

ADDITIONAL INFORMATION Nr. 4 to the architectural competition „NEW TOWN HALL FOR PRAGUE 7 DISTRICT“

Identification data of the contracting authority:

Name: The District of Prague 7
Represented by: Mgr. Janem Čížinským – Mayor
Seat: nábr. Kpt. Jaroše 1000/7, 170 00 Praha 7
ID: 00063754
VAT: CZ00063754
Contact person: Ing. arch. Igor Kovačević, Ph.D.
E-mail: kovacevic@ccea.cz

Contracting authority, in connection with the above architectural design contests, was asked for additional information. For this reason, the contracting authority provide this additional information.

Additional information is posted on the profile of the contracting authority
<https://stavebnionline.cz/Profily/profil.asp?Typ=2&ID=234&IDZak=5984>
and on the competition website
www.novaradnicepraha7.cz/?page_id=59

Additional information no. 4.01

question:

Please complete the information on the existing building envelope. Window Types (HOS-01?), composition of the envelope (materials, dimensions), including existing heat transfer coefficients.

answer:

Existing envelope is a combination of brick sills and perimeter walls that are not insulated. The facade is made of ceramic elements with dimensions of 30 x 30 cm, ventilated, clad to aluminum profiles. The windows are made of aluminum without interruption of thermal bridge. The exact composition of the perimeter walls is not known, neither the existing heat transfer coefficient.

Additional information no. 4.02

question:

According to documentation the heat exchanger is from 2013 and the building is without connection to gas. What was the original source of heat?

What were the real heat consumptions at the time of renting the building (2013,14,15)?

What was in these years occupation of the building?

How much heat was used for hot water and what portion was allocated to heating / cooling? (These figures should have the original, or even the current owner of the building in the bill in the assembly of the total cost of the object.)

answer:

The heat exchanger station has been incorporated in the building since the beginning.

The actual cost of heat and other information related to previous operations could not be determined because the previous owner, before Prague 7, did not operate the building fully, but was preparing for reconstruction. Regarding occupancy: 2013 – 100% occupancy (rented by KB) in 2014 and 2015 – 25%.

Additional information no. 4.03

question:

According to documentation the heat exchanger is from 2013 and the building is without connection to gas. What was the original source of heat?

answer:

See answer to question no. 4.02.

Additional information no. 4.04

question:

According to the sections the bearers are of different heights in the direction E-W and N-S, but in the model they are the same height. Please update and precise the documents, or complete them with the drawing of shape of the building.

answer:

There is a mistake in the section. The bearers are only in the east-west direction. Original drawings in the archives showed monolithic building, but the building was eventually assembled from prefabricated reinforced concrete elements: columns, bearers, probably inverted T profiles and panels that form the ceiling. The panels are stored in north-south direction. Drawing of the shape of the building is not available.

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Additional information no. 4.05

question:

The floors 1,2,3,4 in the documents contain 400 mm thick western gable wall, which is not captured in the model or the section. What is the composition of the wall? Please, complete with the drawing of shape of the building.

answer:

The structural system of the house (consisting of prefabricated reinforced concrete elements) is reinforced by walls located on the axis B 1–2, on the axis D 4–5 and axis 3 C and D. These walls are both in the 3D model, and in the Plan of existing structure.

It is necessary to distinguish between the Feasibility Study and Documentation of current state, where a feasibility study should not be taken as a basis for the structural design of the house. 3D model and the Plan of the load-bearing structures (Documentation of existing state) depict the closest state to the actual situation, which could be detected when comparing the original drawings and the house itself.

February 24, 2016
 Delivery Time: 11:11

Additional information no. 4.06

question:

There are some differences between “07 – BUILDING PROGRAM OF MUNICIPALITY OFFICE PRAGUE 7” and “06 – FEASIBILITY STUDY”. Also, short version of the feasibility study included in the brief (pages 26–29) is not exactly the same as the detailed version. Which document should be treated as most relevant?

answer:

The most relevant is “07 – BUILDING PROGRAM OF MUNICIPALITY OFFICE PRAGUE 7”, which describes the needs of the municipal office. The feasibility study is one of the points of view of the investor at how the program fits in the building. Therefore the feasibility study is an interpretation of the document 07.

Additional information no. 4.07

question:

According to the brief: “composition of roofs and facades no longer meets contemporary needs and it is assumed that all of the non-load-bearing cladding structures will be replaced in full”. Taking that into account, would it be correct to assume replacement of the whole façade including non-load-bearing walls and windows? Is it possible to change any of the structural elements included in the 3d model (for example remove the suspended parts of slabs in the northern façade)?

answer:

Yes, you should consider replacement of the whole facade, including non-load-bearing walls and windows. It is possible to change some structural elements, for example suspended part on north facade as well as some openings between floors. It is necessary to take into account, however, that the building is made of prefabricated elements and is not monolithic.

February 24, 2016
 Delivery Time: 17:02

Additional information no. 4.08

question:

Please provide documents on supporting structure of the house.

Also columns are according to the DWG drawings of existing state in some cases other dimensions and are in other positions! Drawing structure and the model are not valid.

answer:

See answers to questions nos. 4.04 and 4.05.

February 25, 2016
 Delivery Time: 14:32

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Additional information no. 4.09

question:

I could not find between documentation drawings of the current state of the facades. I know that it is counted with complete replacement of the envelope, but I would have liked a little bit to follow the existing concept - and so I ask whether it is possible to get a drawing of the facades?

answer:

Drawings of the current state of the facades are not processed into digital form. In an additional information no. 3 from 29. 2. 2016, there is added also the document 3.01 - Fasady objektu - Building elevations.

*February 25, 2016
 Delivery Time: 16:13*

Additional information no. 4.10

question:

Hello, one last reminder about the documents of the supporting structure - see Annex compilation of 1pp. It's hard to work with, and time is running out.

answer:

See answer to question no. 4.08.

*February 26, 2016
 Delivery Time: 8:34*

Additional information no. 4.11

question:

Would be possible to make bigger building volume?

answer:

It is not possible. According to set schedule there is no time for land use permit procedure, which would be caused by addition of any volume. Second reason is the fact that existing building already fulfils land use coefficients.

Additional information no. 4.12

question:

Could we propose any over hang parts of out the building mass?

answer:

The form of the hang over parts has been described in brief as balconies. Due to the Czech Building Code balconies are the only addition to existing volume which might not cause the land use permit procedure.

Additional information no. 4.13

question:

May we change positions of the staircase and lifts?

answer:

Yes, you can, if such solution brings new qualities to the space.

Additional information no. 4.14

question:

Should we keep the cargo lift, is it necessary?

answer:

It is not necessary to keep them. With keeping in mind to solve separate entrance to the social department room with sanitary services and to solve supply for the building.

Additional information no. 4.15

question:

May we extend mass of the building into the terrace spaces?

answer:

No, see answer to question no. 4.11.

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Additional information no. 4.16 question:

As we are going through assigned functions, it seems according to your feasibility study, everything is quite tight in terms of space and functions. There is not much space for some generous renovation in order to create open space, spatial voids, etc.

Is it necessary to follow assigned the entire program in order to have more airy, spacious town hall ?

answer:

The feasibility study showed that the building fits the program. Already in preparation for the reconstruction some departments (that are not in the program) were found other premises. The document no. 07 lists all operations which should be in a new Town Hall. In the unlikely case, which will be required to justify in the proposal, the contestant may intervene in the program. At the same time, we believe that the current program and the building itself offer enough space for creative solutions.

*February 26, 2016
 Delivery Time: 14:43*



In Prague 1. 3. 2016

Ing. arch. Igor Kovačević, Ph.D.