

- 1) Would you please explain us about all these land plots (Vee 2; 4A; 4B; 4C....) in design area? Can we ignore them by creating a new structure, can we shift the functional zones - for example, creating residential in Vee2 or tennis hall in Vee 8 and so on ?**

Answer: The properties should remain. Changes in functional zones should be carefully reasoned, since the brief was developed by city administration over long period of time and is discussed with possible developers. So new ideas are welcome, but the brief is fixed and should be mandatory to all participants.

- 2) What is the difference between point 10 and point 11 of the Appendix 01?**

Answer: p.10 says that it is needed to prove qualification by belonging to the Union or having architects' qualification; p.11 says that if the Tenderer is a firm who has to hold a license for having the right to design, then it is needed to add relevant certificate.

- 3) Appendix 1 Point 10 If the participant is an architectural England registered limited company. The proof of being part of an Architects' Union required at point 10 of Appendix 01 is the one belonging to the legal representative of the company?**

Answer: The participant-Tenderer can be a registered company and architect as a person. If the participant is the company then the tax and customs document has to be of the company. If the participant is an architect as a natural person, the tax and customs document has to be for the natural person.

- 4) Is there a information available regarding the 1:500 model that is required. Will our model we provide consist only of the site boundaries so as to fit into a context model provided by you the organizer?**

Answer: There is no context model provided. The site area which is required to show in the physical model is described in brief and is basically defined with the neighboring streets.

- 5) Are the residential properties (Tartu Street 49,51,51a,53,53a,55,57 and 59) required to remain untouched or can they be removed?**

Answer: Residential properties in Tartu Street 49,51,51a,53,53a,55,57 and 59 should remain.

- 6) Is the Hotel Tamula (which is located at the center of the site at 4 Vee Street) required to remain, or can that be removed without disqualification?**

Answer: The hotel in Vee str 4 should remain.

- 7) Can I build bridge (or something to connect) between 6 and 6A?**

Answer: please feel free to plan the site details.

- 8) Can you tell me which apartment takes majority of buildings both in Võru and in Estonia, condominiums or rental apartments?**

Answer: private owners' apartments take majority (it means – person who owns the apartment also lives himself in it), specially in Võru. Rental apartments are clearly in minority, also apartments owned by local government/social apartments.

- 9) There are some gaps in between the "6A and 6", "4A and 4" that are not green colored in the autocad files...Are these gaps allowed to be built on?**

Answer: The beach promenade passes through between these plots, so there should be a public access.

**10) What does the sentence "Swimming pool at the centre 25m/ 6 lines" mean ?**

Answer: It means that the length of line has to be 25 metres and there has to be 6 lines.

**11) Are we to decide for ourselves how many apartments, businesses, commercials and offices there should be in the building and if yes, how should we show the distribution of the functions? Just in the plans or should we also do sections and elevations?**

Answer: Please remind that it is a spatial planning competition and you have to present your ideas in a scale 1/500. In this frame you can decide/propose what you consider important.

**12) What does this mean: „The competition area will consist of the Tamula lake beach area and, therefore, the area to be planned will partly overlap the following zones of preservation: a sloped path 10m, water preservation area 20m and a building restriction zone of 50m from the regular waterline of the lake.“ What is the sloped path 10m ? And the water preservation area 20m ?**

Answer: SLOPED PATH 10M - There has to be free public access to shoreline within minimum 10m wide path - no fencing. WATER PRESERVATION AREA OF 20M - 20m zone limits uses that may pollute or erode the coastline. Public area (beach) is not among them.

**13) Though "DETAILED TASKS BY AREA" required by the competition brief does not order the number of the need rooms and concrete area, for example • Twenty twin rooms are necessary for the hotel • The multifunctional building(Commercial) floor area is 900 m<sup>2</sup>. etc. - can I decide it for our thought appropriately?**

Answer: Please remind that it is a spatial planning competition and you have to present your ideas in a scale 1/500. In this frame you can decide/propose what you consider important.

**14) Is it possible to get a figure ground plan with all the surrounding buildings? they are missing at the two competition plans.**

Answer: No. But you could extract them from „Situation scheme.pdf“

**15) We would like to know what do you mean about "keyword" in the entry submission package? Is this any kind of character combination that you will give us after the approval of the Qualification Documents, or is something that we shall create by our own?**

Answer: The keyword is the parole of your entry that you should create by your own. As the competition is anonymous the paroles/keywords is for identifying the entries in jury reports etc

**16) Can we propose the demolition of all the buildings located in the competition area? If not, which of them can be destroyed?**

Answer: No. Building in Vee street 6 can be demolished.

**17) 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.**

Answer: Dominating winds come from west, over the lake. In early spring the winds often push ice to this part of coast where competition area is located.

**18) I'm writing to enquire about the PLAN RESTRICTIONS, finding the following specifications, written at pag.10 in the Annex 1 – Technical description, not very clear: The competition area will consist of the Tamula lake beach area and, therefore, the area to be planned will partly overlap the following zones of preservation: - a sloped path 10m,- water preservation area 20m,- a building restriction zone of 50m from the regular waterline of the lake. Would you be so kind to clarify :**

- **what it is meant with SLOPED PATH 10M ? There has to be free public access to shoreline within minimum 10m wide path**

Answer: no fencing.

- **from where is to be considered the WATER PRESERVATION AREA OF 20M ?**

Answer: 20m zone limits uses that may pollute or erode the coastline. Public area (beach) is not among them.

- **is it possible to construct a promenade, basically composed of natural materials, within the zone of 50 meters?**

Answer: Yes, the zone limits permanent houses.

**19) Appendix 1, Point 6 - Can the participant be an architectural England registered limited company with the legal representative being a registered UK architect? If yes: The document from the Tax and Customs Board should be of the limited company or of the legal representative?**

Answer: The participant-Tenderer can be registered company and architect as person. If the participant is the company then the tax and customs document has to be of the company. If the participant is an architect as natural person, the tax and customs document has to be for the natural person

**20) Regarding the Tax and Custom Board certificate, I have been told by the local Income Tax Office in Italy that it will be needed at least 2 and 1/2 months to obtain such certificate. As this implies that I won't be able to enter the competition, Is there an alternative way to declare that I have fulfilled my tax obligations, i.e. a self declared statement analogous to the one in Appendix 2?**

Answer: Is not it possible to print out the proofing document from internet for you? As you say that it is impossible for you to get official document? If it is so, please declare yourself that you have fulfilled your tax obligations and add clearance why you didn't get official paper. The qualification committee will decide about the qualification.

**21) Are the height limits indicated in page 12 of the "Brief of the spatial planning" mandatory or just "recommended"?**

Answer: Height limits are mandatory.

**22) On the same page 12 it is stated that in the area Vee st 8 it is possible to build "heights similar to those of Vene st.6 and 6A (up to 8 floors)". In a previous line it is stated that on area Vee st. 6A are allowed only 3 floors. Can you please clarify how many floors are allowed on the area V8?**

Answer: Vee str 6A (3 floors), Vee str 6 (up to 8 floors), Vee str 8 (next to Vee str 6A 3fl and next to Vee str 6 up to 8 floors).

**23) How may floors we can be build in the area 4C ?**

Answer: It is not regulated. Concider possible typology and the historic preservation conditions 2.1.7.

**24) What would it take you about certificate ? and is it possible to send you the Japanese language certificate? Or English?**

Answer: as the competition languages are Estonian and English, you should send these in national language with short translation to english (we don't require notarial translation).

**25) Could it be anyboby ;signature of Tenderer's legal representative ?**

Answer: written confirmations should be signed by tenderer, tax certificate should be signed by tax officer.

**26) Though "DETAILED TASKS BY AREA" required by the competition brief does not order the number of the need rooms and concrete area, for example**

- Twenty twin rooms are necessary for the hotel.
- The multifunctional building(Commercial) floor area is 900 m<sup>2</sup>. etc.

**can I decide it for our thought appropriately?**

Answer: Please remind that it is a spatial planning competition and the you have to present your ideas in a scale 1/500. In this frame you can decide/propose what you consider important.

**27) Is it possible to get a figure ground plan with all the surrounding buildings? they are missing at the two competition plans.**

Answer: No. But you could extract them from ,Situation scheme.pdf'

**28) Ref: A11.1.2 - Point A10.2 states that the competition entries must be presented on an unbendable plotting board measuring preferably 700x1000 mm or in A1 format. In point A11.1.2 it is requested a site plan in scale 1:500 of the entire competition area. If we consider as "entire competition area" the area marked in the map with red line it won't fit in an A1 format in scale 1:500.**

**We see 2 options:**

**OPTION 1**

In order to fit the 'entire competition area' in scale 1:500 it is necessary to have 2 boards in A1 placed one close to the other.

**OPTION 2**

The second option is to select a portion of the competition area (for example the model area) and to develop in scale 1:500 this part only.

**Please clarify, thank you!**

Answer: The plan of competition area does not fit onto one 1000x700mm (or A1) page. Please use more pages, since the maximum number of panels is not defined in the brief.

Competition area (in scale 1/500) fits to 2 A1 panels (landscape format)

The site area which is required to show in the physical model is described in brief and is basically defined with the neighboring streets.

**29) Our studio want to go into your competition for the spatial planning of the Tamula lakeside area**

**([http://www.arhliit.ee/en/syndmused?action=competition&competition\\_id=4538](http://www.arhliit.ee/en/syndmused?action=competition&competition_id=4538))...**

**How is deadline for the registration and how is a registration fee?**

Answer: Deadline for registration is 1.August - please download the competition brief from the web-page that you mentioned - appendix 1 will give you needful list about the qualification documents that you need to send for the 1st of August.

Registration and participation in the competition is free of charge

**30) When we are two persons from Italy and Denmark (architects), do we need to document that we have paid our taxes + social obligations when we are private persons and not having a firm with income ?**

Answer: Yes

**Küsimused eesti keeles, questions in Estonian language (translations follow after)**

**31) Küsimus kvalifitseerumise kohta lisa 1 punkt 10: "...Osaleja esitab osaleja asukohamaa seaduste kohase väljavõtte või tõendusdokumendi osaleja või kollektiivi juhi kuulumise kohta asukohamaa Arhitektide Liitu või vastavasse eriala liitu või talle omistatud arhitekti kutse kohta". Kui osaleja ei kuulu Arhitektide Liitu, kas erialane diplom sobib arhitekti kutse omamise kinnituseks ja kvalifitseerumiseks?**

Vastus: Erialane diplom ei ole kahjuks arvestatav, osaleja peaks esitama kas liitu kuulumise tõendi või kutsekvalifikatsiooni omamise tõendi. Juhul kui neid pole, peaks võistluse töögruppi Pakkujana kaasama arhitekti, kel vastav paber esitada oleks.

**32) Tamula ranna-ala arhitektuurivõistluse üldtingimused, lisa 1, p. 10 ja 11 kohta tekkis küsimus, kas osaleda võivad ka soovijad, kes ei ole Eesti Arhitektide Liidu liikmed ega oma arhitekt V kutsetunnistust, vaid omavad MTR- i registreeringut (mis antud hetkel Eesti seadusandluse kohaselt on piisav, et tegutseda projekteerimis- ja planeerimis-valdkonnas)?**

Vastus: Kollektiivi juhtisik peab olema arhitektide liidu liige või omama arhitekt IV või V kutsekvalifikatsiooni. Kui töö esitatakse firma nimel, siis peab lisaks olema tõend, et ollakse MTRis registreeritud.

Eestis omistatakse kutsekvalifikatsiooni kutseseaduse tähenduses Kutsekoja kaudu, kes on konkreetselt selle tegevuse volitanud EALi kutsekomisjonile. Vt täpsemalt [www.arhliit.ee](http://www.arhliit.ee) link „kutsekoda“ vasakus servas.

**33) Võistlustingimuste kutse dokumentide punktis A3.1. ja A3.2. on fikseeritud, et tegemist on "planeeringu võistlusega" ning, et läbi võistluse otsitakse isikut, kellelt tellida**

**võidutöö alusel "ala mahuline planeering". Tingimuste punktides B11.1 on fikseeritakse, et läbirääkimisi peetakse - "projekteerimistööde mahu osas, mis on määratud EV Standardiga 811:2006 (sh eelprojekt, põhiprojekt, tööjoonised ja autorijärelevalve)". Kuid punktis B11.5. öeldakse, et "Ideekonkursile järgnevalt hangitavate Projekteerimistööde mahu hulka ei kuulu uushoonestuse arhitektuurne projekteerimine". Palun selgitada, milliste tööde osas järgnevad võidutöö autoriga läbirääkimised - kas detailplaneerimisele või projekteerimisele või mõlemale? Juhul kui ainult detailplaneerimisele, siis kuidas on reguleeritud planeeringule järgnev projekteerimistööde osa?**

Vastus: Mahulise planeeringu võistluse võitjaga alustatakse läbirääkimisi detailplaneeringu koostamiseks. Hoonestuse projekteerijat selle võistlusega ei määrata.

**34) Võistlustingimuste punktis 2.1.7. on öeldud, et "planeeritava hoonestuse kõrgus vastavalt kehtivale detailplaneeringule". Alusmaterjalide hulgas detailplaneeringu väljavõtteid ei ole. Kas on võimalik internetti riputada ka dp põhijoonis ja seletuskiri?**

Vastus: Hoonete kõrgused vt 2.1.7 „Täpsustavad ülesanded alade kaupa”. Kehtiv detailplaneering on moraalselt vananenud ning me soovime leida võistlusega täiesti uut arhitektuurset kvaliteeti, mistõttu olemasolevat detailplaneeringut võistluse materjalide hulka ei lisata.

**35) Kas on mingit kaardimaterjali ja täpsustavat infot Tamula järve äärsel haljaskoridori kohta?**

Vastus: Ei

**36) Elan Rootsis ja olen siinse arhitektide liidu liige. Selleks, et siin arhitektina töötada peab olema vaid vastav haridus, ei nõuta mingisugust registreerimist ega eriluba. Seega ei väljastata dokumente, mida nõutakse 11. punkti all. Kas ma peaksin siis ise kirjutama paberi, mis seda kinnitab või ei pea ma midagi saatma?**

Vastus: Teil tuleks esitada tõend, et kuulute kohalikku arhitektide liitu. P.11 on mõeldud kasutamiseks juhul kui pakkuja on firma. Erasiku puhul piisab kvalifikatsioonitõendist või liitu kuulumise tõendist.

**37) Kas oleks võimalik saada digitaalset alust (dwg) hoonete ja tänavatega uurimisala ulatuses või suuremalt?**

Vastus: Ümbritsev ala on 3\_1\_2\_Situatsiooniskeemil (pdf- fail). Kasutama peaks seda, lisamaterjali ei ole.

#### Translations to questions in Estonia language –

**31) A question regarding qualification (annex 1, point 10): “...The participant must submit an extract or document which accords with the laws of his or her country of residence evidencing the membership of the participant or of the leader of the collective of the Union of Architects of his or her country of residence or of the union of an equivalent field or evidencing the architectural education he or she acquired.” If the participant is not a member of a Union of Architects, will a professional diploma suffice as evidence of architectural education/qualifications acquired?**

Response: Unfortunately a professional diploma will not suffice. The participant must submit either evidence of union membership or evidence of professional qualifications. If the participant does not have these, the competition working group must include an architect who can submit them as the Bidder.

- 32) A question arose about the general terms and conditions of the architectural competition for the Tamula beach area (annex 1, points 10 and 11): Can those who are not members of the Union of Estonian Architects and who do not have the V professional certificate of an architect but who are registered with the REA (which at present, according to Estonian legislation, is sufficient to operate in the design and planning field) also participate?**

Response: The leader of the collective must be a member of the Union of Architects or have the IV or V professional qualification of an architect. If an entry is submitted in the name of a company, evidence must be provided that it is registered with REA.

In Estonia, professional qualifications are obtained (for the purposes of the Professions Act) via the Kutsekoda or Estonian Qualification Authority, who have given specific authorisation to the professional board of the UEA to issue such qualifications. More information is available at [www.arhliit.ee](http://www.arhliit.ee) by clicking on the 'kutsekoda' link on the left.

- 33) In points A3.1. and A3.2. of the invitation documents of the terms and conditions of the competition it is stated that it is a “planning competition” and that through it an individual is being sought from whom “volumetric planning of the area” can be ordered on the basis of the winning entry. In point B11.1. of the terms and conditions it is stated that negotiations will be conducted “with regard to the volume of design work, as designated by RE Standard 811:2006 (including conceptual design, basic project, plans and designer’s monitoring)”.**

However, in point B11.5. it is stated that “Design Work procured subsequent to the competition for ideas shall not include the architectural design of new structures”.

Please clarify which work the negotiations with the designer of the winning entry will be in regard to – detailed planning or designing or both? If only detailed planning, how is the design work following the planning to be regulated?

Response: Negotiations will be held with the winner of the volumetric design competition for the production of detailed plans. The competition will not determine the designer of the structures.

- 34) In point 2.1.7. of the terms and conditions of the competition it is stated that “the height of the planned structures is in accordance with the valid detailed plans”. Extracts from the detailed plans are not included in the materials. Would it be possible to upload the main plan of the detailed plans and an explanatory letter to the Internet?**

Response: For the heights of the buildings see point 2.1.7. “Qualified tasks by area”. The current detailed plans are morally obsolete. With the competition we are looking to find a completely new level of architectural quality, as a result of which the existing detailed plans are not included in the competition materials.

- 35) Are there any maps or similar and explanatory information about the green corridor running alongside Lake Tamula?**

Response: No

- 36) I live in Sweden and am a member of the local union of architects. In order to work here as an architect you only have to have the necessary education; no registration or special permit is required. As such, none of the documents listed in point 11 are issued. Should I pen something myself confirming this or do I not need to send anything?**



**Questions and answers of architectural competition for the Tamula Lakeside Area / part 3**  
**10.07.2008**

Response: You need to provide evidence that you are a member of your local union of architects. Point 11 is designed to be used if the bidder is a company. For individuals, evidence of qualifications or of membership of a union will suffice.

**37) Would it be possible to get digital base (dwg) with buildings and streets in the range of research area or even wider?**

Answer: Surrounding area is given on 3\_1\_2\_Situational\_scheme (pdf- file). Please use that, there is no more additional material.