

Dear Sir or Madam

on the basis of the notification of the Statutory City of Ostrava about the intention to sell land in the municipality of Ostrava, cadastral area: Pustkovec, locality: the area of the Science and Technology Park (also referred to as T-Park), owner: the Statutory City of Ostrava, we are considering participation in the tender. After a detailed study of the documents we have identified possible ambiguities or contradictions in the assignment. We are therefore sending you a few questions for clarification. Thank you in advance for answering them.

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**Žádost o doplňující
informace - objekt T6
v
areálu
technologického
parku, Ostrava**

Additional questions about the Call

- 1) The Call for tenders defines the area, that was described in the Urban study prepared by WMA architects, for the location of two buildings: T6 and T13. Similarly, the invitation itself speaks in point 3.1. about the construction of one or two buildings and in this context also works with different sizes of buildable areas of 6000 m² versus 6200 m².

However, the regulatory conditions (drawn up by MAPPA), the so-called Annex 2.4 of the Call, provide only for building T6. The possibility of two buildings is not mentioned and note 2 also refers to a maximum buildable area of 6000 m².

We ask therefore for clarification of the information given in the Call, or in the regulatory drawing, which of the areas is valid.

- 2) How is the built-up area defined for the purposes of the Call for tenders? Does only the above ground storeys of the buildings count? Or is the underground floorplan counted?
- 3) The terrain of the site slopes steeply in a south-easterly direction, making the height difference between the north-west and south-east buildable part of the site ~8m, i.e. 2 storeys sunken into the ground. Regulatory conditions stipulate a 5 storey height on most of the site, while a ± 0.000 level point is specified in relation to the ground and a maximum attic height of 279 m above sea level.

The zoning plan specifies a storey height of up to 6 storeys, the storey height is calculated from the level of the adjacent landscaped ground.

Is the floor area derived from the level of the adjacent landscaped ground or from the ± 0.000 level indicated in the regulatory drawing?

Is it possible to exceed the attic height limit of 279 m.a.s.l in the north-western part?

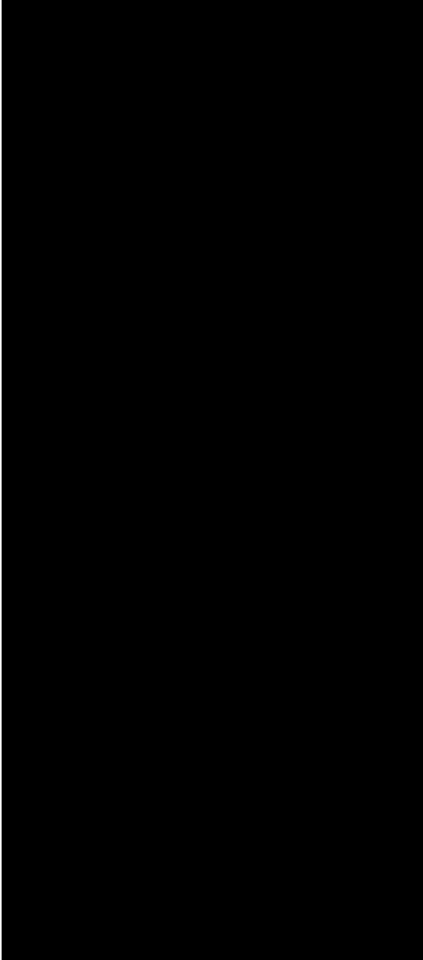
The Call states in paragraph 2.3 that "these regulations are specified in the Regulatory Conditions", does it mean that:

A: It is not possible to use all the capacity possibilities given by the Ostrava's zoning plan, but the maximum heights and other parameters are limited by the regulatory drawing, i.e. Annex 2.4 of the Call?

B: The parameters specified in Annex 2.4 can be exceeded up to the level defined by the Ostrava's zoning plan?

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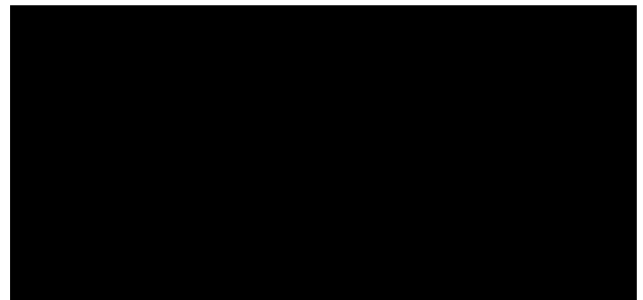
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4) Regulatory conditions indicate that south of the proposed road between points A and B the building may have a maximum of 5 storeys, north of the road a maximum of 3 storeys. This regulation also implies the subdivision of the building into two (operationally linked) with different number of storeys.

Is it possible to design the building as one 5 storey building with a drive-through, i.e. as one 5 storey building even behind the road?

Yours faithfully



Doplnění informací – objekt T6

Madam Director,

The Statutory City of Ostrava has received through the Property Department of the Municipality of Ostrava your letter dated 31 October 2023 in the matter of supplementing information to building T6 in the area of T-Park in Ostrava. After discussion with the Municipal Studio of Spatial Planning and Architecture (MAPPa) we would like to answer the following questions:

Concerning question No. 1

Paragraph 3.1 of the Call refers to the construction of a new building or a maximum of 2 new buildings. In the case of one building, the maximum built-up area is 6 000 m², and in the case of 2 buildings, the sum of the built-up areas must not exceed 6 200 m².

The regulatory conditions (Annex 2.4 of the Call for tenders) prepared by MAPPa define the subject area on which one or two buildings may be constructed. The condition of a maximum built-up area of 6,000 m² applies assuming that the buildings are linked operationally (e.g. by a common floor), i.e. that they would be one building.

This is subject to compliance with the other conditions of the Call.

Concerning question No. 2

The building lines define the buildable parts of the block in which the above-ground building can be located. Within the specification it is also possible to accommodate a underground floor.


For the purpose of the offer, the built-up area in [m²] is considered to be the area of the above-ground floor of the building (based on the "*Study of the Technologická Territory - Ostrava Pustkovec, 12/2021*"), which is part of the Call for tenders.

Concerning question No. 3

It is assumed that at the +0,000 point the building will not exceed the recommended elevation of 279 m.a.s.l. at an adequate storey height (the building from the +0,000 point to the north-west, i.e. towards the residential part, will not exceed the 274 m.a.s.l. and the height of 3 storeys).

Concerning A): It is possible to use all the capacity possibilities given by the Ostrava's zoning plan.

Concerning B): Yes, it is possible to exceed the parameters specified in Annex 2.4 up to the level defined by the Ostrava's zoning plan.



Failure to comply with the regulatory drawing in terms of height exceedance will not be a reason to exclude the proposal from evaluation. However, compliance with the regulatory conditions will be subject to a comprehensive assessment.

Concerning question No. 4

Yes, the building can be designed as one 5 storey building with a drive-through, provided that the building as a whole is designed in plan south of the +0.000 point.

For completeness, we note that this information, together with your request for supplementary information, will be published on the website for the subject Call in order to maintain a level playing field.

Yours faithfully

