

Kaunas Concert Centre International Design Contest

Question and Answer Log Vol. 5
Date of issue: 12 July 2017

Question number	Enquiry	Response	Date
Note #1	Question and Answer Process All questions asked by email (kaunasconcertcentre@malcolmreading.co.uk) and CPP IS by 4pm GMT+3 on a Monday will be collated and answered in the Question and Answer log published on a Wednesday and all questions asked by email (kaunasconcertcentre@malcolmreading.co.uk) and CPP IS by 4pm GMT+3 on a Wednesday will be collated and answered in the Question and Answer log published on Friday.		
Note #2	Clarification on CAD Plans The CAD Plans issued were prepared when the site was selected as the site for the new Concert Centre Project. Any illustration of built or landscape form or access routes in to the site and street level parking provision, are <u>illustrative only</u> .		
Note #3	We have corrected a grammatical mistake in the Lithuanian version of the Competition Conditions, page 41, "Submission Deadline" section. It now states the following: "The deadline for submissions is 14:00 GMT+3 6 September 2017. Submissions received after the deadline will not be opened." This mistake only occurred in the Lithuanian version of the document. The English version remains as it was.		
Questions from previous Q&A Logs			
Q&A Log Vol 3. Q 8.	According to the requirements the supplier has delivered at least one contract for the preparation of a technical project and/or the preparation of a technical work project services for a non-residential building of exceptional significance. Is it enough if a competitor has prepared only the architectural part of that kind of technical project or he must have prepared all parts of this technical project?	The aim of this requirement is to check the experience of the competitor. The supplier must have delivered at least one contract for the preparation of a technical project and/or the preparation of a technical work project services for a non-residential building of exceptional significance, of no less than 5,000 square metres in area, within the last three years. For the avoidance of doubt the competitor must have delivered, whether as an individual, company or leading a team of specialists, the preparation of the whole technical project (or technical work project) and not just the architectural part of it.	29-Jun-17
Q&A Log Vol. 5 Questions			
1	What is the use of the orchestra pit in the main hall? The requirement of an orchestra pit and proscenium arch suggest scenic performances such as dance or theatre will take place in the main hall. Can you specify what kind of scenic performances should be considered?	The requirements of the main hall, including opportunities to accommodate an orchestra pit and removable proscenium arch, are to allow for the greatest flexibility in performance types.	06-Jul-17
2	Decision of the jury: 2nd paragraph of Annex X4 states decisions by the jury are made following a simple majority of votes, while the design brief points out the jury will assess all the projects according to the 4 criteria described on page 80-81 of the design brief. Can you clarify how the jury will select winning projects?	Every project is evaluated based on the criteria and procedure that is listed in the Competition Conditions. Based on those scores, the projects are put in a list (from the first place to the last place) and then this whole list is approved by the jury by voting.	06-Jul-17

3	The second Q&A log states teaming up with a local architectural practice isn't required during competition phase (as long as all the qualification requirements are fulfilled). However will it be required to collaborate with a local architectural practice in the phases following the competition? If yes, will this only be possible as a contractor - subcontractor cooperation or will it still be possible to form a joint venture in the next phase (since it is a separate public procurement procedure) ?	In order to prepare the technical project of a building of exceptional significance that will be built in Lithuania, the architect must have a certificate issued by the Ministry of the Environment of the Republic of Lithuania, or the state enterprise Statybos produkcijos sertifikavimo centras, or the Lietuvos Architektų rūmai (Lithuanian Architects' Chamber). During the competition stage the supplier can have either the certificate referenced above, or equivalent documents issued in another country granting the supplier the right to prepare the architectural part of the construction work for a design project of exceptional significance. The winners, when entering the negotiation, will need to have the right to work in Lithuania. For that purpose, they can get certified by the Ministry of the Environment of the Republic of Lithuania, or the state enterprise Statybos produkcijos sertifikavimo centras, or the Lietuvos Architektų rūmai (Lithuanian Architects' Chamber), or partner with a local architect. The documents for negotiation, containing the exact terms of partnership required, will be prepared after the competition has concluded.	06-Jul-17
4	The AutoCAD drawing file containing Site and surrounding area provided in Download section is not in English language. We are find it extremely difficult to understand the content of the drawing. Can it be provided in English Language?	The file is only available in Lithuanian. A translation of the key is being prepared, and will be available on the competition website shortly.	06-Jul-17
5	Is the plaza and amphitheatre areas part of the 20%-25% building footprint area?	No.	07-Jul-17
6	There is no circulation, structure, and MEP area call-outs on the area schedule - do we assume that this is already part of the provided areas. ie the areas provided are GFA? not Usable Areas.	The Area Schedule is Gross Internal Area (GIA) - so exclude the external envelope of the building, circulation and plant/services room(s).	07-Jul-17
7	Does the stated €30M budget include or exclude the following: a) New flood retention wall and land fill to 27.0m AOD datum b) Landscape and external works c) Improvements to H. and O. Minkovskiu Street d) Theatrical specialist equipment e) FF&E (Furniture, Fittings and Equipment) f) Building services connections g) Professional fees	a) Excluded b) Excluded c) Excluded d) Included e) Included f) Excluded g) Included Note, the above clarifies the answer provided in Q&A Log Vol 3. Q1 - that the landscape and external works are excluded from the €30m budget.	07-Jul-17
8	Are there benchmark buildings in terms of budget that match the €30M. The example buildings given in the brief all exceed this budget and we are concerned that expectations may exceed budgetary constraints. Which would prevail in deciding the right design?	There are various projects listed in the competition materials. Some are larger in size and of a higher budget than the Kaunas Concert Centre; others (Szczecin, Poland; Uppsala, Sweden; "La Llotja de Lleida", Spain) are close to this project. Unfortunately we don't think there is any other benchmark building built in Lithuania in the last few years that this Centre can compare with.	07-Jul-17
9	Is the 27.0m datum for building structure set specifically because of flood risk or are there other factors as well?	The datum is set based on flood risk.	07-Jul-17
10	Is it the intention to build out the entire red line site to the new datum or just the areas required to build the accommodation for this project?	This is to the discretion of the competitor.	07-Jul-17
11	Given the additional works required to prepare the site, and the fact that there are significant brown field sites lying empty on the northern side of the river and closer to transport connections, can you elaborate on why this is the chosen site for the Concert Hall?	A competition for site selection was held in 2012 and this site was chosen as the best option for the Centre. There were a number of reasons why this area was selected; most of them are listed in the Competition Conditions, such as close proximity to the city centre and the potential for development.	07-Jul-17
12	Do you have an outline annual programme estimating number of performances expected each year, numbers visitors per day/ week and how many people will be arriving by car, bus, taxi, coach etc?	No.	07-Jul-17

13	Who will operate the concert hall when it is built?	The operator has not yet been selected.	07-Jul-17
14	Is there a preference by the resident orchestra for a shoebox hall or vineyard terrace?	No preference: this is to the discretion of the competitor.	07-Jul-17
15	Will the resident orchestra rehearse and have accommodation in the building?	There should be an option for a resident orchestra to rehearse in the building.	07-Jul-17
16	Is it the intention to have the building operating by 2022?	Yes.	07-Jul-17
17	The allowed height of the building (25m), does it refer to +27.00m above sea level? Thus the uppermost point of the building could be on +52.00m above sea level?	The height of the building is measured from average altitude 0.00=27.00 where the ground level of the building must be, which means the top of the building could not be more than 52.00.	07-Jul-17
18	Are access and exits to and from the site obligatory like shown in the dig-file?	No. This is dependent on the specifics of your design. See Note 2 above.	07-Jul-17
19	This corridor indicated on the CAD plan showing a gap between built forms - has this to be kept free of buildings?	There is a line of protection zone for engineering infrastructure. Therefore, nothing can be built on that line.	07-Jul-17
20	Is the planned quay line binding or can we modify it? What will be the height of the quay?	This is the anticipated quay line; competitors may suggest otherwise if they feel it is needed. See Note 2 above.	07-Jul-17
21	Could the new planned public park exceed the quay line and keep a natural shore?	Yes, if you think it is possible and compatible with the infrastructure and land works necessary for the construction of the Concert Centre.	07-Jul-17
22	In the dwg there are missing three x-refs: "naujas BP_W III_2pagrind.is exelio A4_arcgis bendras priejimas", "5836", "mink33_registruotas", could you please provide these datas if important?	This information is not relevant to the competition.	07-Jul-17
23	Is there any requirement for the size of the main stage of the concert hall?	No - but it should be capable of accommodating the range of performances anticipated.	07-Jul-17
24	Do you wish an understage area with movable stage wagons like in a theatre or in an opera building? A ballet floor? A turning table?	No preference; this is to the discretion of the competitor.	07-Jul-17
25	Which parts of the building are allowed to be in the blue flood area (10%), which seems to reach up to +24.00m above sea level?	Landscape requirements only.	07-Jul-17
26	Which parts of the building are allowed to be situated in the orange flood area (1%), which seems to reach up to +27.00m above sea level??	Underground parking and service areas (including service circulation) - if appropriately designed.	07-Jul-17
27	Do we have to strictly follow the road entry/exits to the site marked on a siteplan? Can we move their location along the road? Do we have to keep the planned entrances to the building as they are marked?	Please see response to Q18.	07-Jul-17
28	Is it a strict requirement to locate the second (smaller) hall in direct proximity of an amphitheatre so it works as a scene for it?	No - this is dependent on the specifics of your design and is to the discretion of the competitor.	07-Jul-17
29	Is there a possibility to set a technical passage for hall's equipment delivery in the -1 level (beneath 27 m level) - a technical corridor, without people staying.	Yes.	07-Jul-17
30	On page 29 it is mentioned that level +27 is set as the lowest level of usable function, does this apply to the outdoor spaces as well? if yes, the right side protected green zone is set at level 23 in average and it will not be possible to keep level +27 without compromising this area. Please advise.	The +27m level refers to the primary functions of the project only. Landscape areas, as well as non-primary functions, can be located below this datum.	08-Jul-17

31	re the planned footbridge, what is the proposed walking level on the bridge?	The pedestrian bridge is in the planning stages - the exact location/orientation of the pedestrian bridge is yet to be determined.	08-Jul-17
32	for boats dock, shall it be North or South the coastal protection zone?	The boat dock can be anywhere on the site; this is to the discretion of the competitor.	08-Jul-17
33	the construction zone is split in two areas by communication cable protected zone, is it possible to propose re locating this cable to have more efficient construction zone? (see attached diagram "QAvol5_Q33")	No.	08-Jul-17
34	there is a small building on the eastern side on the site, can you please clarify what is it? (see attached diagram "QAvol5_Q34")	This is an electricity sub-station.	08-Jul-17
35	can the proposed cars entry to the site be relocated to best fit the design?	Please see response to Q18.	08-Jul-17
36	is it possible to set the submission date by the shipping date rather than receiving date? this proposal has 2 benefits. First, it will offset the risk of the unforeseen conditions, customs for example. Second one is giving equal time to all participants since shipping time is subject to distance from kaunas and public holidays. People close to Kaunas can ship later than people in China for example.	This is not possible. Please see response to Q&A Log Vol. 1 Q1.	08-Jul-17
37	we have seen three proposals as winning projects for the Science Island of Kaunas: they are really very different to each other and it is very difficult for us to understand how is it possible to imagine the one built on the island or the other or the third one; we think it is very important to understand which volume will rise on the island to understand the relation to the new music centre: We ask if it is possible to wait the choice of the city of Kaunas to get the best proposal for the new building.	This is not possible. Please see response to Q&A Log Vol 3. Q13.	09-Jul-17
38	in the diagram of the Competition site (p.28 of the Competition condition) three lines are indicated: planned plot boundary, planned site area boundary, protection zone of the waterfront, visual protection line. in the dwg drawing there is another line, a continuous orange line, which is indicated only in Lithuanian language, that means incomprehensible for us can you please explain the sense of this line and what does it indicate on the dwg file?	The Client is reviewing this and a response will be provided in the next Q&A Log.	09-Jul-17
39	Is an English revision of Annex X6 available?	Please see response to Q4.	09-Jul-17
40	Is there a diagrammatic plan of the Nemunas pedestrian bridge? Or is its planing (not the design) part of the competition scope?	Please see response to Q31 above. Competitors are free to illustrate, within their design concepts for the Concert Centre project, the most appropriate landing point for the pedestrian bridge within their design proposal.	09-Jul-17
41	CAD Drawing of Competition Site and Surrounding Area (Annex X6 Supplementary Update) - These sheets have extensive notes. Can we get an English version of the notes on this drawing.	Please see response to Q4.	09-Jul-17
42	The required area for the secondary hall as mentioned in the Area Schedule (P.32) is 800 sm. However the provided diagram on P.39 depicts a 18m x 21m hall, which is 387 sm. Please clarify.	The diagrams on pg. 39 are meant to be illustrative only, showing different principles of how a generic hall can be efficiently arranged by using regular portable chairs. Regarding the program, it is accurate to state that the secondary hall requires 800 sq.m. to fit approx. 700 standard theatre seats.	09-Jul-17

43	<p>In Lithuanian Competition Condition page 41 it says "The deadline for submissions is 14:00 GMT+3 29 August 2017. Submissions received after the deadline will not be opened." and then later on page 43 "Deadline for Enquiries 29 August 2017 Final Q&A Published 31 August 2017 Competition Deadline 14:00 GMT+3 6 September 2017 Jury Dates 26 – 28 September 2017 Winners Announced Late September 2017" Which deadline is correct? From what I understand and what is announced in competition website it's 6 September.</p>	<p>This was a mistake that only occurred in the Lithuanian version of the Competition Conditions. The competition deadline is 6 September 2017. Please see Note 3 above.</p>	10-Jul-17
44	<p>Shall the planned parking places along the street be included in 170 statet in the competition brief?</p>	<p>Please see Note 2.</p>	10-Jul-17
45	<p>Is there a possibility to arrange delivery and storage space on - 1 level (circa -5m above the planned 27m)?</p>	<p>This is to the discretion of the competitor.</p>	10-Jul-17
46	<p>Are the stairs shown on the newest CAD map considered as an amphitheatre or just other landscape stairs? What is their size?</p>	<p>Please see Note 2.</p>	10-Jul-17