

INTERNATIONAL DESIGN COMPETITION | **EAST PARK CLUJ-NAPOCA**
QUESTIONS AND ANSWERS | ROUND 3

Nr. Crt.	Question	Answer
1.	In which way are the projects submitted?	The submission of projects is done according to the Competition Rules, chapter 3.8, in compliance with all the provisions of the Rules in its integrity. The Competition Rules, together with all the competition documentation and the "Questions and Answers" documents that are an integral part of the documentation are available on the official website of the competition, https://www.oar.archi/en/concursuri/east-park
2.	<p>We are a temporary team of individual architecture offices. We are from Italy and each one of us is a member of the Order of Architects in our Country. Do we have to fill in the Joint Venture agreement form in order to define the team?</p> <p>Besides, in case of winning it will be necessary to add a local architect from Romania to the team, for obvious logistic convenience, and also other specific technical operators (i.e. geologist, agronomist, etc). Will it be possible to add those operators references after the results of the competition, in time for the signing of the contract?</p>	Yes, if the team consists of several legal entities, it is necessary to fill in the Joint Venture Agreement in Annex 2 in order to define the competition team within the public procurement procedure. Yes, the winning team of the competition can subcontract firms, specialists or experts upon the completion of the competition phase.

INTERNATIONAL DESIGN COMPETITION | **EAST PARK CLUJ-NAPOCA**
QUESTIONS AND ANSWERS | ROUND 3

3.	Can the winner of the competition subcontract certain services to third parties if they have not filled in the DUAE and have not participated in the competition phase (eg: topographic measurements, biodiversity studies, geotechnical study, design of sanitary installations, etc.)?	Yes, the winning team of the competition can subcontract firms, specialists or experts upon the completion of the competition phase.
4.	If there is no subcontractor, annex 2.2 form 4 does not have to be filled and included in the envelope?	Yes, if there are no subcontractors in the competition phase, Form 4 will not be included in the envelope.
5.	Not relevant errors in compiling the documentation are cause of rejection of the competition entry?	The reasons for rejecting a project within the Reception Secretariat phase or during the judging phase, following the presentation of the Report of the Technical Committee, as well as the reasons that may be the basis for disqualification following the opening of the sealed envelopes are unequivocally defined in the Competition Regulations.
6.	You sent an applicant for a bank guarantee (Form 1) in the "Annex 2.2 Forms" document. Is it necessary to be placed in on of the packages?	The inclusion of participation guarantee form in Annex 2.2 represents a material error, reported in the documents of the previous rounds "Questions and answers" (Q&A 1, answer to question no. 7 and Q&A 2, answer to question no. 8). Participants will not pay a guarantee of participation and will not submit Form 1 in this competition. We draw your attention to the fact that the „Questions and Answers” documents are an integral part of the competition documentation.

INTERNATIONAL DESIGN COMPETITION | **EAST PARK CLUJ-NAPOCA**
QUESTIONS AND ANSWERS | ROUND 3

7.	There is no mention of the “Brief description of the architectural-landscape conception” (4.1.2 Competition brief) in the Competition rules - point 3.6 Content of the project Competition rules. Please clarify details of how and where the description has to be submitted.	According to Article 4.1.2 of the Competition Brief, <i>“Explanatory texts, other than captions and image titles, shall not exceed 1000 words and shall be conveniently arranged on the drawing boards.”</i> Therefore, the explanatory text - the brief description of the architectural-landscape concept will not exceed 1000 words and will be included on the Competition boards.
8.	If the contract with the first place winner fails, what fee will the best application receive?	The negotiation phase is described in the Competition Rules, chapter 4. In the exceptional case in which the contract with the 1st place winner is not concluded after the completion of the negotiation phase between the design team and the Contracting Authority, the 1st place winners cannot be remunerated. The situation represents a withdrawal of the tenderer from the public procurement procedure, according to the legislation in force.
9.	Please include in the draft design contract, in Article 3.1 related to deadlines, the following clarification: The mentioned duration is the time for the actual preparation of documents and their delivery to the authorities and does not include waiting intervals for land registry extracts, permits, agreements, approvals, local council decisions, authorizations or other decisions related exclusively to the purchaser, if they prevent further performing design services.	The clarification is accepted. The clarification was introduced in the Model of the Design Services Contract upon request. The document is included in Annex 11 - Additional documentation Q & A3.

INTERNATIONAL DESIGN COMPETITION | **EAST PARK CLUJ-NAPOCA**
QUESTIONS AND ANSWERS | ROUND 3

10.	Although the reference to the performance guarantee has been deleted from the design service contract, there are still statements in clauses 1 (performance guarantee account), 6.1. letter g) (contract documents), 10.1-10.4, 11.4. Please clarify if these clauses become null.	The mentions to the participation guarantee in the design competition procedure have been removed from the service contract. The clauses for the performance guarantee refer to the design contract concluded with the winner of the competition, and are maintained.
11.	Please clarify the obligation to conclude and maintain an insurance policy and its minimum value according to the service contract, clause 11.5.	The insurance policy clauses are maintained. The value of the insurance policy will be established in the negotiation procedure between the 1st place winners and the Contracting Authority.
12.	Does the total price of the services/design fee include on-site participation, designer supervision during the construction period and if it includes to what extent? Please clarify the amount of this!	Yes. Participation in the works on the site and supervision of each of the stages of the project, described in Annex 2.3.2 - Financial Proposal, are activities included in phases 3.4, 4.4, respectively 5.4 - Technical Assistance. Competitors will specify the amount allocated to this phase by completing Annex 2.3.1. - Financial proposal (Competition material), in compliance with the cost estimate presented in Annex 2.6.
13.	Does the Park East Design Contract maximum cost estimate (1.200.000 Euro) include engineering costs (e.g. external works, structural, etc)? If not, what would be the maximum budget for this?	The estimated cost includes all phases of the entire design service contract, with the purpose to obtain the building permit for each of the stages defined according to Annex 2.3.2 - Financial Proposal. Please see Annex 2.3.2 - Financial Proposal.

INTERNATIONAL DESIGN COMPETITION | **EAST PARK CLUJ-NAPOCA**
QUESTIONS AND ANSWERS | ROUND 3

14.	In appendix 2.6 Estimated cost of investment and design services you provide estimated cost of intervention in the whole area which is divided into subcategories. You state that category I-Construction with light structures is estimated at 1.200.000 EUR. Is this number estimated for all planned architectural interventions of 2.500 sqm, including building for practicing indoor sports, multifunctional hall, etc.?	Yes.
15.	Will the method of payment of the contract be established between the winner and the contracting authority? Will the payment for the design services be made in instalments for each of the 5 sections of Annex 2.3.2 - Financial Proposal or will it be made in a single instalment upon finalization of the design works?	The payment of the design services is made in installments, according to Annex 2.3.2. The details of the method of payment may be determined in the negotiation procedure between the Contracting Authority and the 1st place winner.
16.	Should Annex 2.3.2 - Financial Proposal detail the studies and activities to be carried out for each service? If it is necessary to detail them, can an amount for unforeseen work be entered?	As Annex 2.3.1 - Financial Proposal is a material presented in the competition, and submitted by competitors in accordance with point 3.6 of the Competition Rules and point 3.7 and protected by anonymity, the provided template must be kept, and its modification may be considered distinctive sign. Details concerning the Financial Proposal can be discussed during the negotiation phase, in compliance with the amounts proposed for each design stage separately during the competition phase. We also draw attention to the fact that exceeding the maximum cost

INTERNATIONAL DESIGN COMPETITION | **EAST PARK CLUJ-NAPOCA**
QUESTIONS AND ANSWERS | ROUND 3

		estimate for the design services attracts a score of 0, according to the Competition Theme (Chapter 5, Award Criteria).
17.	Annex 2.3.2 - Financial Proposal states "... the provider will verify and implement ... the specific requirements of the beneficiary, including those for BREEAM certification". We mention that the time and the maximum investment and design estimate can be significantly exceeded for reasons related to the specific requirements of the BREEAM norms and the costs associated with the elaboration of the documentation of authorized BREEAM specialists. Please clarify if the aim is to obtain a BREEAM certificate and what is the minimum score required.	The aim is to obtain a BREEAM certificate, with a minimum of 85 points. Given the nature of the public procurement procedure, the maximum design cost estimate does not change.
18.	The document "2.6 Estimated cost of investment and design services" page 9 it is stated that the value of the studies related to design (Zonal Urban Plan, respectively preliminary studies) must be added to the design value. However, the budget for the value of the service contract (page 11) did not include a budget for the preliminary studies. We request their removal from the service contract or supplementation of the budget accordingly.	The value of design-related studies was not detailed, but was included in the cost estimate. The maximum design cost estimate according to Annex 2.6 shall be maintained.

INTERNATIONAL DESIGN COMPETITION | **EAST PARK CLUJ-NAPOCA**
QUESTIONS AND ANSWERS | ROUND 3

19.	Are operations allowed to change the topography in certain areas of B (urban garden)?	Yes. It is part of the spirit of the Brief to propose interventions of various kinds for the area of Public Garden - B. There are no restrictions in this regard, other than those specified by the Brief.
20.	In the area of the main access from the West (Lake 3 and Iulius Mall) the limits of the future East Park (proposed location), as they appear in the .dwg file Topo_Parcu-Est from the competition documentation, overlap with a portion of Intre Lacuri street, a car and pedestrian ramp to the garage of some collective dwellings and a roundabout dedicated to the return of vehicles belonging to a neighboring block of flats.	Road accesses to existing dwellings and facilities must be maintained. But to the extent that solving the main entrance from the west involves remodeling the road and pedestrian routes, intervention is allowed.
21.	<i>Should car access be maintained on the fragment of Intre Lacuri street towards the Iulius Mall car park and for the Univers T hotel supply?</i>	
22.	Should car access to the garage access ramp and the pedestrian ramp of the neighboring block of flats be maintained?	
23.	Should the roundabout dedicated to the return of vehicles belonging to the neighboring block of flats be	

INTERNATIONAL DESIGN COMPETITION | **EAST PARK CLUJ-NAPOCA**
QUESTIONS AND ANSWERS | ROUND 3

	kept or can it be removed?	
24.	Can car garages along the northern limit of the park be proposed for demolition or should solutions be found to integrate them into the landscape? If it is necessary to rehabilitate and integrate them into the landscape, will the costs be borne by the City Hall of Cluj-Napoca and must be estimated in this project or by their users in other subsequent phases and are not subject to competition?	According to current information, some of these garages have already been demolished, and the existing ones will be removed as well.
25.	Please clarify which are the areas D3 and D4 - in annex 6, fig.12, there are different hatches on the map for the northern, southern and western shores but by text all the shores are identified as D3, while in fig.13 we have different hatches for the southern and northern shores but are marked D3 (north) and D4 (south). Also, by the phrase 'unmanageable shore' it is meant to convey that no interventions can be performed on the banks marked with D3?	The northern shore of Lake 3, marked D3 as a result of a drafting error (FIG. 13, Annex 6), actually belongs to area D4, intended for development. Only the western shore of Lake 3 is the D4 area and remains undeveloped, as it contains valuable flora and fauna. Please refer to the document Fig13_Revision attached in Annex 11 - Additional documentation Q&A3.
26.	If the northern and western shores of Lake 3 (zone D3) are considered unmanageable, why are they included in the intervention perimeter?	The northern shore of Lake 3, marked D3 following a drafting error (Fig. 13, Annex 6), actually belongs to area D4, intended for development. Only the western shore of Lake 3 is the D4 area and remains undeveloped, as it

INTERNATIONAL DESIGN COMPETITION | **EAST PARK CLUJ-NAPOCA**
QUESTIONS AND ANSWERS | ROUND 3

27.	In Figure 13 of Annex 6 - Support Documentation, the north-eastern shore of Lake 3 is indicated as D.3 - Protected shore upon which design interventions will not be made but has a color similar to D.4 – shore subject to interventions. Also, the northeastern shore seems to be separated from D.3. Please clarify whether the north-eastern shore is suitable for design interventions or not.	<p>contains valuable flora and fauna. Area D4 is included in the intervention perimeter because it is part of the ansamble, and its immediate vicinity with inhabited areas is required to be resolved.</p> <p>Please refer to the document Fig13_Revision attached in Annex 11 - Additional documentation Q&A3.</p>
28.	Area D3 is considered a protected shore that cannot be subject of design interventions, but when visiting the site we were indicated to create a good neighborhood between the newly built blocks west of Lake 3 and the water surface. Thus, what exactly does it mean the fact that the shore cannot be subject of design interventions?	
29.	Is fishing allowed on the lakes in the protected area in catch and release system?	No.
30.	During the site visit I noticed fishing activities in the area, especially around Lake 3. Is this type of activity accepted?	No.

INTERNATIONAL DESIGN COMPETITION | **EAST PARK CLUJ-NAPOCA**
QUESTIONS AND ANSWERS | ROUND 3

31.	<p>Competition brief provided description of drawn elements presented on panels. Board 3 should represent proposed design for Zone C.2 – designing the access to the biotope protection area, arranging the slope area – C.1, designing the crossing apparatus throughout the protected area. Depending on the concept and design proposal, is it possible to show those aforementioned areas as three individual plans due to extensive area?</p>	<p>Competitors are free to choose the most suggestive graphics to explain the proposed solutions, of course, respecting the general format and composition of the various drawings specified by the Brief.</p>
32.	<p>According to the Competition Brief, Pag. 24, Pct 3.5.2., Alin. 2, " In addition to the buildings accommodating the sports functions [...] or specialized in the observation and surveillance of the nature reserve (pavilions, platforms, walkways 200-350 sqm)." Does this area dedicated to platforms, walkways, gazebos refer only to the ecosystem area and its protection or does it refer to the entire site?</p>	<p>The constructions listed on page 24, point 3.5.2., Para. 2 are the only ones allowed in the reservation area (A) and its protection areas (C).</p>
33.	<p>The brief mentions the need to locate an area "for replaceable waste disposal units". Do these units actually refer to mobile waste bins, or do they represent something else?</p>	<p>The passage refers to an area designed for handling recyclable waste collection containers.</p>

INTERNATIONAL DESIGN COMPETITION | **EAST PARK CLUJ-NAPOCA**
QUESTIONS AND ANSWERS | ROUND 3

34.	The alley in the southern area of Lake 3, the one that connects the park with the Mall, provides access only for the stadium in the area, or is it the main access road to the lands with Cadastral Numbers 271491, respectively 388898?	The stadium located south of Lake 3 is not included in the study area of this design competition. Thus, solving the accesses to the stadium is not part of the project's objectives, even if its presence is related to the existing situation and cannot be ignored.
35.	Is it possible to use the resistance pillars in the area of the protected Biotope, in such a way as to ensure crossings in this area?	Any heavy structure in the protected Biotope area shall be avoided.
36.	In the southwestern area of Lake 3 there is a fenced construction, which in the topographic elevation is not marked. Can you tell us what its function is, as well as its legal nature?	With the exception of Julius Mall and the housing complex, there are no other urban-relevant neighboring elements in the southwest of Lake 3.
37.	Are commercial functions allowed - terraces, restaurants and if so, only in the perimeter of the public garden? Or around Lake 3?	The presence of small public catering units is allowed in the perimeter of the park (zone B) and on the landscaped shore of Lake 3 (zone D4). However, with the exception of the architectural programs explicitly provided for in point 3.5.2., the presence of permanent buildings in the proposed arrangement is also undesirable and against the spirit of the overall intervention.
38.	What is the structure and garden that appears to the	It is the neighborhood's small park with a playground, which needs to be

INTERNATIONAL DESIGN COMPETITION | **EAST PARK CLUJ-NAPOCA**
QUESTIONS AND ANSWERS | ROUND 3

	east of Lake 3, within the boundary intervention?	redesigned and integrated into the new landscape composition.
39.	We would be interested to know the exact position on the site of the Salix Alba willow mentioned in the documentation.	The tree is located in the northeast corner of the parallelogram formed by the concrete street, the parallel dirt road to the north of it and the two parallel paths that connect them in a northwest-southeast direction. Please see the document Salix Alba_position attached in Annex 11 – Additional Documentation Q&A3.

Important

We inform the participants in the contest that Mr. Șerban Țigănaș, full member of the Jury of the design competition, recused himself from this position on 4.01.2020. Therefore, the deputy member representing the profession of architect, arch. Tamina Lolev, will take over the role of full member of the Jury throughout the Jury proceedings of the East Park international design competition, according to the Competition Rules, art. 1.5.4.

arch. Mirona Crăciun

Competition Coordinator

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