revise the cost estimate (Version 2, which will be sent to you on 15 August 2023) and Version 3 of the cost estimate should be sent to you on 22 August 2023.</p> <p>If you wish to discuss the cost estimate with the cost manager, an online meeting can be arranged during the 25 August 2023 or 24 August 2023 (morning) as appropriate. If the date is not convenient for you, but you would still be interested in an online meeting with the cost manager, please suggest your possible dates for an online meeting (from 24 August 2023 onwards). The duration of the online meeting is expected to be 1 hour.</p>
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Unless stated otherwise, capitalised terms used in this explanation have the meanings assigned to them in the definitions in the Tender Documentation.

For the avoidance of doubt, the Contracting Authority states that the provision of the above explanation does not imply any change in the Procurement Terms and Conditions (Tender Documentation) within the meaning of Section 98(5) and Section 99 of the PPA and that the deadline for submitting the Final Draft Designs remains unaffected.

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. 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, 14 August 2023