UNIVERZA V LJUBLJANI

New Construction of the University of Ljubljana, Faculty of Pharmacy – Phase 2

SPECIAL TECHNICAL CONDITIONS

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1 INTRODUCTION

In accordance with the development vision of the University of Ljubljana, the new Faculty of Pharmacy building project of the University of Ljubljana (UL FFA) is located within the area of OPPN 65 – Faculties adjacent to the Biotechnical Centre. The fundamental objective of the implementation of the "New Building of the Faculty of Pharmacy" project is to eliminate the spatial and technical constraints affecting the performance of the educational, scientific-research, development, and professional activities of UL FFA.

The investment in the new UL FFA building will rectify the deficiencies of the existing situation, namely the lack of premises, in particular laboratories and lecture rooms, and consequently the need to rent premises, which divides the Faculty's activities across several locations. Furthermore, it will resolve difficult traffic accessibility and facilitate emergency access. The investment will also address the problems arising from the dysfunctional design of the existing buildings, which causes fragmentation and a lack of connection between individual departments and laboratories, and will enable a modern approach to the study process, which is not possible without sufficient, technically and technologically modern, and well-equipped laboratories.

From a construction and technical perspective, the investment aims to provide UL FFA with a building that meets the highest standards of functionality, sustainable construction, and all aspects of technical, biological, and chemical safety, as well as cost-effective construction, operation, and maintenance, while also serving as an architectural landmark.

Pharmacy represents a vital field for the development of the welfare of the Slovenian state, society, and its individuals, as it is a key pillar of the healthcare sector, the most important public service. UL FFA is currently the only educational institution in the Republic of Slovenia that has, for over 60 years, provided Slovenia's healthcare system with the essential profile of a Master of Pharmacy, enabling the orderly and evolving operation of the public pharmacy network and the entire medicine supply chain, serving as a credible partner within the healthcare team. UL FFA also educates healthcare professionals in the field of laboratory diagnostics, who, alongside doctors, pharmacists, and nurses, are indispensable for the development of modern healthcare services.

By acquiring 33,790 m2 of new floor space, the project contributes to the goal of strengthening the operational capacity of educational institutions in the field of healthcare by increasing the number of enrolment places for full-time study in already accredited study programmes, namely the integrated master's degree programme in Pharmacy and, additionally, programmes for healthcare professionals in the field of laboratory diagnostics.
To this end, the project has been allocated funds from the ZZSISZ (Act on the Provision of Financial Resources for Investments in Slovenian Healthcare) (73.3%), and will be further co-financed by budget funds from the MVZI (14.1%) and the University of Ljubljana's own funds (12.6%).

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2 BRIEF DESCRIPTION OF PROJECT

The location of the new UL FFA building is planned along Večna pot in Ljubljana, in the immediate vicinity of the Faculty of Chemistry and Chemical Technology and the Faculty of Computer and Information Science. The new facility will replace the existing premises of the Faculty of Pharmacy, currently located at Aškerčeva cesta 7 in Ljubljana. With the planned development,

the University of Ljubljana, the Faculty of Mechanical Engineering (FS), and the Faculty of Pharmacy (UL FFA) aim to complete construction within the new Brdo University Centre area, which already accommodates the Biotechnical Faculty (BF), the Faculty of Chemistry and Chemical Technology (FKKT), and the Faculty of Computer and Information Science (FRI).

The planned new UL FFA building is designed as a detached structure comprising a basement, a ground floor with a mezzanine, first and second floors, and a recessed terrace floor. The ground floor houses teaching spaces (which partially extend into the mezzanine), administrative offices, a food servery, social areas, a cafeteria and a library. The mezzanine is intended for central student changing rooms and service areas. The first and second floors are organised as laboratory floors. The terrace floor accommodates academic staff offices, departmental secretariats and administration. The basement level is designated for parking and building service facilities. The western basement section of the building (beneath the Infrastructure Centre – IC) is designated as a civil defence shelter. The Infrastructure Centre forms the westernmost part of the building. In addition to laboratories, the ground floor houses a university teaching pharmacy and an outpatient clinic. The first and second floors are entirely dedicated to laboratories. The terrace floor serves as a technical floor. Access for vehicles, deliveries and parking is provided by an access road running north of the Faculty of Chemistry and Chemical Technology (UL FKKT), leading to Severni trg, where the ramp to the basement level is located.

In addition to the construction of the shared access ramp, the project entails external landscaping works for the wider surrounding area, the associated relocation of existing utility lines and collaboration with Elektro Ljubljana d.d. and JP VOKA SNAGA d.o.o. in the installation of the new utility infrastructure.

The building has been designed in accordance with the Rules on Universal Construction and Use of Buildings, ensuring barrier-free access for all individuals, regardless of any permanent or temporary functional impairment. At the same time, the project pursues the principles of sustainable design and construction to the highest feasible extent, which will be evaluated under the DGNB system with the aim of achieving a Gold Sustainable Building Certificate. Consequently, only materials that do not adversely affect human health or the environment are to be used and installed during the construction process.

THE CONSTRUCTION OF THE FACULTY OF PHARMACY BUILDING IS BEING UNDERTAKEN IN PHASES:

- Phase 1, **underground section – SUBJECT OF THIS TENDER DOCUMENTATION**, which provided for the execution of the underground part of the building comprising excavation, foundation works, geothermal probe installation, works up to 0, including the construction of a watertight reinforced-concrete slab above the basement with the integration of civil defence shelter components, all within the scope, quality standards and deadlines defined in the tender documentation and in compliance with the laws, rules and other regulations applicable in the Republic of Slovenia, **is already underway**.

- Phase 2: above-ground section – SUBJECT OF THIS TENDER DOCUMENTATION – which covers the execution of all construction and finishing works above the ground-floor slab, as well as the construction of stair flights from the basement level to the top of the building. Phase 2 also includes the execution of all finishing works (in accordance with the scope in the bill of quantities) in the underground section of the building, including building services installations, connections to public utility infrastructure, and the final completion of the shelters for civil defence sheltering purposes.

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3 REQUIREMENTS FOR THE CONTRACTOR OF GOI WORKS DURING CONSTRUCTION

All requirements for the contractor of GOI works set out below must be included in the tender price.

3.1 Cooperation, coordination and alignment of the contractor of GOI works with all other contractors of the investment project New Building UL FFA

The contracting authority will engage other contractors to carry out the following works necessary for the project:

- execution of construction, finishing, and installation (GOI) works for the new UL FFA building – Phase 1 (underground section),
- construction of the access ramp – shared entry ramp, and landscaping/external works of the wider surrounding area,
- interior fittings,
- laboratory furniture,
- laboratory equipment,
- clean rooms,
- audio and video equipment (multimedia),
- food distribution technology,
- works of art,
- other works for the completion of the building,
- relocation and construction of gas pipelines, DEE network (MV lines), public water supply and other public infrastructure.

The immediate external landscaping of the UL FFA building shall follow the same layout and design as the shared landscaping, which is explained in more detail in the project "Shared access and landscaping of the Faculty of Mechanical Engineering and the Faculty of Pharmacy areas," project no.: 380-20. The landscaping is supplemented by the traffic engineering plan and the landscape architecture plan. The contractor for the GOI works is CBE d.o.o.

The installation of all internal systems that are an integral part of the equipment and the connections of equipment to the building's systems shall be provided by the selected equipment suppliers in cooperation with the principal contractor of GOI works.

As far as possible, the contractor of GOI works must coordinate the schedule for the works required for the installation and connection of equipment. The contractor of GOI works must timely notify the contracting authority, i.e., at least 6 months prior to the possible start of the delivery, installation and assembly of equipment. All agreements shall be made in writing and in accordance with the protocol set out by the contracting authority. All communication and coordination must take place within the Common Data Environment - CDE.

Prior to the start of work, equipment suppliers shall be obliged to prepare workshop technical drawings for the execution of works and detailed schedules, which will define the work execution timeline as well as the requirements and conditions for high-quality execution of works.

The contractor of GOI works must provide the following for the equipment suppliers:

- free access to the construction site,

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- unloading areas,
- delivery of equipment into the building,
- transport routes through the building that meet the basic conditions (solid floor, required dimensions of clear passages, etc.),
- installation and mounting of equipment,
- internal installations and connections to building installations,
- provision of conditions for trial runs,
- measurements,
- acceptance of equipment by the contracting authority.

The contractor undertakes to meet any other conditions and requirements specified by individual suppliers (e.g., temporary suspension of work if expressly required during the installation of certain equipment – e.g., ensuring cleanliness, a quiet working environment free of vibrations during the specified time, etc.).

Provided below is a description of individual works that will take place during the execution of GOI works and which the contractor of GOI works is obligated to observe and coordinate in terms of timing and technical aspects during the investment project of the construction of the new UL FFA building:

Individual sets of works and supply and mounting of equipment that are not covered by GOI works:

- *Contractor V3 d.o.o. is carrying out the GOI works for Phase 1 of the new UL FFA building.*
- *The contractor CBE d.o.o. is carrying out the GOI works for the common access and broader external landscaping within the area covered by integral building permit no. 35105-53/2023-2550-71.*
- *Supply, delivery, installation, and mounting of interior equipment, which includes the interior furnishing of lecture halls, offices, conference rooms, common areas (libraries, reading rooms, defence rooms, meeting rooms, areas for informal gatherings, connecting corridors, a canteen with a restaurant, etc.) and kitchenettes. Furniture (lecture halls, department offices, tables, chairs, cabinets, etc.) will be installed and mounted during the final construction phase. Finished rooms are a precondition for mounting the equipment. The connection of equipment to the building systems must be coordinated by the principal contractor together with the contractors for individual building installations (electrical, etc.). Lecture halls are considered a special case; desks must be installed to allow for technical verification of air exchange and measurement of electrical connections.*
- *The supply, delivery to the point of installation, fitting, and assembly of laboratory furniture (benches, cupboards, etc.) and laboratory equipment connected to building services systems (fume cupboards, laminar airflow cabinets, safety storage cabinets, local extraction arms, benchtop sinks, balance tables, anti-vibration tables, etc.) will take place during the final phase of building construction.*
  In the main section of the building, open technical ceilings are planned in the laboratories. A prerequisite for the installation of laboratory furniture is fully finished rooms with completed GOI works. The execution of equipment utility connections to building services systems must be coordinated by the main contractor together with the contractors for

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individual building services packages (ventilation, water supply, drainage, technical gases, electrical installations, BMS, etc.).
In the Infrastructure Centre section of the building, the prerequisite for installation is fully finished spaces with completed GOI works and partially open technical ceilings in the installation zones for fume cupboards, laminar airflow cabinets, local extraction arms, safety storage cabinets, and central laboratory island benches. The execution of equipment utility connections to building services systems must be coordinated by the main contractor together with the contractors for individual building services packages (ventilation, water supply, drainage, technical gases, electrical installations, BMS, etc.).

- *Supply, delivery and mounting of laboratory equipment consisting of specialised laboratory equipment (analytical, process, support, safety). This also includes biological safety cabinets, isolators, air showers and mist generators outside clean rooms. Laboratory and pilot equipment shall be connected to the building's installation systems and will be installed during the final construction phase, i.e. after the installation of laboratory furniture and technical testing of all mechanical installations. As regards the micro-locations of mechanical installations, the contractor of GOI works must strictly adhere to the LOD 400 BIM model of laboratory technology.*

- *The supply, delivery to the point of installation, fitting, and assembly of cleanroom equipment will take place during the final phase of building construction. A prerequisite for the installation of equipment is the preliminary provision of all mechanical installations up to the spaces designated for cleanrooms, with all technical testing completed to ensure appropriate flow rates of process utilities and air; the GOI works contractor must pay particular attention to observing the building zones reserved for the installation of internal recirculating air handling units supporting cleanroom operations.*

- *The supply, delivery to the point of installation, fitting, and assembly of audio and video equipment (multimedia) will take place during the final phase of building construction. A prerequisite for the installation of audio and video equipment is the completion of mechanical installations, and it shall be carried out concurrently with the installation of interior furnishings in lecture halls, meeting rooms, thesis defence rooms, and selected offices. A portion of the audio and video equipment is also located in teaching laboratories, where installation takes place upon completion of the laboratory furniture fitting.*

- Food distribution technology will be *supplied, delivered, installed and mounted* during the final construction phase. Preparation and testing of all mechanical installations in the scope of GOI works is a prerequisite for equipment installation.

- *Artwork as the artistic component of the investment project of the new building of UL FFA will be supplied, installed and mounted* during the final construction phase, after the completion of interior furnishing. Some of the artwork will be surface-mounted wall art installations.

- *The contractor Energetika Ljubljana d.o.o. will relocate the existing S1000 gas distribution pipeline and replace this section of the pipeline in the area of the new UL FFA building, with the exception of site preparation for construction, final road and site construction and organisation of the construction site.*

- *As part of the investment project of constructing the new building of the UL FFA, the contractor Elektro Ljubljana d.d. will carry out all construction and electrical installation*

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works for the relocation and replacement of the DEE network, which includes the reconfiguration of the 20 kV MV cable loop RTP13 Vič 110/20 kV (J17) - (J09). The reconfiguration includes:

- *Reconfiguration of the existing MV overhead line, replacement of SM41 with the installation of a new tension pole Z12, surge protection for the transition to the cable network, verification of tension forces on the existing SM40, and control of safety clearances in the span between SM40 and SM41;*
- *Replacement cabling of a part of the existing MV overhead line network with cable joints and removal of the existing SM42, SM43, SM44;*
- *Relocation of the existing MV cable network to new cable ducts between the new cable shafts (KJ1 – KJ5) with MV joints and demolition of a part of the existing cable ducts.*

- *The contractor JP VOKA SNAGA d.o.o. will expand and construct a public section of the DN150 secondary water supply system for the connection of UL FS and UL FFA. The new secondary water supply system will be constructed with a diameter of NL DN150 as an extension to or expansion of the existing secondary water supply system.*

3.2 Compliance with the EIA provisions

The contractor of GOI works must comply with the provisions of the document **Environmental Impact Report** No. 100123-11523, prepared by GIGA-R d.o.o. and E-NET OKOLJE d.o.o.

3.3 Quality assurance

a) DESCRIPTION

Quality assurance is an integral part of the project's technical and economic study. The first part of quality assurance is related to materials, equipment and construction products installed in the structures and the landscaping of the area, including quality control. The second part pertains to the quality control of the execution of the work itself. This involves planning (preparation of the programme and quality control for installed materials, equipment, and construction products, as well as execution of works: the type and number of necessary inspections, tests, measurements, evidence...) to ensure the prescribed quality and assurance of the essential features required by law throughout the entire life span of the structures and the related landscaping.

The existing legislation governing the construction of structures (the Building Act, the Construction Products Act and other regulations) prescribes the procedures for ensuring and demonstrating the quality of construction materials, products, and semi-finished products – construction products – as well as the execution of works. Technical specification (TS) must be prepared for each individual type of work in accordance with legal requirements.

b) HEAD OF QUALITY ASSURANCE

The tenderer is required to ensure quality management and internal quality control and to appoint a professionally qualified head of quality assurance (a quality engineer with experience in the field of quality assurance and control in construction, such as

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for example the development departments of construction companies or departments in charge of technical preparation of works, performing activities as the person responsible for organisation and implementation of internal quality control of the principal contractor, etc.) who shall assume the following tasks:

- responsibility for coordinating and carrying out all the necessary activities for smooth and continuous quality assurance until the completion of construction, the issue of operating permit and successful handover and acceptance;
- responsibility for coordinating and leading the project team to perform regular quality control of installed materials and work execution – internal quality control by the responsible contractor for the entire duration of works execution until the completion of construction, the issue of operating permit and successful handover and acceptance;
- the site manager and the quality assurance manager are the persons responsible for regular assurance and continuous achievement of the prescribed quality of installed materials, equipment and construction products, as well as the execution of all works throughout the entire duration of the project until the completion of construction, the issue of operating permit and successful handover and acceptance;
- responsibility for appointing and coordinating professional staff performing regular quality control of installed materials, equipment and construction products, as well as the work performed under each individual type of GOI works – own qualified experts, regular cooperation of specialised institutions (joinery, insulation works, façade works, flooring works, roofing and sheet-metal works, mechanical installations, electrical installations, etc.);
- organisation of regular and continuous implementation of all activities for the assurance and control of the quality of installed materials, equipment and construction products, as well as the execution of works, including the prescribed quality control: timely preparation of technical specifications (TS must be submitted for approval 30 days prior to the beginning of work; approved specifications must be delivered to the construction site at least 7 days prior to the start of individual works), assurance and control of quality in accordance with the approved TS, with quality control plan as an integral part (approved frequency and methods of checking, measurements, evidence, etc.), preparation and review of regular weekly records and monthly reports on quality control of installed materials, equipment and construction products, as well as completed works and achievement of prescribed quality standards; drafting of final reports on achieved quality for each individual type of work; all reports must be approved by the control manager, etc.;
- drafting of appropriate quality assurance coordination scheme (planned activities, responsible persons and experts for implementation, reports and records, etc.) for the entire duration of all works until the completion of construction, the issue of operating permit and successful handover and acceptance;
- immediate suspension of individual works if the prescribed and appropriate quality is not achieved, and prompt preparation of problem reports (findings reports) and measures to eliminate all identified deficiencies and defects;
- responsibility for ensuring the quality of installed materials, equipment and construction products, as well as the works performed by subcontractors and other

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contractors on the construction site in the same scope and under the same conditions and requirements; own quality assurance and control of subcontractors and other contractors, as well as suppliers of materials, equipment and construction products intended for installation.

- coordination and regular cooperation with the contracting authority's authorised representatives in the area of quality assurance: head of supervision and supervisors for specific types of work.

The bases for quality assurance and control are: project and tender documentation, professional standards, applicable legislation and technical specifications, consideration of the state-of-the-art in construction technology, which represents the current level of development of technical capabilities of construction products, processes and services based on established science, technology and experience in the field of building construction.

3.4 Tenderer's obligations

Prior to submitting a bid, the tenderer must review the entire tender documentation, including the annexes. The contracting authority recommends a site visit to assess the required scope and complexity of work and the organisation of construction.

Regardless of the information contained in the tender documentation, the tenderer must, prior to submitting a bid, obtain all information relating to the subject matter of the contract under this tender documentation and that could affect the subject matter of the contract, the tender price or the tenderer's obligations. The tenderer shall not be entitled to any price increase justified by the fact that they were not informed of all the conditions and status of the subject matter of the contract.

For the duration of the tender and the contract, communication (both written and oral) between the contractor and the contracting authority shall be in the Slovenian language.

When preparing the tender and calculating unit prices for individual items, the tenderer must take into account that the tender price must, among other things, include the works and costs to be covered by the tenderer, as listed below, in particular:

- the costs related to the contracting authority's requirements and conditions specified in the bills of quantities;
- the costs of preparatory works;
- the costs of preparing a security plan in accordance with occupational safety and health legislation for temporary and mobile construction sites, which must be coordinated with the contractor's construction site organisation;
- the costs of ensuring occupational safety and health, especially all works and measures arising from the provisions of applicable occupational safety regulations and the requirements of the Safety Plan;
- the costs of drafting a study of the existing situation prior to the beginning of construction, in which the existing situation of the site, the existing situation of the neighbouring structures, the surroundings of the structure, and the road surfaces to be used during construction are determined and documented in the form of written records, photo documentation and video recordings; the contractor is obliged to deliver the recording to the contracting authority or the supervisor, and upload it to the CDE;

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- the costs of maintenance and any potential adaptation of the established site access road with the connection to the public road, including traffic signage and barriers;
- the costs of preparing the site organisation plan with a detailed time schedule, and the costs of obtaining the relevant permits and executing the site arrangements;
- the costs of participation in operational meetings at the construction site;
- the costs of transportation, shared use of auxiliary facilities, installations and insurance at the construction site;
- the costs of obtaining all necessary approvals and permits related to road excavations, road closures, transports, crossings of utility lines, costs of protecting the utility infrastructure and various fees and costs of operators or their representatives;
- the costs related to transport on public roads and highways: any compensation, any road repairs due to damage during construction, provision of necessary temporary areas for transport routes and construction outside the construction site;
- the costs of infrastructure connections;
- the costs of reinstating surrounding land and buildings, the working corridor, and all site areas to their original condition upon completion of the works, and of remediating and rectifying all damage caused by the contractor to the building or surrounding area (damage to floor finishes, staircases, roofs, walls, doors and windows, and all other executed elements), as well as damage arising from construction to existing buildings, research and laboratory equipment, existing infrastructure, utility lines, other structures, equipment, surfaces, access routes, completed external works, and utility, transport, and energy infrastructure (consents, compensations, etc.);
- the costs of surveying services during construction (~~building stake-out,~~ elevation surveys, structural verticality checks, setting up of construction profiles, etc., for the entire duration of construction and for all works);
- the costs related to the registration, installation, insurance, organisation, fencing, security and protection of the construction site and construction facilities, staking of existing utility lines within the construction site by the operators, installation of construction signs and traffic signage and restoration of the roadway at the construction site access/exit in accordance with the municipal ordinance, ensuring adequate safety on the construction site;
- the costs of site insurance and the costs of insuring workers and materials on site, all up to the full value from the commencement of works until the handover of the facility. The insurance must be taken out with an authorised insurance company and must be in effect until the handover and acceptance of the building;
- the costs of all necessary measures to secure the construction site and its surroundings, as well as neighbouring structures and infrastructure during construction, with an emphasis on the safety of workers and passersby;
- the costs of insurance for unforeseen events and damages up to the full value;

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- the costs related to compliance with environmental protection legislation;
- the costs of supervision by operators of public utility and energy infrastructure (consent-granting authorities) and, in the event of approved amendments to the detailed design documentation (PZI) proposed by the contractor, the cost of extending the validity of consents to the detailed design and connection consents, as well as any associated costs;
- the costs of controlling access to the construction site;
- security of the construction site (video surveillance, technical security), including vehicle records, security of the construction site during times when the contractor is not on site, for the entire duration of construction until the final handover and acceptance;
- the costs of securing the official setting-out of the building and all necessary surveying works for the entire construction period, as well as the transfer of all levels and axes;
- the costs of setting up temporary landfills, regular maintenance and cleaning of the construction site and its surroundings;
- the costs related to compliance with environmental protection legislation;
- the costs related to the storage or temporary warehousing of waste generated during construction work, sorted by type of construction waste from the waste classification list, so that they do not pollute the environment, as well as all fees and costs of removal, and the drafting of a Construction Waste Management Report. The selected tenderer must submit a certificate of appropriate and controlled disposal of excess material to the supervising authority, all in accordance with the latest applicable Decree on management of waste arising from construction work and other legislation in the field of environmental protection;
- the costs related to compliance with the Decree on the prevention and reduction of particulate emissions from construction sites, including a particulate matter emission report;
- the costs of installing and removing, upon completion of construction, temporary storage areas and a temporary structure with office space for operational meetings, including regular maintenance and cleaning;
- the costs of all works needed to prepare and restore the facilities to a suitable condition for the beginning or continuation of work (removal of temporary protective measures, removal of water, protection of temporary landfill of excavated material and other necessary safety measures from the takeover of work from the previous contractor and commencement of work until project completion);
- the costs of all necessary tasks prescribed and specified by the applicable occupational safety regulations, such as protection of openings, shoring, slopes, expansions and similar;
- the costs of the continuous presence of the construction manager, who is simultaneously the site manager, and a chartered engineer/works manager in the fields

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of civil, mechanical, and electrical engineering, depending on the specific type of works being executed on site (attendance records shall be kept in the site logbook or through other electronic records);

- the costs of active cooperation, coordination, and alignment with other contractors, subcontractors, and all other participants who will execute works for the projects: new UL FFA building – Phase 1, new UL FS building, construction of the shared access ramp and external landscaping of the Faculty of Mechanical Engineering and Faculty of Pharmacy area, as well as with contractors executing utility infrastructure within the OPPN 65 Municipal Detailed Spatial Plan – Biotechnical Centre area, the execution of the project for the extension of the DN150 public water main for the connection of the Faculty of Mechanical Engineering and Faculty of Pharmacy, and the execution of the project for the reconfiguration of the 20 kV MV cable loop of the RTP 13 Vič 110/20 kV substation (J17) – (J09) in the area of the Faculty of Mechanical Engineering and Faculty of Pharmacy;
- the costs of cooperation and coordination with the contractor of the relocation and construction of the gas pipeline – Energetika Ljubljana d.o.o.;
- the costs of cooperation and coordination with the contractor of the relocation and construction of the DEE network (MV lines) – Elektro Ljubljana d.d.;
- the costs of cooperation and coordination with the contractor of the construction of the water supply system – JP VO- KA SNAGA d.o.o.;
- the costs of cooperation, coordination, and alignment with all other contractors of the investment project New UL FFA Building. The contracting authority is expected to carry out the following works necessary for the project in cooperation with other contractors:
    - interior fittings,
    - laboratory furniture,
    - laboratory equipment,
    - clean rooms,
    - audio and video equipment (multimedia),
    - food distribution technology,
    - works of art,
    - Other works for the completion of the building.
- the costs of water, electricity, internet connection and other construction site connections and other operating costs (rental of construction equipment, cleaning of portable toilets, etc.) for the entire duration of construction until final handover and acceptance;
- the costs of any agreements on the use of adjacent land at the contractor's request, since construction is taking place in the immediate vicinity of the boundary;
- the costs of additional measures due to the fact that works would be carried out in winter conditions and during the rainy season;

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- the costs of all necessary basic, auxiliary, mobile and façade scaffolding and fencing to ensure continuous work, GOI works and cleaning of all elements upon the completion of works;
- the costs of anti-corrosion protection for all metal elements and structures that could be exposed to atmospheric and other corrosive impacts;
- the costs of grounding, concealed and connected to the building's general grounding system, for aluminium and steel elements, in accordance with regulations;
- all works for the drainage of rainwater, source water, and groundwater during construction (including the necessary pumping), removal of snow, to ensure continuous and controlled drainage and prevent water retention and waterlogging of excavated or backfilled materials as well as buildings under construction;
- regular removal of all waste and auxiliary materials, cleaning of buildings, the surrounding area, transport routes, access points, and public access roads, and final rough cleaning of buildings and individual rooms prior to each quality inspection and prior to handovers and acceptances;
- the costs of constructing and removing all necessary temporary crossings and protective structures, the costs of any modifications to the traffic regime and site roads;
- the costs of the removal of all obstacles encountered during work, except for those of cultural and historical significance;
- preparation of a technical and economic study;
- regular and final terrain cleaning after the completion of works and removal of excess material, connection with the existing temporary or permanent arrangements in adjacent areas;
- the costs of setting up a closed and covered space for the inspection of all key materials to be installed in the building based on approved material samples, no later than by the submission of the first samples; the samples must be on a 1:1 scale and must remain on the construction site until completion of construction;
- a sample of each finishing material is installed in the building, the unit constructed as a whole including exterior parts, a sample of the façade, fixtures and fittings, balcony railings, etc., in accordance with the schedule and the contracting authority's instructions, approval is obtained from the designer, supervisor and the contracting authority;
- the costs of producing and presenting samples of appropriate size for all visible and serial elements specified in the design documentation or otherwise required. Prior to this, the tenderer must coordinate finishes, colours, and materials with the designer. The tenderer is obliged to submit samples of all finishing materials (including samples of floorings and floor finishes, wall claddings, ceilings, railings, doors and windows, glass partitions and doors with hardware samples, façade elements, luminaires, switches, etc.), together with all supporting documentation, for review and approval to the designer, the supervising engineer, and the contracting authority at least 60 days

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prior to installation. The suitability of the samples shall be approved by the designer, the supervising engineer, and the contracting authority. Written approval of the samples must be entered into the site logbook and uploaded to the CDE. Elements without sample approval must not be installed or executed prior to the approval of the samples or materials. All samples must be approved at least 12 months prior to the deadline for completion of the contractual works;

- the costs of a 1:1 scale erected façade mock-up on a section of the building approved by the contracting authority based on the opinion of the designer and/or the supervising engineer, irrespective of any differing provisions or wording in the tender documentation, designs, or bills of quantities;
- the cost of producing samples of tactile indicators;
- the costs of the drafting of technical specifications for individual types of work and quality control programmes for monitoring the quality of materials, equipment and work performance in accordance with the applicable legislation and the contracting authority's internal guidelines;
- the costs of quality control for the installed materials, equipment and works in terms of quality and in accordance with the project and tender documentation and the applicable legislation, standards, and regulations (measurements, certificates, tests, etc.);
- the costs of removing unsuitable materials and repairing inadequate work so as to ensure compliance with professional standards;
- the costs of pressure tests, disinfection of installations, flushing, etc.;
- the costs of air permeability tests of building elements;
- the costs of cleaning and flushing of the sewerage system, performing a sewerage leak test, inspecting the sewerage system with a camera robot, including delivery of a video recording;
- the costs of supervising the implementation of project-specific fire safety measures, preparation of a fire safety report and fire safety regulation;
- the costs of all necessary measurements of electrical and mechanical installations required by the supervisory and inspection authorities;
- the costs of sound insulation measurements for all constructions and installed elements; the measurement results must comply with the requirements of the applicable regulations or standards, as well as the compiled noise protection study for buildings and noise protection certificate. The contracting authority or the head of supervision will not accept any works that do not meet the conditions set forth in this paragraph and will require such works to be redone;
- the costs of supervising the implementation of project-specific noise protection measures, the drafting of a noise protection certificate for the building upon the completion of construction, and the performance of the required noise measurements for individual rooms;

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- the costs of start-up and trial operation, as well as training of the building manager;
- the costs of obtaining approvals from the public utility and energy infrastructure operators (approving authorities) and, if confirmed in the documentation at the contractor's request, the cost of extending the PZI project approvals and connection approvals, together with the related costs;
- the costs of preparing the as-built survey;
- the costs of conducting a trial operation of the entire building with a focus on all installations;
- the costs of preparing the Statement of Energy Performance of the building and the Energy Performance Certificate for the facility;
- the costs of designing changes to the PZI documentation due to the changes in individual project solutions proposed by the contractor; prior to ordering a change, the contractor must obtain approval for the proposed change from the project manager, the head of supervision and the contracting authority;
- the costs of the ongoing recording of changes during construction or deviations from the detailed design documentation, including the costs of preparing a written description of changes and handing over background data and drawings at the detailed design level with incorporated changes arising during construction as a result of modified design solutions or substitutions of materials and equipment, which serve as the basis for preparing the as-built design documentation (PID), both in hard copy and in digital format on the CDE;
- the costs of all necessary documentation specified by the applicable building legislation as an integral part of the application for the issuance of a use permit, including all annexes (the as-built geodetic plan of the new state of the land – building, external works, and utility infrastructure following construction, the proof of reliability of the facility, and the operation and maintenance instructions), all for all works for which the use permit is being obtained;
- all costs up to the point of handing over of the building to the contracting authority, such as: consumption of electricity, water, heating, security, janitorial services, regular and final cleaning (prior to quality inspections, prior to handover and acceptance and after each repair of defects), protection of works, risk of damage or destruction;
- the costs of the use of the contracting authority's platform for communication and storage, sharing of project and technical documentation, reports, status updates, etc. (Common Data Environment – CDE). Should the contracting authority use specific software for managing the project of executing contractual works, the contractor shall supply the relevant data to the contracting authority and its authorised representatives and use the selected software in the manner specified by the contracting authority;
- the costs of assembly and workshop drawings and fabrication drawings for the execution of structural steelwork, which shall be prepared so as to be suitable for construction, and of obtaining approval for them from the project manager;

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- the costs of providing a sustainable construction certification coordinator under the DGNB system;

- the costs of ensuring sustainable construction and obtaining a gold certificate under the DGNB sustainable construction certification system. Only materials that do not adversely affect human health or the environment shall be used for the construction. For this purpose, the tender annex "Requirements for ENV1.2 DGNB Table" shall be used;

- the costs of preparing and submitting documentation and information required to obtain a sustainable construction certificate under the DGNB system;

- the costs of construction monitoring using a BIM approach;

- the costs of preparing the handover and acceptance documentation, which must include the complete documentation, especially declarations of conformity, a fire safety certificate, a certificate of inspection of the PID EEO (EX study), and other statements and mandatory tables. The contractor must prepare and submit in a timely manner the certificate of building reliability (DZO), all required studies, a certified survey of the as-built situation, certificates and attestations of installed materials and equipment, test and measurement records, instructions for use and maintenance, and all other documents foreseen by the regulations and contractual provisions;

- all other works-related costs, including for technical inspection;

NOTE: In the works schedule, the commercial names of individual products or references to manufacturers may be listed for certain items. Such product references are not a requirement of the contracting authority, and compliance with them is not binding on the tenderer. They serve merely as an example (description) of a product available on the market, the functionality and quality of materials and workmanship of which meet the contracting authority's expectations. Wherever materials or equipment required in the contractually agreed estimate are specified by brand, type or manufacturer, the selected contractor may offer materials or equipment that are at least equivalent to those indicated as suitable in the designer's bill of quantities, particularly in terms of the following characteristics: technical properties, quality, durability, design comparability and suitability, environmental acceptability, maintenance and servicing costs, availability of replacement parts, service responsiveness, state-of-the-art technology, and the warranty period and service life of individual material or equipment, etc. In the event of a replacement of material or equipment, a technical study must be compiled for each offered material or piece of equipment to demonstrate equivalence and ensure essential features;

Prior to installation, the equivalence of the material or equipment must be confirmed by the designer, the supervisor and the contracting authority. If the material, equipment or construction product does not comply with the requirements, the burden of proof lies with the tenderers.

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3.5 Compliance with sustainable construction requirements under the DGNB certification system

All requirements for the contractor of GOI works set out below must be included in the tender price.

The new UL FFA building has been designed and will also be constructed using a certified sustainable construction system: DGNB, which focuses on ecological, economic, social and technical sustainability. It is a comprehensive source of information on sustainable construction, materials and measures that ensure more sustainable future-oriented buildings.

DGNB certification offers various certification levels. The requirement for the new UL FFA building is to achieve the gold DGNB certificate, which the contractor must factor into the tender price. Only materials that do not harm human health or the environment shall be used for the construction. The requirements and additional measures related to this assessment within the certification process were taken into account for pre-certification during the design phase. It is essential that these criteria are considered and implemented during the actual execution – construction of the building.

In addition to the project solutions, the contractors and subcontractors of all works are required to comply with the requirements for supplied and installed materials and components as well as additional requirements regarding:

- Installation quality assurance
- Observe and implement measures to reduce dust and noise emissions, prevent the risk of soil and groundwater contamination with hazardous substances and properly collect and separate waste on the construction site.
- Use construction materials and install equipment that meet the requirements set out in the project documentation for achieving DGNB quality level 3 and/or 4, in accordance with the attached DGNB materials table (UL FFA_DGNB_MATERIALS.pdf).
- Regularly collect the relevant documentation pertaining to installed materials and equipment, including the manufacturer's or supplier's declaration that the requirements of criterion ENV1.2 are met, as required by the attached table (*UL FFA_DGNB _MATERIALS.pdf*).

Contractors and subcontractors are required to appropriately document the installed materials and perform regular quality control of the installation, which is necessary to avoid incorrect installation that would only be detected upon completion of the building. The contractor shall be required to ensure that the information and supporting documents are available in the appropriate format and with the content as required by the DGNB certificate.

During the project, **the contractor must appoint a certification coordinator in the field of sustainable construction according to the DGNB system** to perform the following tasks:

- Advising the contracting authority and the contractors on the requirements of the DGNB certification system,
- Advising the contractors and subcontractors on finding alternative suitable materials (related to DGNB requirements),
- Checking the accuracy and completeness of documentation (ENV1.2 requirements – requirements related to hazardous substances – and ENV1.3 requirements – requirements related to the origin of materials),
- Monitoring the contractors' activities in accordance with DGNB requirements (noise, dust, spills, waste, worker informing, regular quality control, documentation upon completion,

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handover and acceptance, assistance in preparing the rooms for indoor air quality measurements, etc.),

- Visiting the construction site at regular intervals and documenting observations – as an additional independent supervision from the point of view of DGNB requirements (pointing out irregularities that could affect the final quality),
- Collecting and organising the relevant supporting documentation provided to them upon request by contractors or the contracting authority,
- Recording any deviations from the PZI project documentation and promptly forwarding the information to the contracting authority, the supervisor and the designer. Entering the approved changes into the PID templates and the updated BIM models,
- Submitting the prepared and organised evidence to the DGNB auditor and, if necessary, coordinating the details with them to achieve a better final result,
- Compiling the final table of constructions and materials (from the PID documentation), verifying the completeness of the information contained therein and assisting the designers in determining the quantities (primarily kg), which serve as the basis for conducting the LCA analysis and other calculations,
- Ensuring the smooth flow of information among all project stakeholders relevant to obtaining the DGNB certificate and the DGNB auditor authorised by the contracting authority,
- Training all the participants and familiarising them with the relevant concepts, studies and documents that define sustainable construction practices for the following areas:
    - noise protection,
    - dust protection,
    - soil and groundwater protection,
    - construction waste management.

During the project, the contractor must prepare and submit the documentation and information required to obtain the sustainable construction certificate under the DGNB system.

~~During the project, the contractor must **engage an accredited DGNB auditor** to assess the sustainable construction design solutions, in accordance with the guidelines and rules of the DGNB system applicable to the selected DGNB-compliant certification system variant to perform the following tasks:~~

- ~~Reviewing and assessing all required evidence and documents submitted by the DGNB consultant or the project team in accordance with the DGNB criteria.~~
- ~~Preparing explanations and justifications for the assessment report under the DGNB system in German or English.~~
- ~~Communication and coordination with the DGNB certification body (including meetings at the organisation's headquarters where necessary).~~
- ~~Additional calculations (using DGNB tools and tools aligned with DGNB requirements) and preparation of the evidence required for certification:~~
    - ~~ENV1.1 – LCA, including the purchase of the software required for the calculation, with access to product databases~~
    - ~~ENV1.2 – Risks to the local environment (assessment of incorporated products)~~
    - ~~ENV2.2 – Water consumption~~
    - ~~ECO1.1 – LCCA, life-cycle costs, including cleaning costs taken into account in the LCCA calculation~~

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- ~~SOC1.3 – Acoustics, with the assessment based on the submitted calculations or measurements~~
- ~~TEC1.6 – Disassembly and dismantling, with the assessment based on the submitted data~~

- ~~Conducting an introductory workshop with the contracting authority's team and the designers~~

3.5.1 Table of material requirements for DGNB certification

Only materials that do not adversely affect human health or the environment shall be used for the construction. To this end, the attached table outlining the material requirements for DGNB certification is to be used (file name: *UL FFA_DGNB _MATERIALS.pdf)*

3.6 BIM - Building Information Modelling

All requirements for the contractor of GOI works set out below must be included in the tender price.

The goal of this project is to implement the BIM approach in such a way that the contracting authority will be regularly informed and have control over:

- the execution of construction, craft and other works,
- the completed works (PID),
- the management and management procedures.

The main objectives of implementing the BIM approach are:

- Construction monitoring, collection and recording of changes.
- All communication, information exchange and protocols are carried out via the Common Data Environment (CDE).

The contractor of GOI works must enter all changes made, replacements of materials or equipment and all deviations from the project solutions that arise during the construction as a result of the contractor's proposal and are previously approved by the designer, supervisor and contracting authority, into the BIM change models and forward them to the designer as reference models for creating the BIM model for the PID phase.

The contractor of GOI works must make sure that individual subcontractors, each within their own discipline and system, ensure the correctness, appropriateness and consistency of execution with the project solutions. If there are any deviations from the planned implementation technology due to irregularities, inappropriateness or inconsistencies in the project solutions, the designer must ensure that the model is updated.

3.6.1 Handover of documentation

The contractor of GOI works is obliged to submit a digital version of the documentation to the selected Common Data Environment (CDE) and on an external portable storage device for digital content in the appropriate formats, as agreed. The documentation must be submitted to the CDE environment in accordance with the instructions for use of the selected CDE. The scope of the programme of preparing and submitting the documentation will be agreed upon in more detail in the BEP document. The person in charge appointed by the contractor of GOI works shall be

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responsible for the appropriate use of the selected Common Data Environment (CDE) for the entire period of construction.

The documentation and models must be aligned. The alignments are approved by the designer, the supervisor, and the contracting authority. The contractor undertakes to prepare all internal work documentation for mutual and cross alignment. UNI drawings (coordination plans) are foreseen, comprising all elements of the building, equipment installations, and all elements relevant and important for the execution and obtaining of all necessary permits.

3.6.2 Preparation of PID project documentation in the BIM environment

For the preparation of PID project documentation in the BIM environment, the contracting authority has signed a contract with the designer.

The contractor of GOI works is obliged to regularly and timely provide the relevant information in the form of documents and models to enable the principal designer to prepare the PID documentation regularly and timely. The CDE environment is used for transparent communication in accordance with the processes and protocols specified in the contractor's BEP document.

The recording of changes and deviations from the project documentation that arise before and during construction, and are entered in the record of changes and deviations in the CDE environment, shall not release the contractor from its contractual obligations and provisions concerning the notification of changes.

The principal contractor is obliged to submit documents (drawings and associated BIM models to the extent consistent with the contractor's BEP document) with included changes in the selected CDE environment, which arose during construction as a result of changed project solutions, replacement of materials or equipment, and which form the basis for the preparation of PID project documentation and the corresponding BIM models.

3.7 Management of the Common Data Environment (CDE) – contractor's obligation

All requirements for the contractor of GOI works set out below must be included in the tender price.

The Common Data Environment (hereinafter: the CDE environment) is intended to serve as the primary hub for the exchange and transfer of information. It is anticipated that all communication will take place within the selected CDE environment.

The use of the selected Common Data Environment is mandatory for contractors, subcontractors and stakeholders involved in the construction phase.

3.7.1 Roles and responsibilities in the BIM process on the main contractor's side

The principal contractor must appoint a responsible person within the team to perform the duties and responsibilities of the CDE coordinator, who shall be responsible for the appropriate use of the selected shared CDE environment throughout the construction process.

Prior to commencing work, the contractor of GOI works shall set up a test environment and demonstrate professional competencies of the team that will oversee the implementation of the BIM approach on the part of the principal contractor and other subcontractors. The

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principal contractor must also appoint a responsible person within the team to perform the duties and responsibilities of the CDE coordinator, who shall be responsible for the appropriate use of the selected shared CDE environment throughout the construction process.

3.7.2 Definition of processes to be carried out during construction as part of the implementation of the BIM approach and the use of the CDE environment

A. Communication processes

The principal contractor and other contractors shall be required to participate in various communication processes. The goal is to ensure that all operational communication takes place within the selected CDE environment

- Requests for assistance
- Requests for information

B. Recording processes

The principal contractor and other contractors shall be required to participate in various recording processes.

- For recording identified changes and deviations (recording of changes during construction)
- For recording detected non-conformities or quality control of execution
- For collecting documentation in accordance with the requirements for obtaining the DGNB certification
- Occupational safety
- Schedules

C. Processes for approving materials, equipment, technical documentation and project documentation

The principal contractor and other contractors shall be required to participate in various approval processes.

- Protocol 1: for approving substitution
- Protocol 2: for approving samples
- Protocol 3: for approving workshop drawings and technical specifications
- Protocol 4: for the approval, submission and review of 2D and 3D documentation
- Other protocols, if the need arises during construction

D. Additional obligations of the contractor included in the contract price

The principal contractor shall be obliged to record the work by preparing photo albums and taking 360° photos.

- According to the construction phase and/or periodically as instructed by the contracting authority and the supervisor, photo albums will be created and published in the CDE environment.
- The contractor shall also create 360-degree images, and publish them in the CDE – photographs shall be taken using an appropriate camera for creating 360-degree images that is compatible with the selected CDE environment (the camera must also support the “SiteWalk” service). The appropriate camera shall be supplied by the contractor. 360-degree images shall be prepared according to the construction phase and/or periodically as instructed by the contracting authority and the supervisor.

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3.7.3 Training for the implementation of the BIM approach and the use of the Common Data Environment (CDE)

Participation in training sessions that will be essential for the implementation and optimal use of the Common Data Environment (CDE) will be mandatory for the contractors. The roles and responsibilities of the CDE coordinator appointed by the principal contractor shall be defined in the BIM Execution Plan (BEP). Participation in training sessions that will be essential for the implementation of the BIM approach and optimal use of the Common Data Environment (CDE) will be mandatory for the contractors. The roles and responsibilities of the CDE coordinator appointed by the principal contractor shall be defined in its BIM Execution Plan (BEP).

3.7.4 Common Data Environment (CDE)

The contracting authority will enable the principal contractor and other contractors to use the Common Data Environment (CDE) so that they can meet their obligations.

3.7.5 Naming of document and model files

The use of naming conventions, which unambiguously defines the content of documents as well as the discipline and model system, is mandatory. The naming code list must enable the automatic logical classification of documents in the selected CDE environment.

The contractor shall be required to use the following modules within the CDE environment:

- "Field" (e.g., workflows, tasks, confirmations, approvals, occupational safety, forms, minutes, creation of photo albums, creation of 360-degree images, etc.).
- Location module (reviewing of all key plans will be enabled via the location module)
- "Box" (e.g., access to all project documents).
- "Handover" (preparation of all necessary documents for the maintenance and operation of the building in the agreed manner).
- ~~The use of all other functions procured by the contracting authority that are essential for the implementation of the BIM approach in accordance with the BIM project brief (EIR) and the BIM Execution Plan (contractor's BEP).~~

The detailed content of the protocols and processes will be defined in the BIM execution plan (contractor's BEP) prepared by the principal contractor in collaboration with the contracting authority and the user. The contracting authority shall review and approve the BIM Execution Plan.

3.7.6 Description of the principal mandatory CDE functionalities:

- Mandatory use of instructions for naming document files and models
- Tracking workflows and tasks with direct references to locations and views in the project documentation, as well as regular monitoring and timely updates.
- Completing forms to record identified changes, deviations, non-conformities, and execution quality control, etc. – this also includes the entry of data for the PID, the Certificate of building reliability (DZO), and the Operation and maintenance manual (NOV).
- Entering data and linking documents and evidence regarding installed materials, devices and equipment (DZO, NOV). Documents must be linked as direct references to locations and views in the project documentation and IFC models.

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- Entry of attributes for the preparation of PID Dalux Handover or COBie format in accordance with OIR and AIR documentation.
- Ensuring the quality of the prepared information in accordance with the BIM Execution Plan (contractor's BEP) and the contracting authority's documents and requirements.
- Mandatory use of instructions for naming document files and models.
- Open collaboration using BIM approach and communication with other participants (BCF) via direct references to locations and views in the project documentation and IFC models through modules and functionalities provided by the selected CDE environment.
- Tracking workflows and tasks with direct references to locations and views in the project documentation and IFC models, as well as regular monitoring and timely updates.
- Completing forms to record identified changes, deviations, non-conformities, and execution quality control, etc. – this also includes the entry of data for the PID, the Certificate of building reliability (DZO), and the Operation and maintenance manual (NOV).
- Entering data and linking documents and evidence regarding installed materials, devices and equipment (DZO, NOV). Documents must be linked as direct references to locations and views in the project documentation and IFC models.
- Entering attributes for the preparation of PID in BIM and in the Dalux FM (facility management) environment.
- Ensuring the quality of the prepared information in accordance with the BIM Execution Plan (the contractor's BEP).

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