

Questions and answers of architectural competition for the Tamula Lakeside Area / part 4
23.07.2008

- 1) I have a question concerning the last sentence in the Appendix 1 saying: "In the case of joint tenders all Tenderers must fulfill the qualification criteria and present the abovementioned documents confirming it. Should I understand "tender" as an "individual architect" or an "architectural office"?**

Answer: Tenderer can be an office or an individual.

- 2) Will there be additional information given after registration?**

Answer: for the 5th of August there will be put a list with qualified participants (only keywords) to the www page www.arhliit.ee and these teams are waited for to send their competition entries for 22.August. There will be no more additional information.

- 3) I have a doubt about the administrative papers, in the 11 point what you are asking for is a proof that I can work as architect in my country?? If in my country i can work as architect (signing my own projects) just with the architect certificate and belonging to the architect Union without entering in a commercial register... Presenting you the certificate of being architect and belonging to my Architect Union would be enough?**

Answer: yes, it is enough

- 4) What is the difference between "joint tenderers" and a "group or a collective, which have their leader"?**

Answer: Joint tenderers are all responsible for the work and should all fulfill the qualification criteria, group or collective with leader means that the leader has to fulfill the qualification criteria, other people in the team can be co-authors and collaborators, but responsibility to take a work after winning is on the leader.

- 5) - We want to participate in the competition as a collaboration of 3 architects, not offices. One of us has the necessary proof to be a member of an Architects Union. Do we all need to present written confirmation under 8 points in the Appendix 2, as well as a proof that we all fulfilled national tax obligations, or is it enough for only one architect, who has the proof to be a member of an Architects Union to confirm (the 8 point in Appendix 2 + tax obligations)?**

- If we do a competition as three architects, is it enough for our leader to submit the necessary written confirmation in Appendix 2, and show proof to be an architects registered in relevant architectural Association, TAX, and social security obligations. The other 2 architects are not registered in "R.E.A". Can they be mentioned in the design team? Do they need to fulfill all the requirement including (appendix 2, TAX, and social security obligations)?

Answers: If only one architect in your team is registered architect, then the others can be mentioned in the team, but Tenderer is officially the one. So the tax and custom documents and appendix 2 have to be filled by the one.

On A9.1.1.mentioned „Name card“ you can add also your team members names as authors.

Questions and answers of architectural competition for the Tamula Lakeside Area / part 4
23.07.2008

- 6) In Poland we don't have separate legal document stating the individual architects and offices have license to design. Whenever architectural office needs to show proof stating its ability to perform design work, one of the partners of the Office gives proof to be a member of a relevant architectural association. Has this procedure fulfill the competition rules? This question concerns what has been mentioned in earlier questions: that architects need to proof their ability to design, and firms need to proof their ability to design separately with different documents.**

Answer: Yes. The participant-Tenderer can be registered company and architect as person. If the participant is the company then –for example - 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. So please add the documents that you can. The most important is to clear that participant is professional architect and is able to take responsibility to take the work. Taxes have to be paid, of course, as it is said by the law.

- 7) Appendix 1, Point 11 - We are a United Kingdom limited company working as architectural practice. In United Kingdom a registered company does not need to hold a license in order to work in architecture. It is relevant the director registered as an architect. Could we consider that point 11 of Appendix 1 not applicable?**

Answer: p.11 says that if the Tenderer is firm who has to hold license for having the right to design, then it is needed to add relevant certificate. If it is not needed in UK then you don't present these documents. You should proof that the Tenderer is responsible architect or the firm who represents professional architects. Look also previous answers.

- 8) We want to participate to the competition for the Tamula lakeside area in Voru as Estonian design company, not as architects (legal persons). So about the point 10 and 11 of the Appendix 1 of the competition brief we have to take into consideration only the point 11 presenting the certificate of the registration of our company in the Register of Economic Activities (REA) of the Estonian Ministry of Economic Affairs and Communications that states that our company can perform the design work, or we have to present also the certificate of the team leader that he is a member of the Architects Union of our country as requested by point 10?**

Answer: Yes, you can download it from the website or print us the registration number (as the MTR in Estonia is open register and qualification committee can also check it itself) . Please add also certificate/copy about your being member of the Architects' Union.

- 9) And about the certificate of the company is it good the certificate we download from the register website? (<http://mtr.mkm.ee/>)**

Answer: Yes.

- 10) Could you please provide us some pictures taken from the beach towards the site focusing on the site and on the surrounding buildings?**

Answer: Images 12 and 16 are taken from these directions.

Questions and answers of architectural competition for the Tamula Lakeside Area / part 4
23.07.2008

11) How much is the estimated budget for this project, and for the spa/hotel?

12) Approximately, how many hotel rooms are required for the spa/hotel?

Answers for 13 and 14: 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. The exact functional divide will be decided in next planning stages. In the moment all developments are held until the competition results will be announced. The program was left relatively open, so that participants could suggest best spatial solutions. The jury will evaluate overall spatial scheme, not so much the proposed number of build sqm. Participants must give their suggestion of functions and building masses and calculate the number of parking places from that. Estonian parking normative (III class cities, central area) is for spa 1 place for 100 bruto sqm; for hotel 1 place for 350 bruto sqm; for commercial spaces: big- 1/100, small 1/200, restoran 1/350.

13) I'm writing to enquire about the DETAILED TASKS BY AREAS, finding the following specifications, written at pag.12 in the Annex 1 - Technical description, not very clear: Tennis hall. Stationary, i.e. not inflatable. Size the same as the existing tennis courts (4 courts). Location Vee st. 2, 4A or 4C.

Would you be so kind to clarify: - if the SIZE is intended to be length and width, which is the maximum height of the structure that can be inserted on this lot?

Answer: The (interior) height of tennis hall is international standard. If the maximum height of the building is not defined in the brief, then please consider the historic preservation conditions 2.1.7..

14) The lot 4B is not mentioned. Could it be destined to the same or similar functions (sports or recreational) of the previous lots (2, 4C, 4A)?

Answer: Yes

15) 1.2 Punkti 2.1.7 peatükid - LAHENDADA ALA MAHULINE PLANEERIMINE ja - TÄPSUSTAVAD ÜLESANDED ALADE KAUPA ei kirjelda planeeritava uushoonestuse mahtusid muul viisil kui maksimaalselt lubatud korruselisuse läbi. Ehk oleks täpsustavat ülesannet võimalik siiski täpsustada ja anda hoonete kohta mingisugusedki programmilised lähteandmed, mis kirjeldaksid erinevate programmiosiste suurusi ja mahte (mitme kohaline on veekeskuse hotell, tubade arv, vajalikud parkimiskohad. Kuidas jaguneb multifunktsionaalse hoonestuse funktsioonidevaheline proportsioon - kui palju on kaubandust, büroosid. Millised ja kui palju on kortereid, kui palju parkimiskohti.)

16) Hoonete funktsioonid on antud väga pealiskaudselt, ei selgu mida veekeskus võiks sisaldada (liumäed, saunad, vannid, väiksemad basseinid jne), määratlused 'hotell' ja 'multifunktsionaalne hoone' on samuti väga üldsõnalised. Kas oleks võimalik vähemalt funktsioonide kaupa ligikaudsed vajalikud mahud täpsustada, et sellega hoonete mahtude planeerimisel täpsemalt arvestada, sest nii hotelli, veekeskuse kui korterite mahud on väga spetsiifilised, mida peaks vaatama koos ligikaudsete plaanilahendustega.

Vastus 18 ja 19 kohta: Mahulise planeeringu võistluse lõpptulemus on asendiplaan mastaabis 1/500, lahendused võiksid olla seetõttu mõõdukalt üldistavad. Võistluse lõpptulemusena alustatakse

Questions and answers of architectural competition for the Tamula Lakeside Area / part 4
23.07.2008

võitjaga läbirääkimisi detailplaneeringu koostamiseks. Täpne hoonestuse funktsioonide proportsioon selgub järgmistest projekteerimise etappides. Hetkel ootavad arendusprojektid planeeringu järgi. Hoonestuse mahud jäeti võistluse tingimustes lahtisteks, et võistlejad saaksid pakkuda terviklikke mahulisi lahendusi. Võistlustöodes hinnatakse üldist sobivust, mitte seda kui palju võistlustööd on ehitusmahtu pakkunud. Võistlustööd peaksid seega andma oma nägemuse funktsioonidest ja mahtudest, sh tuletama mahtudest lähtuvalt parkimiskohtade arvu.

Questions in same theme and answers are given in Q:13 and Q:14 in English

17) Lähtetingimustes viidatakse nii üld- kui detailplaneeringule (2.1.6- Vee tn -le on ÜP-s ettenähtud kergliiklustee, 2.1.7 Planeeritava hoonestuse kõrgus vastavalt kehtivale detailplaneeringule). Samas ei ole kumbagi dokumenti lähteülesandele lisatud. Kus nendega tutvuda saab?

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.

Translation to Q:19 – In the competition brief is cited to general plan and detail plan (for example in p.2.1.6, p.2.1.7). But both documents are not added in the competition materials. How it is possible to see these?

Answer: Heights of the buildings please look in 2.1.7 „DETAILED TASKS BY AREAS“. Valid detail plan is morally olden and we wish to find totally new architectural quality through the competition, so valid detail plan is not added to the competition materials.