

QUESTIONS AND ANSWERS | ROUND 1

Nr. Crt.	Question	Answer
1	Please clarify if the previously approved documentations shall be included in the land balance requested under item 6.g or not. If yes, please provide the land balances for the Urban/Detailed Zoning Plans to the participants.	The areas regulated by previously approved urbanism documentations shall not be included in the land balance.
2	Please provide the participants with the feasibility study (in its current phase) compiled for Calea Soporului for correlation.	The studies shall be provided as soon as received from the bodies compiling the feasibility studies.
3	Will the A, B, C, D, E road layouts be maintained?	Excerpt from the brief (amendment): “The city belt layout preferred by the local public authority is V8 (Annex 3.5), but the final option shall be decided upon the CNAIR recommendation for the city belt project. It is recommended to maintain the A, B, C and D public roads’ layouts, as the local public authority has already performed modernisation studies for them. However, their optimisation is acceptable. Layout E may be changed, provided the access to the east-side gates of the military installation is maintained.
4	Please clarify the expression “urban experiments”.	In the context of creating an urban environment in favour of the citizens’ encounters, the urban managers use various activations. The community associations, the civic organisations and other urban players are invited to look for alternatives to the well-known solutions for community spirit cohesion and promotion. Neighbourhood clubs providing spaces for meet-ups, debates, movies, workshops, creative clubs, spaces for creative and productive activities, co-working spaces, citizens’ politics and involvement clubs, after school, seniors’ clubs, etc.: they can exist in indoor and outdoor spaces; they may be pre-functional (concert area, co-working space, library, urban garden, playground, etc.) or booked and offered for function-attribution to the urban players. This level of community life should facilitate the citizens’ interaction and, implicitly, may ensure the neighbourhood community’s cohesion and health.

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5	<p>Please clarify if the projects submitted for the competition shall consider the layout approved by the Municipality (V8).                  Please provide the available data for:</p> <ul style="list-style-type: none"> <li>• The longitudinal profile in the Sopor area (junctions' and passes' elevations)</li> <li>• The cross-section profile (the V8 profile is obviously different in the available plan and the profile proposed under PUG);</li> <li>• The road category the city belt falls into as per Ordinance 43/1997 regarding the road regimes.</li> </ul>	<p>The V8 layout, along with its cross-section and longitudinal profiles from the current stage of the TR35 Layout Feasibility Study was enclosed under Annex 7. The estimated deadline for the approval of the study is October 2019. The Municipality of Cluj-Napoca has approved the V8 layout as the one to be developed under the study.</p>
6	<p>Please clarify if the cost estimate is the one required in the Competition Rules, item 3.6.2.b. (cost estimate for the design services).</p>	<p>The cost estimate means the one required for the competition, item 3.6.2.b (cost estimate for the design services).</p>
7	<p>“3 drawings in DIN A0 (842x1189mm) format, landscape orientation, compiled according to the drawing templates.”                  Please specify what drawing templates this phrase refers to.</p>	<p>The drawing template is enclosed under Annex 7.</p>
8	<p>Please confirm that the Financial Proposal criterion relevance is the “budget chapters’ distribution” and NOT the actual bid value.</p>	<p>The Financial Proposal criterion relevance is the “budget chapters’ distribution”.</p>
9	<p>Please provide the participants with the file complete with the values (elevations) for the contour lines.</p>	<p>The contour lines’ elevations can be found in the programme object features menu. The distance between them is of one metre.</p>
10	<p>On June 19th, a new version of the Competition Rules was posted in the clarification section of the SICAP call for</p>	<ol style="list-style-type: none"> <li>1. The name “Paolo Otaola” was replaced by “Pablo de Otaola Ubieta”</li> <li>2. The requests’ for review date was added to competition calendar: 07/10/2019</li> </ol>

	<p>competition.</p>	<p>3. Content, in the Competition Rules</p> <ul style="list-style-type: none"> <li>- “or a RUR (Registrul Urbanistilor din Romania)-certified specialist” was added after “origin” under item 2.1.2</li> <li>- “RUR-certified architect” was replaced with “RUR-certified specialist” under item 4.2.7</li> </ul> <p>4. The same items were changed in the ENGLISH version.</p> <p>5. The ENGLISH version of the Competition Rules didn’t include the English version of the expressions on the diagrams for the competitors explaining the documents to include in the envelope or tube, along with the security methods. Their translation was added to the Competition Rules.</p> <p>6. Explaining “urban mediation”</p>
<p>11</p>	<p>Please clarify the meaning of “urban mediation” and “mediation strategy” in the context of the planning and please provide details regarding the service supplier’s role, tasks and responsibilities in relation to item 2.</p>	<p><i>“Urban mediation was recognised as the most powerful tool of durable development in a multicultural society with hybrid social practices structures and its resulting urban structure. Urban mediation implies a creation-generating process of a unifying whole that is always more than the sum of its parts”.</i></p> <p>In this context, the urban mediator is the specialist facilitating, mediating and negotiating between various groups of urban players or stakeholders. This is a necessary role for a transparent decision-making process all along the project, and the urban mediator is the specialist that can be aware of probable or potentially conflictual situation. They are a mediator because they may transpose the experts’ technical language in a plain, explicit language (not a simple and general one, however) in a way that does not impact understanding. The urban mediator analyses the opinions of those affected by the specialists’ decisions and provides the main players in the urban scenario an opportunity to share their vision and to develop as responsible as possible interventions.</p>
<p>12</p>	<p>Please clarify what “design services” means.</p>	<p>In this context, the phrase “Design services performance structure and schedule” shall be construed as the order of the design direction and their prioritisation as per the PUZ strategy to be approved, especially for the public spaces.</p>

13	Please clarify what “technical support” means.	“ <i>Technical support</i> ” means the consulting services provided by the designers concerning design briefs for the important public spaces specified under the PUZ.”
14	As per the Decision, GD 907/2016 regards the compilation of technical and economic documentation (SF, DALI, PAC, PT). Please clarify how the GD 907 shall be applied for compiling a Masterplan/PUZ-type documentation (urbanism documentations).	<p>The legal references shall be amended by those mentioned in the financial proposal:</p> <p>* “The documentations shall be compiled according to the enforceable legal provisions, i.e. Law of urban planning and urbanism 350/2001, as subsequently amended, Applied methodology rules for the Law of urban planning and urbanism 350/2001 and for compiling and updating the urbanism documentation approved by the MDRAP Ordinance 233/2016.</p> <p>* The documentations shall use the structure provided under the “Methodology guidelines for compiling and for the framework content of an Urban Zoning Plan GM-010-2000” and Government Decision 525/1996*) approving the General Urbanism Rules</p>
15	<p>Contract template - “2.3 The Service Supplier shall compile the documentations according to the Tender Dossier.”</p> <p>Please provide the participants with this document (Tender Dossier), considering the implicit requirement for the participants’ compliance with it at the moment of the contract template assumption as per item 2.2.2.4.</p>	<p>The Tender Dossier mentioned refers to the full competition documentation.</p> <p>“2.3. The Supplier shall compile their documentation as per the full competition documentation (brief, rules and annexes) - replaced.</p>
16	Point 3, contract duration: please insert item 3.2: “The performance deadline shall not include the periods when the documentation was handed for assessment to the approving bodies or to the Buyer, nor the periods of time needed for solving potential disputes arising in relation to the properties in the area.”	<p>Inserting item 3.2</p> <p>“<i>The performance deadline shall not include the periods when the documentation was handed for assessment to the approving bodies or to the Buyer, nor the periods of time needed for solving potential disputes arising in relation to the properties in the area.</i>”</p>

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17	<p>“The Service Supplier shall conclude and maintain a full indemnification insurance policy for an insured amount no lower than ..... lei, covering both the contract performance period and the possible delays in service performance, for the risks specified under art. 11.4.”</p> <p>Please remove item 11.5</p>	<p>R: The obligation to conclude and maintain an insurance policy covering both the contract performance period, as well as a one year period from the PUZ approval shall be maintained.</p>
18	<p>How will the competition solution be considered for the PUZ?</p>	<p>The design solutions shall be compiled according to the Competition Rules, the contract and the applicable law.</p> <p>The winning team shall receive the judges’ and Municipality’s points of view in the preliminary masterplan phase. Subsequently, other adaptations/changes shall be included in the winning design solution, under the conditions provided by legal approvals/ agreements as well as subject to public consultations involving the interested population and other urban players, as provided by law.</p> <p>The PUZ shall define the new urbanism rules for the competition perimeter. The enforceable existing regulations shall be included in the new project; as the case may be, and only subject to a technical and legal argumentation, the existing regulations (PUG&lt; PUZ&lt; PUD), may be amended, improved, correlated and integrated in the general concept.</p>
19	<p>Are there any other mentions regarding the competition documentation?</p>	<p>NOTE: Addenda, conclusions, recommendations</p> <p>1. The project phases are: design solutions competition, preliminary masterplan including the winning design solution, along with the judges’ and the Municipality’s points of view, urban zoning plan with a masterplan component, serving as the initial base for the PUZ;</p>

2. Item 4.1.1 Urbanism documentations, once approved, become PUBLIC PROPERTY. Any urbanism regulation has a complex content (according to the laws). The Municipality is entitled to negotiate and amend the proposed urbanism regulations.
3. Public consultations shall be organised by the Municipality with the designer's technical support, as well as the support of other specialised consultants (legal advisors, economists, urban facilities specialists, sociologists, etc.). Urban mediation is a public institution attribute, and they are entitled to contract, in this respect, specialised bodies.
4. The municipality, along with the organiser (OAR) and other key players shall initiate, simultaneously with the competition, negotiations for compiling the work methods for project implementation, within the existing institutional conditions.
5. The studies in connection with the contract, necessary for project implementation, shall be negotiated and initiated by the Municipality, alone or in partnership with other experts (real estate market studies, sociology studies, etc.).
6. The competition calendar may be modified depending on the brief data occurring during the competition.
7. The notions from table 4.2.3 are explained under PHASES I-V from the Financial Proposal document.
8. The regulation perimeter shall include the PUZ and PUD urbanism documentations, as well as the valid authorisation documents issued by the Municipality.