Non-binding Survey of Interest

In the use of part of the Imperial Spa in Karlovy Vary and the Peat Pavilion

March 2018
1. Introduction

The Karlovy Vary Region as the owner of the Imperial Spa premises in Karlovy Vary ("CLKV"), intends to repair, use and operate this facility. The Karlovy Vary Region prefers to return the facility to its original use of for spa and balneology purposes. It wants to find out and consider the optimal and economically most efficient possibilities of using the so-called B-Section of the CLKV and the so-called Peat Pavilion (for identification and description see Figure 1 and the text below). Therefore, the Karlovy Vary Region decided to carry out a non-binding survey of interest and to invite potential tenderers to submit their offers for the use and operation of the so-called B-Section of the CLKV building and the adjacent building of the so-called Peat Pavilion. A completed questionnaire shall be an integral part of such offer, which can be found on this web link: https://goo.gl/forms/4io7WH9srR9ASLxB3. Also, floor plans of the CLKV premises are enclosed to this document, in which the buildings in question are marked. More information about the facility including photo documentation, video and part of the project documentation drawings are available at http://www.cisarskelazne.cz.

Dividing the CLKV premises into individual sections, incl. the Peat Pavilion

The Offer

The offer shall include the scope and specific use of the premises of the B-Section of the CLKV building or of the so-called Peat Pavilion. Offers can be submitted as follows:

- Separately for the use of the whole B-Section or of a part of the premises only;
- Separately for the use of the so-called Peat Pavilion only;
- In combination, i.e. for the use of both the B-Section and Peat Pavilion premises.
Limits or requirements, respectively, for the use of the B-Section and the Peat Pavilion as well as the requirements for the offer content are described in Sections 3. and 4. of this document. If a tenderer wants to contribute financially to the repair of the premises the tenderer wants to use, the offer shall also include the amount of funds the tenderer would provide for the repair and the way how the funds would be returned to such tenderer.

Form of use of the premises:

- In the case of funds to be provided - a rent that will take the granted tenderer’s funds into account;
- In the case of funds not to be provided - rent.

Note: In addition to the rent, the user will pay a pro rata portion of the costs of services and utilities (unless the user has separate meters).

No legal obligations shall result for the Karlovy Vary Region or for the tenderer from a bid being submitted by the tenderer.

The offers submitted will be assessed in the light of the need for comprehensive use and mutual interconnection of the premises being offered. The tenderer may be asked to modify its offer in case of a collision with another offer. The implementation of the offer can only take place in accordance with Act No. 129/2000 Coll., on Regions (Establishment of Regions), as amended, and Act No. 134/2016 Coll., On Public Procurement, as amended.

The Karlovy Vary Region has elaborated the project documentation of the revitalization and multi-purpose use of the CLKV building including the so-called Peat Pavilion, connected to the CLKV building through an underground corridor. A building permit has been issued for this documentation and can be used as a basis for your own design.

The CLKV rear forefront with the so-called Peat Pavilion in the foreground
2. Description of the Premises

Basic Identification Data of the Premises

Address:
Mariánskolázeňská No. 306, Karlovy Vary
Land lot identification: CLKV building parcel No.: st.p. 902, cadastral district of Karlovy Vary, area of 3614 m²
Land lot parcel No. 903/2, cadastral district of Karlovy Vary, area of 2523 m²

Owner of buildings and land lots:
Karlovy Vary Region
Závodní 353/88
360 06 Karlovy Vary – Dvory

Location of the Premises

The buildings are located at the entrance to the historic city center, near the most important hotels (Grandhotel Pupp, Grandhotel Plaza, Sanatorium Imperial, Hotel Dvorak) and the Hot Spring Colonnade. Within a 5-minute walk you may find Art Gallery and Museum. There is a public bus stop nearby. The buildings do not have their own parking lot, the parking lot (parking fee) of the Grandhotel Pupp is about 2 minutes away, within 5 minutes there is public parking (parking fee) at the Art Gallery.

Legislative Protection of Premises and Territory

The CLKV is a national cultural historical monument and is situated on the territory of the Karlovy Vary Heritage Site. The Regional Authority of the Karlovy Vary Region is the competent authority of the state monument care pursuant to Act No. 20/1987 Coll., On state monument care, which assesses intentions of the building renovation and supervises it.

The building of the so-called Peat Pavilion is located on the territory of the Karlovy Vary Heritage Site. The Municipality of the City of Karlovy Vary is the competent authority of the state monument care pursuant to Act No. 20/1987 Coll., On state monument care, which assesses intentions of the building renovation and supervises it.

All construction actions in the building will be subject to approval of the monument care authorities.

CLKV and Peat Pavilion are located in the internal spa area and in the “I B” protection zone of the 1st degree of natural healing springs of the Karlovy Vary spa area. The Ministry of Health of the Czech Republic is the central body for the search, protection and use of natural healing springs, natural healing spas and natural mineral water sources.

CLKV and Peat Pavilion are located in the Slavkovský les protected landscape area. The Administration of the Slavkovský les Protected Landscape Area is the competent authority of nature protection pursuant to Act. No. 114/1992 Coll., on Nature and Landscape Protection.
Potential of the Building

- Exceptional architectural and historical value of the building; authenticity of its conservation, including action of the genius loci;
- Its world uniqueness and resulting attractiveness of the building for a particular group of visitors/clients;
- Location of the building in the historical center of the city close to the most important accommodation facilities;
- Possibility of multifunctional use (limited by limits set by the historical monument preservation authority).

History of the CLKV building

The CLKV building was built between 1893 and 1895 on the basis of plans of well-known Viennese architects Ferdinand Fellner and Herman Helmer. At that time CLKV was one of the most prestigious spa facilities in Europe, designed for the most affluent clientele. The original operation was only seasonal from May to October.

It is a monumentally designed spa building built in the historicist style of the French Renaissance with generously designed craftsmanship and decoration with a focal point in a representative front tract designated as the "A-Section" and in the adjoining horseshoe operating bathing tract, designated as the "B-Section", encompassing the inner courtyard (roofed atrium today). The most precious premises of the "A-Section" are the Zander Hall and the Imperial Bath. A part of the building is a building for preparation of peat – the so-called Peat Pavilion.

During World War II, the spa building served as a military hospital but was not damaged. In the post-war period, the spa operation restored only slowly.

The CLKV building underwent minor renovations and modifications in 1948-1953. Their goal was to adjust the building for year-round operation.
After 1988, the building finally lost its original purpose. In the years 1988-1994, a part of the CLKV building was used as a casino. In 1994 the building was definitively closed and it was used to a limited extent in the form of short-term rentals. In 2008 the building was purchased from the Municipal Authority by the Karlovy Vary Region. Since 2009, conceptual and design work on the CLKV revitalization has been ongoing.

**Structural description**

The CLKV building consists of 1 underground and 3 above-ground floors. The ground plan of the building is conceived in the form of a closed horseshoe, while the inner yard of the building (atrium) is provisionally roofed. The ground plans of the building are listed at the end of this document.

The building is conceptually divided into 3 separate sections:

“A-SECTION” – its use is specified
- Representative part of the building (entrance hall, so-called Zander Hall, former waiting rooms, changing rooms and rest rooms, usable part of the attic)

“B-SECTION” - offered for use
- PEAT PAVILION – offered for use
Access to individual floors is designed either via the main representative stairway in the "A-section" or, alternatively, via the technical spiral staircase in the "B-section".

The vertical bearing structure of the building is predominantly a wall system, which is supplemented with cast-iron pillars (in some parts of the building these are masked under artificial marble).

Masonry including partitions is made of classic solid bricks, which is locally complemented by newer masonry made of blocks that was built in the last decades.

Ceiling structures in the building are made of brick and concrete vaults in masonry and girders and concrete slabs on iron rolled profiles. The classic reinforced concrete beamed ceilings on the top floor are probably newer. In the part of the building there are also combustible ceilings.

The original sewer system is in poor condition, so it is replaced or supplemented by a new PVC pipe system in some places. The original heat and water distribution systems are in poor technical condition and cannot be used. Ventilation inside the building is solved by the original system of vents in the masonry, which can be further used for the utility systems.

In the A-Section of the building there is a predominant part of the artworks, located not only in the Zander Hall. This part of the building is called a representative part, and there are the original halls, the foyer, the premises of the former café and the elevated part of the attic, which can also be used.

The B-Section of the building consists of the original 96 bathrooms, divided into 3 above-ground floors, while in the interior along the outer façade of the building there is a corridor from which you can enter the individual bathroom anterooms (in the 1st and 2nd floor), or bathrooms (in the 3rd floor) respectively. The view from individual bathrooms is only to the courtyard (atrium).

Part of the "Peat Pavilion" building consists of the underground part of the building, whose roof is practically flush with the surrounding terrain and is currently used as a temporary parking lot.

The above-ground part of the Peat Pavilion is conceived in 2 underground and 2 above-ground floors with a flat roof. This facility originally served for peat and thermal water preparation. From there, the peat and thermal water was distributed to the whole CLKV building. The original thermal water supply should be located in this part of the building.

Current Technical Condition of the Building

Balneology operation in the whole building was closed in 1988, since then the building has been used only time to time for small events and private rentals of individual premises. Practically, the building has not been heated for 30 years and the current condition of the building structure corresponds to this fact.

The foundation structures and the 1st underground floor are currently exposed to underground water and moisture, the presence of which is mainly visible on the walls in the 1st underground floor. Presence of moisture in this lowest floor is visible as mineral salts protruding from the plaster. For this reason, it will be necessary to remove the plaster in this floor and carry out complete renovation on the masonry. Plasters throughout the building and mainly in B-Section require at least local repairs.

Distribution pipes and lines for building services are almost unusable, except for the main connection pipes and lines to the building and around the building.
The facade of the building requires renovations, which also includes architectural elements that are part of the facade.
All floors in the building require restoration work and, in large part, also addition.
All doors and windows must be restored, as well as many artisanal elements of the building.
Currently, complete roof covering is under renovation, including the load-bearing structure of the roof truss, which have been attacked by dry rot.
According to the surveys, condition of the building can be considered good, without significant static deformations on the load-bearing structures, and without statically dangerous cracks in the masonry, or in the ceiling constructions. During construction, condition of uncovered load-bearing structures will need to be consulted with a structural designer.
The building is connected to a 2" water connection pipe and to a 150 mm firewater system with separate meters. Electric power line with a total power input of 103kWA. The gas connection pipeline is terminated in front of the Peat Pavilion by a main closing valve.
A-Section, 2nd floor, so called Zander Hall

B-Section, 1st floor, corridor with entrances to bathroom anterooms and bathrooms
3. Limits/requirements for the use of the B-Section and the Peat Pavilion

For information, we mention the specified use of the A-Section that is not subject to tender.

Representative spaces in the 1st and 2nd floors* including the so-called Zander Hall and the Imperial Spa will be publicly available and will be used for cultural purposes and for selected commercial activities (on the basis of the consent of the monument care institution) such as renting the hall for organizing social events.

Also, there will be an infocenter, a café, a museum exposition, a multipurpose hall.

(* In the 1st floor there is an entrance hall, a corridor, a staircase hall with a staircase to the 2nd floor, the rooms of the former salons in the left and the right part of the front tract (or A-Section), the so-called Imperial Bath in front of the right tract.
In the 2nd floor there is a corridor, the so-called Zander Hall, and the former dressing rooms and rest rooms adjoining on both sides.)

Suggestions for the use of the premises in question can be processed in two variants for which the following limits/conditions are set. The atrium, which is a part of the premises available, can be covered with a ceiling.

Variant 1

B-Section of the building CLKV:

USE FOR BALNEOLOGY PURPOSES, e.g. as a health/beauty/spa clinic

- Scope - 1 to 2 floors, or atrium and roof
- The operation must not interfere with operation of the A-Section and the remainder of the B-Section, the connection with A-Section shall be maintained
ADVENTURE SPA in a form of wellness, including a balneology museum exposition

- Scope - 1 to 2 floors, or atrium and roof
- The operation must not interfere with operation of the A-Section and the remainder of the B-Section, the connection to the A-Section shall be maintained

It can be assumed that the B-Section will be used by two entities.

**The building of the so-called Peat Pavilion:** It can be used without limitation

**Variant 2**

**B-Section of the building CLKV:** Use without limitation only on condition that the proposed use must not interfere with operation of the B-Section and operation of the A-Section and the connection to the A-Section will be maintained.

It can be assumed that the B-Section will be used by more than one entity.

**The building of the so-called Peat Pavilion:** It can be used without limitation

**4. Requirements for processing and content of the offer for use**

The offer will include:

- Description of the proposal for use and operation - see a questionnaire, which can be found at the web link: [https://goo.gl/forms/4io7WH9srR9ASLxB3](https://goo.gl/forms/4io7WH9srR9ASLxB3)
- Offer for financial participation
- Offer for the execution of special building and other modifications of the premises in question, this will be described in the offer.

**Expected timetable**

The results of this non-binding survey will be relevant when deciding on the future use of the so-called B-Section of the CLKV building and the building so-called Peat Pavilion. The results will be evaluated based on the completed questionnaire, which can be found on the web link: [https://goo.gl/forms/4io7WH9srR9ASLxB3](https://goo.gl/forms/4io7WH9srR9ASLxB3).

**Deadline for submitting a proposal** 23. 4. 2018

Survey Review  
April - May 2018

Expected completion date of construction  
2021

**ADDRESS FOR TENDER SUBMISSION:**

Karlovarský kraj, Závodní 353/88. 360 06 Karlovy Vary, Czech Republic

If you are interested in further information and to arrange a tour in the premises, please contact:
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Veronika Vodičková, veronika.vodickova@kr-karlovarsky.cz; mob. 00420736650073.
PROSTORY K PRONÁJMU STAVEBNÍ KONSTRUKCE - PD BOURANÉ KONSTRUKCE

1st underground floor
1st above-ground floor