

Questions and answers of architectural competition for the Tamula Lakeside Area  
27.05.2008

1. We haven't found in the competition files any dimensional limit in terms of square meters or cubature, is that correct?

**Answer:** Yes, that is correct. See also question 9.

2. Is there any other limitation of Floor Space Index coming from local laws? Or is the height of the buildings the only rule to consider?

**Answer:** In this competition the height was considered as the only spatial limiting parameter (from the Võru town historical preservation conditions and from previous discussions in town government). The competition entry's should propose what kind of density is most appropriate for this area.

3. Is there a maximum number of panels/boards for the competition's drawings?

**Answer:** No

4. Is there a maximum number of pages for the explanatory memorandum?

**Answer:** No

5. Could the model arrive later than the 22nd August?

**Answer:** No

6. The panels are required in landscape or portrait format?

**Answer:** No, it is not fixed. It's up to participants to decide.

7. How long does it take since the qualification documents arrive to the confirmation from the "qualification committee"?

**Answer:** The information with parols of qualified documents will be on our webpage [www.arhliit.ee](http://www.arhliit.ee) for 5th of August.

8. We would like to have further information about the meaning of "a negotiated tendering procedure" in the explanation of the format of the competition. We mean "the tender competition generally is a competition where the jury selects the participants from their CV/Portfolio; in this case We don't understand how the sentence "Tendering procedure" can be fit into this competition?

**Answer:** The winner will be selected by the competition entry, but for making easier next steps it will be negotiated tendering procedure with one tenderer (winner) after the competition, it is according to Estonian law.

9. On the technical index you specify heights, but we would also like to know the maximum index required m<sup>2</sup>/m<sup>2</sup> or m<sup>3</sup>/m<sup>2</sup>?

**Answer:** We are looking for new holistic spatial scheme that improves the spatial quality and identity of the whole town. The idea of the competition is to look for different possible spatial scenarios for given area, from which restrictions and other spatial parameters (exempl: m<sup>2</sup>/m<sup>3</sup>) could be then later derived (during a planning procedure).

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10. Who will be involved in the construction development of the area ? Only The winner or all the awarded teams? And In this case which are the elements of the negotiation?

**Answer:** Look at competition brief B11.4. In case the winner of the competition waives the participation in negotiated tendering procedure without prior publication of tender notice of the design work or entry into contract for the performance of the design work or the parties will not reach an agreement the Main Organizer has the right to enter into negotiations with the submitter of next awarded design.

11. There is some guaranty about the construction development? I mean where the budgets come from?

**Answer:** The budget for this competition is from city government budget and from Estonian Cultural Capital. The actual development plan is not been fixed, most likely it will be done in stages and it will be PPP project or city leases the land to private developers.

12. In some photos you share, we see there is a skate park close to the beachside. We would like to know if there are people that use this area and if skating is a diffuse sport in your country.

**Answer:** The skate park is provided by city municipality and it is used seasonally rather actively, but there is not such a great urban skating culture in Võru town.

13. We would like to have some information about culture place in the Voru city too. Which schools are there? And where are located? Where is the closer university and which faculty are teach in?

**Answer:** In Võru there is 1 primary school, 4 secondary schools (from which 1 has Russian as main language) and 1 secondary schools for mentally disabled children. The schools position in different parts of the city, closest to competition area is Võru Kesklinna Gümnaasium, Vabaduse str 12 ([www.tamula.edu.ee](http://www.tamula.edu.ee)). The closest university is in Tartu (Tartu University [www.ut.ee](http://www.ut.ee))

14. Is it possible to have some information about windiness of the area where is the sitework and of the all lake area? In particular we would like to know from which direction wind arrive and if there are some wind-cycle during some season of the year.

15. I am Japanese architect. Can I join this competiton?

**Answer:** Yes, you can.

16. I am a licensed architect both in the Netherlands and Brazil. In the Netherlands, I am registered in the SBA (Architectural Registration Board), and in Brazil, in the CONFEA (National Council for Engineering and Architecture). Such registrations qualify me to work as a licensed architect in the Euountries. Brazil is where I pay all the taxes related to my business and professional duties, even though I have projects abroad. Is the location of my office a problem in fully qualifying for the competition?

**Answer:** Brazil is not joined with govrnment procurement act - [http://www.wto.org/english/tratop\\_e/gproc\\_e/memobs\\_e.htm#parties](http://www.wto.org/english/tratop_e/gproc_e/memobs_e.htm#parties) . So according to that you cannot participate. I am sorry, but the documents have to be taken from the country where you live. If you can send needful papers from Netherlands, it is possible to take part.

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17. ABOUT WRITTEN CONFIRMATIONS (Points 1 to 5 and 7 to 9 in Appendix 1)): Are Written Confirmations Self declaration signed by the Tenderer ? Or they should be signed by a Lawyer? -

**Answer:** BY YOU.

18. ABOUT TAX CERTIFICATE: (Point 6 in appendix 1) I'm currently finishing a Master program in Latin America I therefore recieved no Income in the last two years and a Half. How do I do? Can the Architectural Associan that I'm member of Certify that for me, in the sense that the annual Fee I pay to the association cover my social security also.

**Answer:** You should take the certificate that you do not pay taxes at the moment.

19. ABOUT MEMBERSHIP of a 'Relevant architectural Association ' (Point 10 in in Appendix 1) What kind of document do you need to certify that? -

**Answer:** Proofing letter from the Association or a copy of a document that proofs that you are member of it.

20. We are trying to compile the required documents in order to participate to the competition. Our national administration (country belonging European Union) only delivers documents in our national language which is neither English nor Estonian. Can we send you these papers in their original language, together with a short english text explaining what these are?

**Answer:** Yes, you can send these in national language with short translation to english (we don't require notarial translation).

21. A proof of membership of an Architects' Union is required by all tenders in case of joint tenders, and solely by the leader in case of a group or collective. Is this correct?

**Answer:** Yes

**Please notify - MISTAKES! that have been in English translations (are fixed by now) -**

1. About Appendix1 "Qualification Criteria and Required Documents for Participants of the Design Competition" point 6 say: "a certificate from the Tax and Custom Board..... the participant has had in total no more than 30 days tax liabilities during the last 12 months before presenting the certificate in question to the Procuring Entity....." This law is not valid anymore in Estonia, now to participate in public tenders the Estonian companies doesn't have to have Tax arrears in the moment they ask for the certificate to the Tax and Custom Board. This is the norm: "Riigihangete seadus" §38 p.4 (<https://www.riigiteataja.ee/ert/act.jsp?id=12944035>) So we have to consider valid the request of Appendix1 point 6?

**The right sentence is -**

A6.5. The tenderer must have duly fulfilled his/her legislative tax and social security obligations towards his/her place of residence or that of the Procuring Entity.

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As well as in Appendix 1 p.6

A certificate from the Tax and Customs Board and from local taxes administrator of the participant's or the tenderer's place of residence or corresponding government office of the participant's place of residence certifying that the participant has duly fulfilled his/her legislative national tax obligations and local tax obligations and social security payments of the participant's or the tenderer's place of residence. The issuing date of the certificates must be no earlier than 30 days before the deadline of the competition;

2. Appendix 1 - point6 states "[...] *The issuing date of the certificates must be no earlier than 30 days before the deadline of the competition*"; this means the certificates issued by the Tax and Customs Board must report a date no earlier than 23 Jul 2008. This constitutes an issue especially considering the bureaucratic time involved to receive these kind of documents by HM Revenue&Customs (the department responsible for the collection of taxes in the UK). In addition, considering that taxes are calculated on a year basis, this document will report the same information within the same financial year. Please advice whether the 23 Jul 2008 is compulsory as issuing date for the documents.

**The right translation is - *The issuing date of the certificates must be no earlier than 30 days before the registering to the competition and the deadline for submitting qualification documents***"; so it means that 1.July is the earliest date. The mistake is already fixed in the brief

3. Where is it possible to download a copy of the Annex 3 which includes a series of pre-set forms to address the points 1-5 and 7-9 of Appendix1 (as indicated on page 13/14 of "tamula\_competition\_brief\_copy2.pdf")? When can I obtain an ANNEX 3 document?

The mentioned form is **in appendix 2 (not 3)**.