

Thessaloniki, 23.10.2020

Question & Answers

Category A : List of Works Document

A.1 Question :

Title: List of works document

It is our understanding from filling in the online form on the competition portal as a Group of Applicants that each Applicant within our team should submit a 2-page A4 file with a List of their most important Works (5mb limit). Could you please confirm?

Answer :

We confirm that in case of Group of Applicants each Applicant within the Group should submit a 2-page A4 file with a list of their most important Works (5mb limit)

A.2 Question :

Title: List of works document

Could you clarify what kind of information would you like to be included in the document?

Answer :

The List of Works document must present the Applicant's profile and architectural design experience and should manifest their creative work in the field of architecture and/or landscape architecture. The document must include a list of the Applicant's most important works, as evidence of the Applicant's capacity to carry out a complex, innovative and iconic project as the one of the Competition.

A.3 Question :

Title: List of works document

Could we submit any additional images in a relevant Appendix in addition to the 2-page List of Work document?

Answer :

No, each Applicant may submit maximum two (2) pages for the List of Works.

A.4 Question :

Title: List of works document

Can we provide a two-page introduction on the structure and organization of our proposed team?

Answer :

No, only the documents described in Section 3.8 may be submitted with the Application.

A.5 Question :

Title: List of Works

Could you please clarify, if you expect a List of Works from each company part of the design team (I.e. 2 pages for each company) or one unique list of work (I.e. 2 pages in total). In this second case, should it include only works of the architect + landscape architect or from the full design team?

Answer :

Only physical persons and not legal entities may participate in the Design Team. Furthermore, as provided in Sections 3.3 and 3.8.3 of the Regulations the Applicant's (Group of Applicants) List of Works shall be submitted and evaluated. Each Applicant (or each member of the Group of Applicant's) must submit two (2) pages A4 maximum for his/her/its own List of Works.

A.6 Question :

Title: List of Works

Are there any specific guidelines on the format of the pages? Also, should each work be accompanied by specific information, e.g. Project Name, Type, Status, Images etc.?

Answer :

There are no specific guidelines on the format of the List of Works and the data of the included Works.

Category B : Design Team

B.1 Question :

Title: Number of CVs

Is there a limit in the number of CVs each Group of Applicants should submit?

Answer :

One CV should be submitted for each Design Team member, all natural persons. There is no limit concerning the number of the Design Team members.

B.2 Question :

Title: In regards to 3.11.4 Partnership Agreement

We are looking at applying as a Group of applicants from the required disciplines (architecture and landscape architecture). In addition, we would consider structural engineers and sustainability experts as sub consultants. Can we show list of works and member experience of the proposed sub consultants as part of application, even if they are not part of the Group that would be bound by the Partnership agreement?

Answer :

According to Section 2.3. of the Regulations a structural engineer and a sustainability specialist may be included in the Design Team. In case they are included as members of the Design Team, each Design Team member must submit his/her own CV. The context of the Design Team Members' CV may include whatever the Applicant deems suitable for the provision of evidence pertaining to the Design Team capacity to produce an innovative, high quality design in the Competition phase. (e.g. the works of the Firm in which the Design Team member is employed and in which he/she has participated and in which he/she has significantly contributed).

B.3 Question :

Title: Structural Engineer Firm

Would it be possible for a Structural Engineering firm to participate in multiple Design Teams?

Answer :

Only physical persons and not legal entities may participate in the Design Team. Furthermore, in Section 2.3. of the Regulations it is stated that any physical person, who is a member of the Design Team, may participate in only one Design Team and Application and/or joint Application. Consequently, in order to preserve the principle of anonymity and

for reasons of equal treatment of all competitors, regardless, if they are physical persons or legal entities, if a member of a Design Team is a partner/shareholder/employee of an entity (legal or physical), then another partner/shareholder/employee of the same entity (legal or physical) may not participate in the Design Team included in a different Application. Otherwise, both Applications shall be disqualified.

Likewise, in case a member of a Design Team is a partner/shareholder/employee of an entity (legal or physical), then a partner/shareholder/employee of an another entity (legal or physical) that belongs, however, to the same group of entities with the first entity, may not participate in the Design Team included in another Application, separate from the first one. (e.g. if a partner/shareholder/employee of entity A (legal or physical) participates in the Design Team of Application X, then a partner/shareholder/employee of entity B (legal or physical), which, however, belongs to the same group of entities with A, may not participate in the Design Team of Application Y). Otherwise, both Applications shall be disqualified.

B.4 Question :

Title: Design Team Leader

If the Applicant is a Group (more than one architects - natural persons and/or legal entities) should the Design Team Leader be defined via the application of the prequalification phase or could the design team leader be defined later on in the procedure (in the event of a preselection of the Group)?

Answer :

In the Application Form the Design Team Leader should not be mentioned. Pursuant to Section 3.11. of the Regulations, after the completion of the Prequalification and the release of the Selection Decision, the Organizer shall invite the selected Applicants to submit, along with other documents mentioned in Section 3.11., the Partnership Agreement. In the Partnership Agreement, among others, the Group Leader and the Design Team Leader must be designated.

B.5 Question :

Title: Specialist Planner structural engineer

Dear Sir or Madam, It this text from the Regulations: Furthermore, due to the complexity and the challenging nature of the Competition, the Organizer recommends the participation in the Design Team of a structural engineer and a sustainability specialist. It is desired that the participating architect brings in expert advisors to the design team. May the specialist planners/consultants also apply with other teams or does the exclusivity also apply to the consultants? Our group of companies consists of various branches and also independent companies. Can these also participate in the competition? We would be very grateful for an answer at short notice.

Answer :

Please refer to answer B.3 above.

B.6 Question :

Title: Identification Data

Regarding the identification data:

what type should be provided (ie national ID) and if it should be provided by all members for the design team (or is it just the team leader) (though a plain question, we do wish to clear it out, for avoiding any misunderstandings) Thank you.

Answer :

There is no need to give national ID data for the Design Team members.

Category C : List of Works & Design Team

C.1 Question :

Title: Doubts / Qualitative Documents necessities for Prequalification

Good morning; we are writing with regard to certain doubts that we have about the Qualitative Documents necessities for Prequalification. Our office will attend the competition as a team (Group of Applicants), with another International Landscaping Studio. After reading the brief of the competition the doubts are the following:

FIRST DOUBT (3.8.3 Qualitative documents; for the evaluation of the Application the following documents shall be uploaded):

A. List of Works and Team Composition

- For each Applicant (or Group of Applicants) a List of Works with his/her/its most important projects realized and/or unrealized (maximum two (2) pages, A4 format).

- SHOULD WE UPLOAD A LIST OF WORKS TOGETHER OR APART (2 FILES)?

SECOND DOUBT (3.8.3 Qualitative documents; for the evaluation of the Application the following documents shall be uploaded):

A. List of Works and Team Composition

- For each Design Team member, a short CV (maximum one (1) page, A4 format).

- SHOULD WE UPLOAD A SHORT CV OF EACH MEMBER THAT IS PART OF EACH OFFICE?

- SHOULD WE ATTACH THE CV OF EACH ARCHITECT THAT IS PART OF THE DESIGN TEAM?

OR SHOULD WE ATTACH THE CV OF THE OFFICE?

Thank you for your help

Answer :

1. In case of Group of Applicants, each applicant should submit his own list of works (2-page A4 pdf file).
2. The Design Team is consisting of natural persons and each Design Team member shall submit his/her own CV.

C.2 Question :

Title: 3.8.3 Qualitative documents

Dear Sir or Madam, we apply as an architectural office in a team with a landscape architecture office On point "A. List of works and team composition" I have the following questions:

- For each applicant (or group of applicants), a list of their main realised and/or unrealised projects (maximum two (2) pages, A4 format): Is the limit of 2 pages for each office or in total?

- For each member of the design team a short curriculum vitae (maximum one (1) page, A4 format): Do you refer to the specific person or the office profile?

Answer :

- Each Applicant must submit two (2) pages A4 maximum for his/her/its own List of Works.
- The Design Team is consisting of natural persons and each Design Team member shall submit his/her own CV. The context of the Design Team Members' CV may include whatever the Applicant deems suitable for the provision of evidence pertaining to the Design Team capacity to produce an innovative, high quality design in the Competition phase (e.g. the works of the Firm in which the Design Team member is employed and in which he/she has participated and in which he/she has significantly contributed).

C.3 Question :

Title: Online Application Process

1. When the other disciplines proposed by the Lead Architect (ex. Structural, MEP, etc) are legal entities, should the application be made as a group of Applicants?
2. When an application is submitted by a Group of Applicants, should each Applicant upload its own separate list of works?
3. In step two of the application, should the data of Lead Architect be included?
4. Can External Partners be considered "employees" as mentioned in step three?

Answer :

1. Please refer to answer B.2 above
2. Please refer to answer A.1 above
3. Please refer to answer B.4 above
4. In step three the natural persons, members of the Design Team, must be mentioned. The members of the Design Team may either be partners/shareholders/employees of the Applicant (or of the members of the Group of Applicants) or partners/shareholders/employees of External Partner of the Applicant (or of the member/s of the Group of Applicants).

Category D : Reference Projects

D.1 Question :

Title: Reference projects

Please confirm that three reference projects will be submitted in total, regardless of how many firms the Applicant / Group of Applicants consists of.

Answer :

We confirm that three reference projects should be submitted in total, regardless of how many physical persons and/or legal entities the Group of Applicants consists of.

D.2 Question :

Title: References validity

It is mentioned in point 3.3 page 12 that "The realized references must have been built during the last fifteen (15) years, as of the date of the submission of the Applications, or must currently be in the construction phase." Could you please clarify if a building whose construction was completed in 2006 could qualify?

Answer :

Yes, a building whose construction was completed in 2006 could qualify.

D.3 Question :

Title: Page limit

We understand the page limit stated in paragraph 3.8.3, however, could you please confirm that each document can also have extra pages for cover and back cover?

Answer :

No, there is no provision for cover and back cover. The pdf for a reference must be a two pages A3 landscape format presentation.

Category E : Fees

E.1 Question :

Title: In regards to the 5.1 and 5.3 Fees

The regulations state that the total construction budget (excl fees and VAT) is 177 mio EUR. The planned Schematic Design fee is 1.2 mio EUR. What are the planned overall fees? What percentage of the overall fees are the fees for Schematic Design?

Answer :

The overall project fees for engineering services depends on the further development of the project, the possible involvement of an investor and/or constructor etc. The Schematic Design fee in Section 5.3 (not binding for the Organizer and the Winner) is provided as a reference point for the negotiations with the Winner and provides an indication of the fee for the Schematic/Preliminary Design that concerns such a large-scale project in Greece.

E.2 Question :

Title: Preliminary Design Fee

The estimated preliminary design fee of 1,2 million euros refers to the key disciplines of architects and landscape architects or the whole design team?

Answer :

The Schematic/Preliminary Design fee of section 5.3 refers to the whole Design Team and is provided as a reference point for the negotiations with the Winner

Category F : Programme document

F.1 Question :

Title: Subject of the Competition

Good evening, we don't picture what exactly the subject of the competition is : the design of the whole area (exhibition center, exhibition and conference center, business and complex hotel and urban park) or the design of the building called "exhibition & conference center" only ? Thank you in advance!

Answer :

The Competition concerns the design of the whole area, as shown in Fig. 1 of the Regulations and as described in Section 1.5 of the Regulations and in Sections 3 and 4 of the Programme.

F.2 Question :

Title: Calendar of events

Does the operator have a calendar of regular yearly events they hold? Does the operator have aspirations to attract new types of exhibitors/conferences in the future?

Answer :

In the link <https://www.helexpo.gr/en/exhibitions%20catalogue> the Organizer has published the list of the exhibitions events in Thessaloniki International Exhibition & Congress Center in years 2017-2019. The new ConfEx Center aspires to become an example of urban redevelopment and through its iconic architecture to increase the number of its yearly events but also to diversify the portfolio of events held and to offer a flexible and state of the art venue for the MICE industry of the future.

F.3 Question :

Title: Mixed use and Innovation

Is the client open to having the ConfEx Park development open 24/7 so that the grounds can be activated by visitors and locals at all times, contributing further to the local economy and culture?

Answer :

Yes, it is desirable to bring life to the area throughout the day and night. The Organizer aims at creating a ConfEx Park accessible to the citizens of Thessaloniki and its visitors and a Convention Center that shall have a major impact on the economy of the city and the broader area of Northern Greece.

F.4 Question :

Title: Sustainability

Does the client have any sustainability goals they wish to achieve? For example do they wish to achieve a LEED or BREEAM rated building?

Answer :

The Organizer aims at the construction of a sustainable, state of the art, ConfEx Park, thus, submitted designs should demonstrate the highest degree of respect to the environment and should be governed by the principles of sustainable development. The Organizer shall include in the final Programme a declaration of alignment to the UN SDG's.

Furthermore, the project must comply with the principle of near Zero Energy Buildings (nZEB), as imposed by Greek legislation that incorporated the Directive 2010/31/EU of the European Parliament and of the Council of 19 May 2010 on the Energy Performance of Buildings (EPBD). The LEED or BREEAM certification is not among the Organizer's requirements.

F.5 Question :

Title: Metro

Will the new metro run under the ConfEx Park?

Answer :

No, the new metro run under Egnatia str. outside the Competition site. The site will be served by two metro stations, at the north side of the ConfEx Park (Sintrivani/Expo station) and at the southeast (Panepistimio station). Its great proximity with the above mentioned Metro Stations is one of the most important advantages of the ConfEx Park.

F.6 Question :

Title: Seismic criteria

Thessaloniki has been hit several times by strong earthquakes. What is the Seismic criteria for the site?

Answer :

Seismological data of Thessaloniki are given in provisional Programme - Appendix A - Reference 3 of third group (page 27). The structures of the buildings shall be designed according to Greek Earthquake Regulation (EAK-2000) (<https://www.oasp.gr/node/8>) and any relevant legislation applicable in Greece at the time of construction. In case you are familiar with Eurocodes, EC8 Part 3 - EN 1998-3-2005 (ANNEX GR) could be used.

F.7 Question :

Title: The Masterplan

Can the masterplan be challenged to address issues of connectivity between the Exhibition Centre, Congress Centre and Business Centre? Is there flexibility within the brief?

Answer :

The Master Plan is final and has already been approved by the competent Ministry of Environment and Energy and the issue of the corresponding Presidential Decree is expected in next months (see provisional Programme section 3). It provides general guidelines, as the land uses location, building lines, buildings maximum heights and total coverage. Connectivity can be achieved by overhead walkways (see provisional Programme section 3.6) as well as by underground connections between the ConfEx Park buildings.

Category G : General Questions about Application.

G.1 Question :

Title: Eligibility confirmation

I am an architect willing to apply for participation in the INTERNATIONAL ARCHITECTURAL DESIGN COMPETITION FOR THE THESSALONIKI CONFEX PARK. I have read the qualification and eligibility criteria. I have not been involved in the preparation of the Competition Brief, neither have I been appointed member of the Technical, Management or Jury Committee nor been an i) employee, ii) member of the BoD, iii) subcontractor, iv) spouse, v) first and second degree relative or their in-law. In April 2019, I was asked to join a scientific working team of the Technical Chamber of Greece. This committee had the task to comment and express an opinion on the Chamber's behalf regarding the initial version of the Special Spatial Plan for the Thessaloniki Exhibition Center. Its final version is one of the materials, provided with the competition data. I strongly believe that this opinion which preceded the competition and the preparation of the brief does not constitute a non-eligibility cause. I would appreciate your confirmation before I proceed to apply for the competition.

Answer :

The participation in the Public Consultation of the Special Spatial Plan of Thessaloniki ConfEx Park in Spring 2019 either in person or as member of an Institution working group does not constitute a non-eligibility cause.

G.2 Question :

Title: Legal Entity requirements of winner

Clause 3.2 of the Competition Brief states "The Organizer, however, fully reserves the right to demand from the Winners to establish a legal entity for the purposes of the contract." Please clarify whether an unincorporated joint venture meets such requirement, if requested.

Answer :

In case the establishment of a legal entity is required with the conclusion of the negotiations, this legal entity must have legal personality according to Greek Law.

G.3 Question :

Title: Declaration of honor

Appendix 4 - declaration of honor: should the applicants provide a mere scan of page 37 of the Competition Regulation, filled and signed, or should they reproduce the table and produce a new document?

Answer :

A mere scan of pages 37-41 of the Competition Regulation, filled and signed is accepted. We provide also the Declaration of Honor in Word format in the Downloads section of the Competition website for the Applicants' convenience.

G.4 Question :

Title: Prequalification Requirements

Hello, as we are preparing our prequalification submission, I would like to ask you what requirements the participants need to meet in terms of legal, turnover level, etc. Is there an application form we can look at before creating one? Thanks.

Answer :

There aren't special requirements about the legal form, other the ones mentioned in Section 3 of the Regulations, and turnover level of the Applicant's.

We provide the Application form fields with comments in the Downloads section of the Competition website.

G.5 Question :

Title: Partnership Agreement

In regards with the Partnership Agreement (stated in p.17 of the regulations), is there a specific format which should be filed? And if so, could you provide us with a template or where we could find it as a file? (though we know its for a later stage of the competition, we do wish to be aware of the format beforehand).

Answer :

There is no specific format. The Partnership Agreement must be drafted according to Section 3.11.(4) of the Regulations.

G.6 Question :

Title: Provision of Evidence and Documents

In point 3.11 page 17 is stated that: "In case an Applicant submits copies of the above required documents, their submission should be accompanied with a sworn, or failing that, a solemn statement made by the interested party before a judicial or administrative authority, a notary or a qualified professional body in the country of establishment/residence, in which it will be affirmed that the content of all copies submitted is true and accurate." Could you please clarify if documents should be electronically uploaded on the platform? Would this be considered an original document?

Answer :

The evidence must be submitted by post or courier or in person.

G.7 Question :

Title: Provision of Evidence and Documents 2

In point 3.11 page 17 is stated that: "In case an Applicant submits copies of the above required documents, their submission should be accompanied with a sworn, or failing that, a solemn statement made by the interested party before a judicial or administrative authority, a notary or a qualified professional body in the country of establishment/residence, in which it will be affirmed that the content of all copies submitted is true and accurate." Does it refer only to Partnership agreement or also to "1. Documents and Evidence proving the fulfillment of the Regulatory Requirements of Appendix 2" and "2. Documents and Evidence proving the fulfillment of the Legal Requirements of Appendix 2" and "3. Articles of Association/ Incorporation".

Answer :

It refers to all Documents and Evidence of Section 3.11 of the Regulations.

