

CCEA MOBA



POVODÍ VLTAVY:
OPERATIONAL CENTER
STRAKONICE

OPEN ONE-PHASE ARCHITECTURAL DESIGN COMPETITION

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INTRODUCTION BY THE CONTRACTING AUTHORITY

The State Company Povodí Vltavy wants to contribute to the improvement and improvement of the environmental and socio-cultural environment in the centre of Strakonice by vacating the existing space in the centre near the pedestrian zone. This will thus put an end to the operation of both cars and heavy operating equipment on part of the pedestrian zone. It took many years to find a new, suitable location for the construction of the operations centre.

With the construction of the new premises of the operation centre in Strakonice, the State Company Povodí Vltavy wants to set an example for other organisations with operations in town centres, both in the approach to finding alternative locations and in the approach to the design, implementation and subsequent operation of the new premises, where our priority is clearly the sustainability of the construction and its positive relationship to the environment.

As an organisation whose activities are guided by a sustainable approach to environmental protection, a maximum possible approach to the use of modern low-energy components, renewable resources, reducing the impact of carbon footprint and a responsible approach to the environment, we also place emphasis on the selection of appropriate building materials for construction, which can then be recycled and reused in the future reconstruction of the premises.

I consider it almost self-evident that the design will consider the use of rainwater, the recycling of used water, i.e. separate distribution systems for drinking and utility water, other elements such as green roofs, the use of renewable energy sources, i.e. maximum energy self-sufficiency, etc.

The Otava River can be calm, romantic, but also turbulent, especially when it drains the melting snow from Šumava. That is why I assume that we will create for my colleagues who work not only with this river, but in its entire basin adequate quality facilities that will meet all the requirements for a healthy working and living environment, which will use the above-mentioned alternative sources of energy and heat generation with maximum use of renewable resources, where top standards of waste management will be applied, where this operational area will be fully aligned with the highest requirements in accordance with environmental protection.

By aligning these requirements and practices with a healthy work environment, we will create a synergistic effect to align the activities of my colleagues with nature, with activities that have major impacts on water care, on the care of water resources.

Let's always keep in mind that we can't manage without water...

May your design work be successful.

Petr Kubala
Director General of the Povodí Vltavy State Company

INTRODUCTORY WORD OF THE ORGANIZER

Water is a unique element because it is a resource, product and service that is unparalleled in our social and economic system. Strategies for its protection, conservation and fair distribution are being developed worldwide; however, these appeals and plans often remain on the paper. The construction of the Povodí Vltavy Operational Center in Strakonice will not solve global problems, of course, but it has the ambition to be the best local example of how to behave sensibly, responsibly and creatively in our approach to water and the environment.

Povodí Vltavy manages groundwater and surface water in more than a third of the Czech territory with an emphasis on preserving a healthy environment and a full life for people. In addition to duties such as commenting on construction plans, ongoing assessments, or actual maintenance work in the field, one of the basic missions of the Povodí Vltavy is „Creation of conditions for rational, environmentally friendly and ecologically beneficial use of watercourses.“

This is exactly what the new premises of the Strakonice Operational Center should be like. Rational in its layout and architectural form, economical in the way it operates and in its costs, and ecological not only in the way it treats rainwater and utility water.

Dear colleagues, we are hereby presenting you with a very specific brief in the sense of a building programme, but with a lot of freedom in how to actually (and not just declaratively) build a truly sustainable building ensemble. In the following text, the Vltava River Basin Authority, through its Director General, has set out its vision - we wish you every success in achieving it!

Karin Grohmannová
CCEA MOBA

JURY

INDEPENDENT MEMBERS



David Kong
Foster+Partners

UK-qualified architect and Partner at Foster + Partners in London. Since joining in 1995, David has had extensive experience in masterplans and buildings, working in regions including Europe, the Middle East, and Asia. Notable projects include City Hall and the redevelopment of the Old Spitalfields Market area in London.



Viktorie Součková
Bogle Architects

Since 1999 she has worked at Foster + Partners in London and in 2007 she returned to the Czech Republic, where she later became the director of the Prague office of Bogle Architects. Among her best known projects in the Czech Republic is the international laser research centre ELI Beamlines in Dolní Břežany.



Viktor Odstrčilík
KOGAA studio

Founding partner of KOGAA, a Brno-based studio that is „an international example of a studio creating principles for the built environment, committed to projects with a positive impact on users, communities and the local context.“



Martin Čeněk
Martin Cenek Architecture

Independent practicing architect, assistant professor in the studio of Dean Dalibor Hlaváček at the Faculty of Architecture of the Czech Technical University and researcher focusing on sustainable architecture.



Michaela Horáková
mh architects

Author of the FocusOn podcast and architect with her own office whose credo is: „architecture, design, interior, new directions. mh architects creates projects that are controversial, but at the same time respectful of the issues.“

- *alternate juror*

JURY

DEPENDENT MEMBERS - POVODÍ VLTAVY



Jiří Baloun

Graduate of the Czech Technical University, majoring in water engineering and water management, graduated in 1988. He is a member of the Union of Civil Engineers, an employee of the Povodí Vltavy since 1988 and since 2018 the director of the Horní Vltava plant.



Jan Šimůnek

Graduate of the Czech Technical University, major in water engineering, graduation in 2009. He has been an authorized engineer in the field of water and landscape engineering since 2014 and an employee of the Povodí Vltavy since 2009; since 2020 he has been the head of the department of construction implementation and preparation.



Stanislav Krbec

Graduate of the Czech Technical University, major in civil engineering and construction, graduation in 2008. He has been an authorized engineer in the field of civil engineering since 2012 and has been working in the Povodí Vltavy since 2011.



Jan Marčan

Graduate of the Czech Technical University, majoring in water engineering, graduated in 2009, and authorized engineer for the field of water management and landscape engineering since 2018. He has been an employee of the Povodí Vltavy since 2009, currently in the role of deputy head of the Otava - Strakonice operating centre.

- *alternate juror*



Ondřej Hrazdira

Graduate of the Czech Technical University, major in water engineering, graduation in 2001. Authorized engineer for water management and landscape engineering since 2004, employed by the Vltava River Basin since 2001.

- *alternate juror*

HISTORY

THE CITY OF STRAKONICE

Strakonice is a town in the South Bohemian Region at the confluence of the Otava and Volyňka rivers, about 60 km northwest of České Budějovice.

Unlike many Czech towns, Strakonice was not founded as a king's town, but as a serf's town. Originally there were four separate villages, which gradually grew until they became one town. The history of the town is closely connected with Strakonice Castle, which was built in the 13th century. It was built by the Bavarian noble family, under whom the castle and the adjacent town flourished. At the beginning of the 15th century, the castle was bought by the Knights Hospitaller, who remained the owners until 1925. The Knights Hospitaller are associated with important moments that marked the life of Strakonice, such as the establishment of the town's textile tradition. The first craft guilds were established here - the first tailors' guild, later the leatherworkers' and hosiery guilds. Strakonice also became famous for beer production. The town was granted the right to brew beer as early as 1367.

Strakonice in the 19th century can be characterized as a town with a developing industry. In addition to the already established textile production, which focused on the production of headgear, especially fezes for export (the Fezko factory was founded in 1812), it was transport, especially the railway, which helped the development of industry. In 1868, the Plzeň - České Budějovice railway line was opened, to which the Strakonice-Volary railway line was added in 1893 and the Březnice-Strakonice railway line in 1899.

After the establishment of the independent republic and the subsequent land reform, when the Order of the Knights Hospitaller was deprived of its property, the almost 700-year administration of the town by the Order came to an end.

In 1919, the South Bohemian Armoury was founded in the town, which in 1932, already as the Czech Armoury in Prague, started the production of motorcycles and later also motorcycles.

During the communist regime, the town was extensively rebuilt. In the 1970s, many historic buildings were demolished and had to give way to new construction.

Today Strakonice has eight districts and a cadastral area of 3 468 ha. It has approximately 23 thousand inhabitants.

OTAVA RIVER

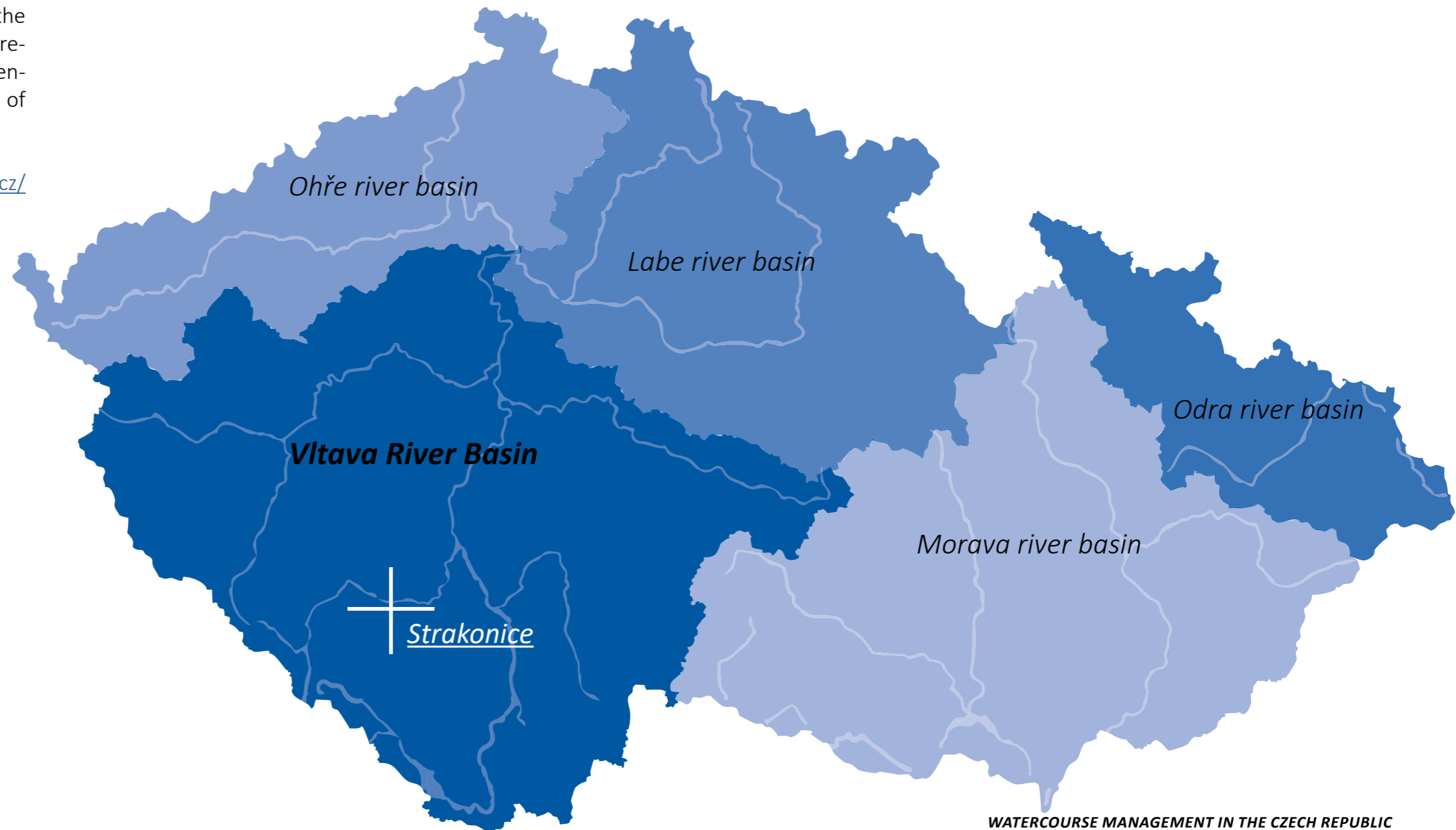
The natural axis of Strakonice and Prácheňsko, 113 km long, is famous for gold panning and pearl extraction from river pearls. It is a left-hand tributary of the Vltava River, formed by the confluence of the Vydra and Křemelné rivers in Šumava near Čeňkova Pila. The name comes from the Celtic term Atawa meaning „rich water“. Along the river runs the Podskalí Nature Trail, which is largely devoted to the natural and historical attractions of the river, including, among other things, the very important Timber rafting in the past. The Otava is also popular with Nautical tourism.



POVODÍ VLTAVY

is a state-owned enterprise, which is responsible for the management of major watercourses and activities related to the detection and assessment of the status of surface and groundwater. Its territorial scope covers mainly the Czech part of the Vltava River Basin, i.e. the area from which water flows into the Vltava River either directly or via its tributaries, and parts of the Danube River Basin in the Pilsen and South Bohemia regions. The total area of this territory is 28 708 km². In addition to the management of the river basin, the company's mission includes creating conditions for the rational, environmentally friendly and environmentally sound use of watercourses.

more about Povodí Vltavy: <https://www.pvl.cz/en>

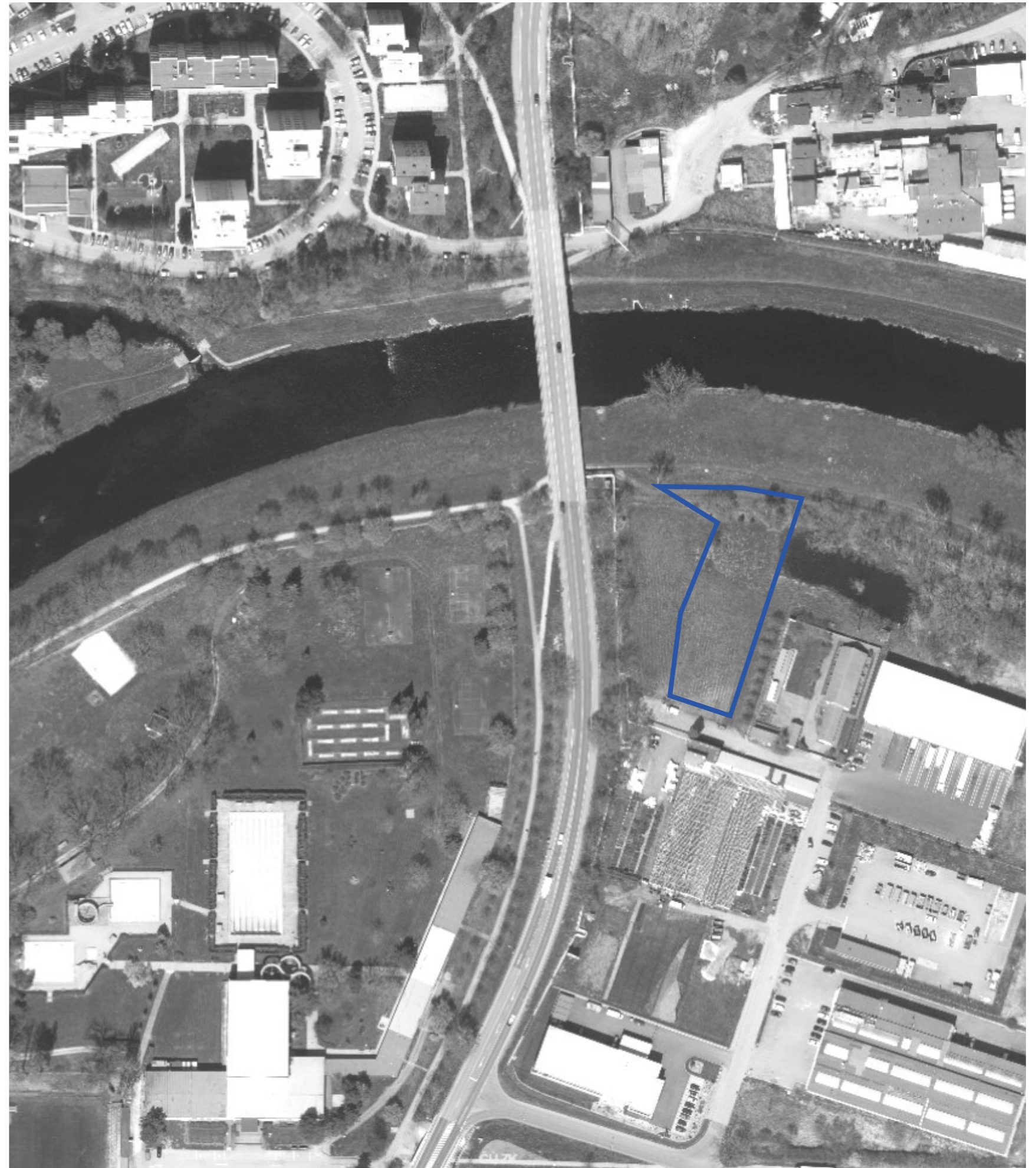


THE AREA IN QUESTION

The area intended for the construction of the new settlement is located in the cadastral territory of Strakonice and extends specifically on parcels No. 1208/6, 1208/25 and 1340/37, which are in the state property with the right to manage for the Vltava River Basin.

The main access and entrance to the land affected by the construction will be from the existing paved road located on plot No. 1208/1. The secondary access and entrance for service equipment to the land will be from the existing flood protection dam- plot No. st. 4303.

The surrounding buildings are of an industrial character. To the west of the land runs the I/4 road leading from Prague to southwest Bohemia and further to Germany. To the north of the plots is the Otava River, and the area here borders the floodplain of the river. A dog pound is located on the adjacent land to the east of the site.



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COMPETITION BRIEF

Operation center:

The building will be divided into two connected parts. One part will be administrative and publicly accessible, the other part will be service, with access only for employees. This part will contain the company's workshops, warehouses and garages.

It is important that the parts are connected to each other so that they do not create separate, stand-alone buildings, but that the public and service areas are combined in one building. The building should not have a basement.

The administrative part is designed for 10 employees, the service part for 8 employees.

The entire publicly accessible area should be on one floor and should be barrier-free.

It is necessary to take into account the excess noise from the neighbouring road and the dog shelter in the design – and respond both in terms of layout and technical design.

In terms of energy, the building should comply with the passive building standard. Great emphasis is placed on the use of alternative energy sources (e.g. photovoltaics, air recovery, ground collectors, etc.).

Another important aspect is the economical use of water. The design should work with rainwater harvesting and take into account the maximum possibility of saving drinking water.

The logo of the Povodí Vltavy with the name of the company and the description of the building "Provozní středisko Strakonice" will be placed on the facade of the building. See the graphic manual of the logo (Annex P.05).

Outdoor spaces:

The site needs to be fenced off, which should be part of the proposal. Specifically, the administrative part may be open but with the possibility of closing the premises outside working hours; the service part must be fenced.

Following the operational division of the building, both the service and administrative areas will be associated with paved areas. It is important that these areas are separated from each other so that the service areas are only accessible to staff or those with access permission. Therefore, fencing or spatial separation between the open areas should also be considered within the site.

Parking:

For the publicly accessible administrative area, 10 car parking spaces should be proposed, plus 1 space for people with disabilities.

For the service area, 12 covered parking spaces for cars and 5 covered parking spaces for service equipment (tractor, mower, transit, etc.) will have to be provided. Alternatively, depending on the availability of space, additional unroofed car parking spaces may be added,

The estimated investment costs of the project are 85 million CZK without VAT.

Administrative section:

Function	min. ground area	requirements
Office (for 1 person)	20 m ²	10 x
Office of the supervisor	30 m ²	
The meeting room	<i>at the competitors' discretion</i>	capacity min. 30 persons
Archive	30 m ²	
Storage	15 m ²	2x
Inspection room ¹	25 m ²	bathroom with toilet will be included
Kitchenette	8 m ²	
Day room	30 m ²	connection to the kitchenette
Toilet men	<i>at the competitors' discretion</i>	bathroom with toilet will be included
Toilet women	<i>at the competitors' discretion</i>	
Toilet for disabled people	<i>at the competitors' discretion</i>	
Cleaning	<i>at the competitors' discretion</i>	

¹ The room may also be located in the service section.

Service section:

Function	min. ground area	requirements
Garage- truck	48 m ² (min 4 m x 12 m)	2 x
Garage- passenger car	24 m ² (min 4 m x 6 m)	2 x
Garage- boats	24 m ² (min 4 m x 6 m)	2 x
Locksmith's workshop	50 m ²	
Workshop- welding room	24 m ² (min 4 m x 6 m)	
Storage ²	12 m ²	5 x
Oil and fuel warehouse	12 m ²	
Server ²	<i>at the competitors' discretion</i>	
Technology rooms ²	<i>at the competitors' discretion</i>	
Toilets + showers men	30 m ²	connection to the changing room min. 2x shower
Toilets + showers women	<i>at the competitors' discretion</i>	connection to the changing room min. 1x shower
Changing room men	<i>at the competitors' discretion</i>	for 8 employees
Women's changing room	<i>at the competitors' discretion</i>	for 3 employees
Kitchenette ²		
Day room ²		connection to the kitchenette
Cleaning	<i>at the competitors' discretion</i>	

² The room may also be located in the administrative section

ACTIVITIES OF THE OPERATIONAL CENTER

The Operational Center manages the major and minor watercourses, and operates and maintains waterworks owned by the state.

This is done by contractors or by their own employees. There are 10 technical and economic staff and 6 workers directly at the center. The operation also includes another 8 workers based at the dams Husinec, Písek, Sušice and Čimelice.

The administration includes in particular:

- procurement of small-scale contracts for repairs on watercourses and water works, construction supervision, administrative and engineering activities related thereto,
- cyclical maintenance of watercourses and water works – maintenance of bankside vegetation, regulation mowing, removal of logs, branches etc.
- Inspection of watercourses and water works, flood inspections,
- technical and safety monitoring of reservoirs, weirs and protective dams,
- administrative activities relating to structures and activities in and adjacent to the basin and watercourses (comments and recommendations).

Administrative part: 10 technical and economic staff (9 technicians + 1 secretary)

- An office for every employee,
- serves as a changing room (locker/wardrobe) and a filing cabinet for live documents and map documents (two cabinets),
- the need for a larger table to lay out documentation that is processed in paper form and to accommodate a PC, printer, scanner, etc,
- for smaller meetings, the office is used,
- offices should be shielded from noise and fumes from the workshops and the yard,
- technicians work in the field about 2-3 days a week – office as a dressing room and drying room (they walk in muddy shoes through the whole building).
- Offices for technicians on one floor, frequent contact with other technicians, secretary, supervisor.
- A meeting room is used for larger meetings.
- Some of the documents are stored in a separate archive or in the meeting room.
- Movement of the public throughout the administrative area including the meeting room.
- Meeting room is used for 25 people training (also from other centers), occasional meetings, now also serves as the dining room daily for about 2- 10 people and partly archive, need blackout for projector use.
- Kitchenette for use of heating food, close to the meeting room.
- Sanitary facilities including shower.

Workers' section: 6 workers (5 River workers + 1 Weir worker)

- The changing room (lockers) is used for changing into work clothes and also as a day room (tables and chairs) for filling in basic paperwork and machine reports, consumption etc.,
- as well as a drying room for shoes and clothes,
- sanitary facilities including shower,
- preparation, maintenance and minor repairs of machines and machinery (chainsaws, bushcutters, tractors, mowers...) in the workshop, where these devices are also stored, or in front of the workshop, where the cleaning of machines with pressurized water takes place (outdoor water supply and connection to the three-phase from the workshop)
- Workers work every day in the field at an off-site location.

The garages also serve as storage facilities for small machinery, boats, spare engines, pumps, hoses, wiring, winter tires, etc.

The yard serves as a parking lot, a road, a place for water intake, a car wash and occasionally as a material storage,

Parking for the public separately (so as not to endanger the public by the movement of machines).

LAND-USE PLAN

Land plots No. 1208/6, 1208/25 and 1340/37 in the cadastral area of Strakonice, Strakonice municipality are located in **the built-up area in the redevelopment territory ST34 with the functional use "(Vp) - areas of production and storage - light industry"** according to the valid planning documentation of the municipality Strakonice (full version of the Strakonice Land-Use Plan after amendment No. 1 to 11). The following conditions are set for this area:

Vp - areas of production and storage - light industry

main use:

- production, business and storage
- small businesses and services

permissible use:

- transport and technical infrastructure not of supra-local importance
- logistics centers up to a total built-up area of 2,500 m² (the total sum of the areas of logistics centers for individual building plans in the buildable area ST18, ST38, ST39, P12, P13, P16, H5)
- civic amenities and facilities
- The operation of these business activities will not disturb existing and proposed residential areas
- location of the photovoltaic power plant

conditionally permissible use:

- emergency accommodation, flats for persons providing supervision and emergency services, or for owners and managers of establishments, provided that hygiene norms are met
- sport activities

inadmissible use:

- livestock farming, which has a negative impact on the surrounding area
- storage of hazardous substances, hazardous waste, which could endanger the surrounding residential areas
- activities annoying the surroundings above the statutory noise limits
- other than the main, permissible and conditionally permissible use
- processes and facilities of mass residential and providing services (services not related to the main functional use)
- logistics centers, i.e. a transit center for the onward distribution of goods with a total built-up area greater than 2 500 m² (the total sum of the areas of the logistics centers for each

spatial arrangement conditions:

- greenery coefficient of at least 10 %, of which 1/5 will consist of mature greenery (for existing buildings and building gaps will be assessed on the basis of individual conditions)
- where the Vp area is directly adjacent to the area for housing = towards the residential area, such operations will be located that will not disturb the housing area, applies to newly placed projects
- height according to the surrounding buildings, the height of the buildings must not interfere with panoramic views of the city and views of the surrounding countryside
- production and agricultural buildings will respect the main values in terms of mass, appearance and morphology (any new landmarks will not disturb the panoramic views)
- parking of freight transport must be provided inside the closed areas, parking of private vehicles on their own property.
- waste management will be resolved

For the redevelopment area - ST34 are more specific conditions set:

Servicing of the area: connection to the junction on the I/4 road, the land-use permit and building permit have been issued

Limits of land use: railway protection area, water pipeline protection area, flood zone, class II road protection area, airport protection area, radio relay route

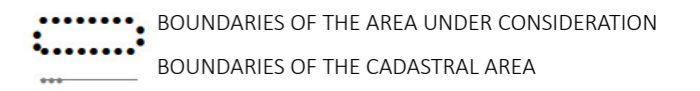
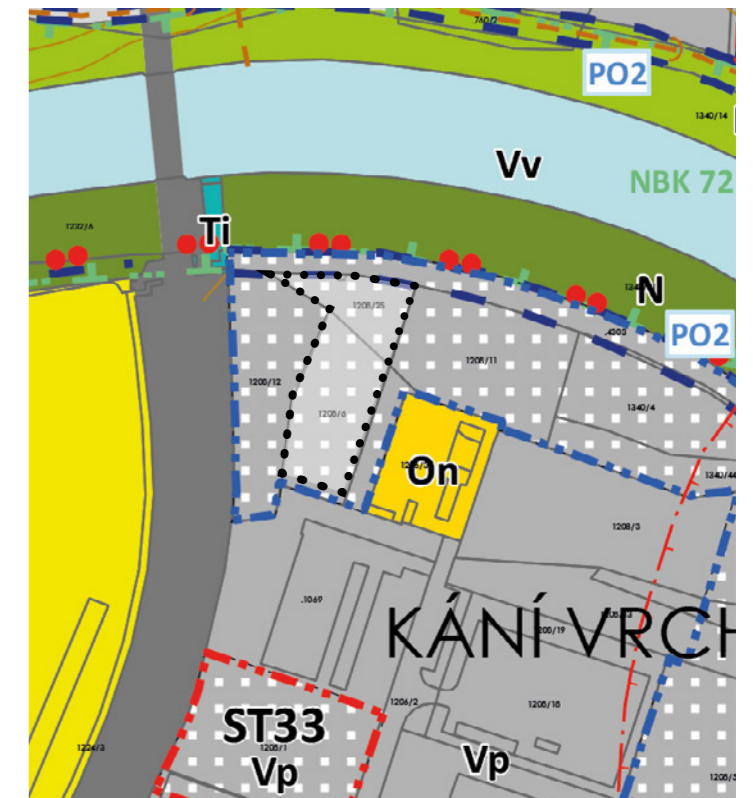
Protection of the values of the area: exposed location - Kání vrch - it is necessary to respect the natural value of this locality, especially in the design of the technical solution of the proposed road, which is defined by the zoning plan as a territorial reserve.

Number of floors: to be determined subsequently on the basis of a specific study and in relation to the surrounding development

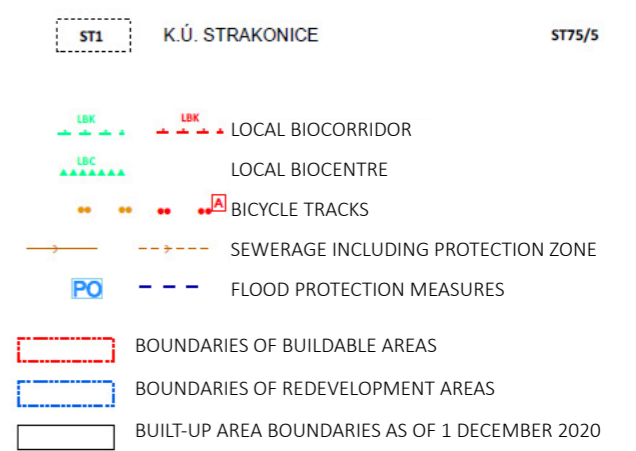
Please note that the south-western part of plot no. 1208/6 in the area of Strakonice is located in an area with above-limit noise pollution (52dB, 57dB).

Land-use plan Strakonice - full text

www.strakonice.eu/content/uzemni-plan-strakonice-uplne-zneni



NUMBER OF THE DESIGN AREA SERIAL NUMBER OF THE CHANGE



AREAS WITH DIFFERENT TYPES OF USE



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