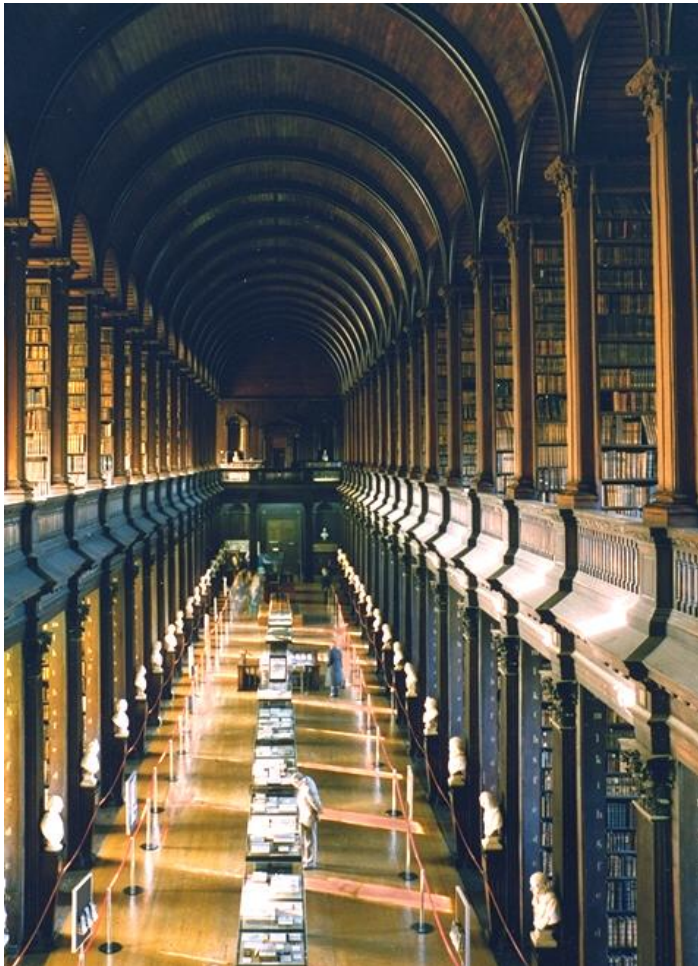


## REQUEST FOR QUALIFICATION (RFQ)

# DEICHMANSKE MAIN LIBRARY

*Basis for qualification regarding pre-qualification for  
planning and design competition*



*Trinity College Dublin, Old Library- Long room*

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## INVITATION TO PRE-QUALIFICATION

### 1.1 Introduction

#### 1.1.1 General information regarding background for a restricted planning and design competition

At a meeting on 3rd September, the Oslo City Parliament passed the following resolution:

...”the Deichman Main Library, the Munch Museum and the Stenersen Museum are to be placed in the area of Bjørvika in the nearby of other cultural institutions. Further in the process of locating the Deichman main library, the city council is asked to put the following preconditions at ground: HAV Eiendom AS arranges concept-competitions suggesting possible architectural and functional utilization of areas B1, B4, B5, B14 and A11, as well as areas A8, A9, A30 and E2; including alternatives for the localization and construction of the the Deichman Main Library, the Munch Museum and the Stenersen Museum... Conceptualization and regulation is organized in such a way that both HAV Eiendom and the Oslo Municipality will take part in leadership throughout the process...”

This request for qualification applies to the planning and design competition for the Deichmanske Main Public Library (development sites A8 and A11).

By virtue of an agreement with the City of Oslo, HAV Eiendom AS has been assigned the task of organising and implementing a planning and design competition in connection with the new Deichmanske Main Library. Implementation will be in conjunction with the City of Oslo Cultural Department (KUL) which administers the institution. Concurrent with the library competition, a planning and design competition is being implemented, also with HAV Eiendom AS as promoter and principal, for a new Munch-/Stenersen Museum (*Munch-/Stenersenmuseet*).

Bjørvika is a key transformation area in Oslo’s inner harbour. The sites for the Deichmanske Main Library are located at the mouth of the Aker River (*Akerselva*), where the future museum complex will have Oslo’s new Opera House (DNO&B) as closest neighbour. The new urban district Bjørvika is a lynchpin in the development of the overriding “Fjord City Plan” (*Fjordbyplanen*) which was finally adopted as a political governance document for Oslo’s waterfront in February 2008.

The competition areas for the Munch-/Stenersen Museum and Deichmanske Main Library are owned by HAV Eiendom. They are a part of the urban-development area covered by the parallel assignment “The Opera House’s Surroundings” (See evaluation report - *Operaens omgivelser – May 2008*). Evaluation of the results of this assignment will form the basis of HAV Eiendom’s further procedure with regard to the development of its properties in Bjørvika.



*View of the site and the new Oslo Opera.*

### **1.1.2 The aim of the competition**

It is an important goal that Bjørvika be developed as an exciting and unique cultural hub, where some of the city's most important cultural institutions may interact with the new Opera House. The city's ambition is to create a new Deichmanske Main Library, that is powered by its functional and architectural quality, gives the art collections the position and possibilities it deserves.

The planning and design competition shall provide the necessary basis enabling the City of Oslo to make a final decision regarding the building of the new library and enter into a contract with the successful architect regarding the implementation of the project assignment. The main challenge facing the competition participants is to develop an overall concept for a new museum complex with a programme of approx. 25,000m<sup>2</sup> T-BRA.

The competition aspires to bring forth a project that will arouse public enthusiasm, both at home and abroad, and carry forward the enthusiasm engendered by the new Opera House.

The promoter also wishes to be presented with main principles for the other buildings (commercial and social) within the competition area, but the task of forming these buildings will not be allocated on the basis of this planning and design competition. A total of 67,000 m<sup>2</sup> T-BRA is to be built within the competition area, which will be termed "The Deichman Axis" during the competition period. The project assignment for drawing these areas will not be implemented through this competition, but it is a goal that the competition will be used for designing a new master plan of the entire competition area.

The result of the architect competition will be presented for a final political approval by the Oslo City Parliament.

### **1.1.3 The aim of the pre-qualification**

The objective at this phase of the procurement process is to pre-qualify up to 10 suppliers for participation in a planning and design competition. Concurrent with the implementation of the pre-qualification, the principal is inviting other architects/ architect offices direct to participate in the

competition. The architects that the promoter is inviting direct will be respected and recognised figures in the international architect environment. The 20 participants to the planning and design competition will finally compete under the same conditions.

#### **1.1.4 Procurement procedure – work schedule**

The competition will be carried out in accordance with ACT of 16<sup>th</sup> July 1999, No 69, regarding Public Procurement and Regulation of 7<sup>th</sup> April 2006, with later amendments regarding Public Procurement (Public Procurement Act), Section IV, Chap. 23. “Planning and Design Competition” with a restricted number of participants.

Judging of the projects will take place following a competition incorporating the following main stages:

- |  |                            |
|--|----------------------------|
| • Announcement of the competition                | 11. July 2008 (TED/Doffin) |
| • Publication of Request for Qualification (RFQ) | 10. September 2008         |
| • Deadline for questions                         | 3. October 2008            |
| • Closing date for pre-qualification             | 10. October 2008           |
| • Announcement of suppliers in the competition   | 21. October 2008           |
| • Kick-off seminar                               | 7. November 2008           |
| • Deadline for questions                         | 3. February 2009           |
| • Deadline for submission of proposals           | 25. February 2009          |

Announcement of the competition has been sent by the principal to Doffin and TED. The announcement is an invitation to the candidates in question for pre-qualification. This basis for qualification (RFQ-document) gives further information about the project, and describes the procedure for selection of those who are pre-qualified to take part in the planning and design competition.

#### **1.1.5 Purpose and purport of the information**

The information in this document is only meant to be a basis for evaluating participation in, and possible preparation of, an application for pre-qualification.

Once the pre-qualification process has been completed, the document will be replaced by the information that will be advised to the chosen suppliers in connection with implementation of the planning and design competition (competition program). The information given in this document cannot therefore be later invoked in connection with the final contract.

The Request for Qualification (RFQ) has been prepared in both Norwegian and English. In case of discrepancy between the Norwegian and English version, the Norwegian have priority.

## **1.2 Definitions**

**Principal:** HAV Eiendom AS

**Supplier/supplier group:** Generic term for those participating, or wishing to take part, in the competition. In compliance with the announcement the competition is for architects only.

**Non-qualified supplier:** A supplier who is not deemed qualified to carry out the assignment, or who has not given satisfactory answers to the requirements given in the qualification document.

**Qualified supplier:** A supplier who fulfils the minimum requirements for participation in the competition, but who is prevented from participating in the competition due to restrictions on the number of participants.

**Pre-qualified supplier:** A qualified supplier who is chosen to participate in the planning and design competition.

### 1.3 Additional information

Should the supplier find that the Request for Qualification (RFQ) does not give sufficient guidance, he/she may request further information in writing from HAV Eiendom, attn. Kathrine Nyhus, e-mail: [kathrine@haveiendom.no](mailto:kathrine@haveiendom.no) within October 3<sup>rd</sup> 2008, at 12am GMT +1.

Additional information can be supplied latest 7 days prior to closing date.

### 1.4 Submission of pre-qualifying application

Applications must be submitted in Norwegian, Danish, Swedish or English. Applications must be formulated in accordance with the requirements on this document.

#### Alternative 1:

Applications is submitted in three exemplars and in pdf format (on CD-ROM, maximum 5MB) in a sealed envelope/package marked: *"Pre-qualification HAV Eiendom AS – New Deichmanske Main Library"*. The package is delivered to the following address:

Norske Arkitekters Landsforbund (NAL)  
Josefines gate 34  
NO 0351 OSLO

#### Alternative 2:

Applications may also be submitted on the e-mail address: [deichmanske@netprint.no](mailto:deichmanske@netprint.no). The digital document must be no larger than 5MB.

Queries regarding submission of applications for pre-qualification can also be addressed to: NAL, c/o Per Rygh, [per.rygh@arkitektur.no](mailto:per.rygh@arkitektur.no), tel. +47 23 33 25 08.

### 1.5 Closing date

Closing date for submission of applications for pre-qualification is **10<sup>th</sup> October 2008, 12.00** (GMT +1). Applications must be delivered by courier or be received as e-mail by the closing date given.

### 1.6 Contact person

The principal's contact person is Kathrine Nyhus, Paulsenkaia, NO 0150 Oslo,  
[kathrine@haveiendom.no](mailto:kathrine@haveiendom.no), tel. + 47 22 17 91 00.

## 2 Concerning the planning and design competition

### 2.1 Concerning Oslo

Situated innermost in the Oslo Fjord, Oslo is Norway's capital and the hub of a region with over one million inhabitants. The present-day population of the city is approx. 560 000 and is expanding rapidly. Prognoses indicate a population increase of at least 100,000 within the next twenty years, and the population is developing in a multi-ethnic direction.

Centrally located in Oslo, Bjørvika is close to the country's most important public transportation intersection Oslo Central Station (*Oslo S*) and the region's commercial centre. Attractive natural features such as Oslo Fjord, Aker River and Ekeberg Hill, distinguish the district, together with close proximity to cultural monuments such as the Medieval Park, the characteristic Quadrature town layout as well as Akershus Castle and Fortress.

Great efforts have been made since 1982 to find sound, future-oriented urban solutions for the town and centre development in Bjørvika. This process resulted in a development master plan that was finally approved by the Ministry of the Environment in 2004. Since then, among other events, the opening of the National Opera and Ballet has met with resounding success, and the motorway tunnel under the bay will be completed by 2010. The master plan's main traffic artery in the future will be the public transport and pedestrian boulevard "Dronning Eufemias gate". This street will also be open for vehicular traffic and will connect the urban districts Quadrature in the west and the Old Town in the east.

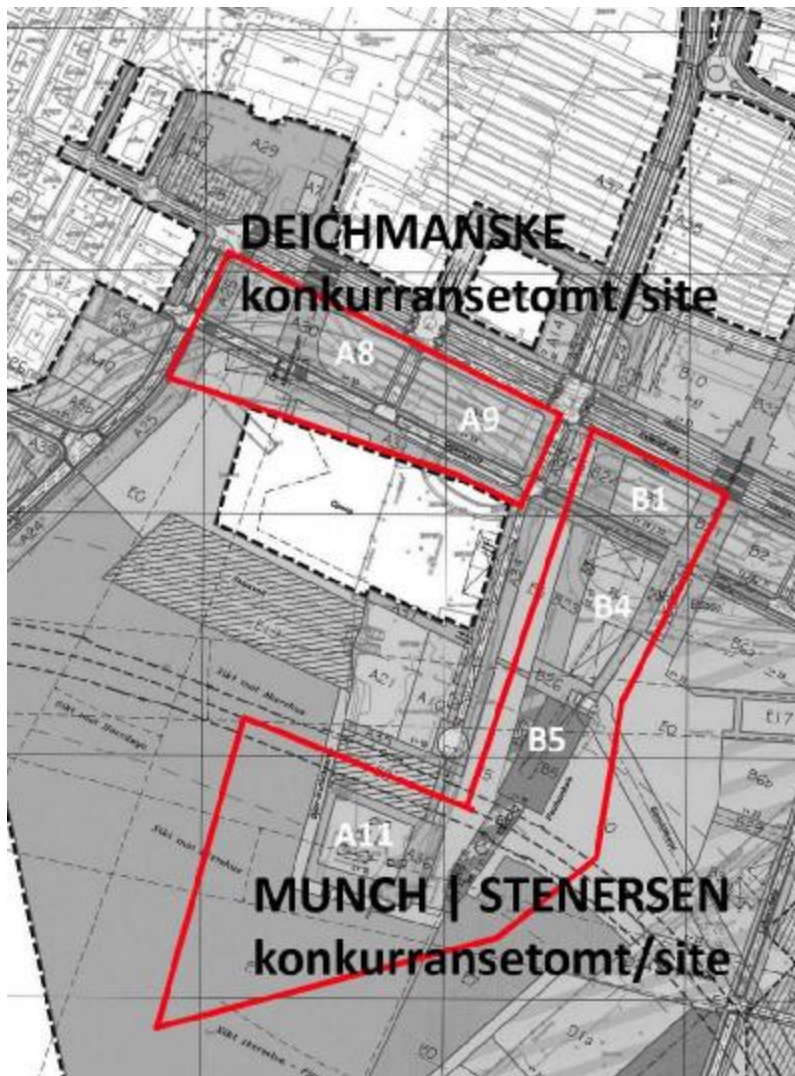


Map showing some key central reference points.

The master plan stipulates that Bjørvika is to be developed with seven public areas (allmenninger/commons). These will be attractive public spaces, reserved for pedestrians, that will connect the existing rearward-situated town with the Fjord, crosswise from the new development areas.

## 2.2 The competition area

The competition area is adjacent to the European Highway network, Oslo Central Station, the airport express rail terminus and the bus terminus, as well as the Metro and tram network. When finally completed, the area together with the buildings comprising this competition and the new Munch-/Stenersenmuseum, will form the surroundings and background for the new Opera House to the north and east. At the same time, the competition area will mark the connection eastwards to Bispevika, which will have a somewhat different urban function than Bjørvika, with a larger proportion of residential accommodation.

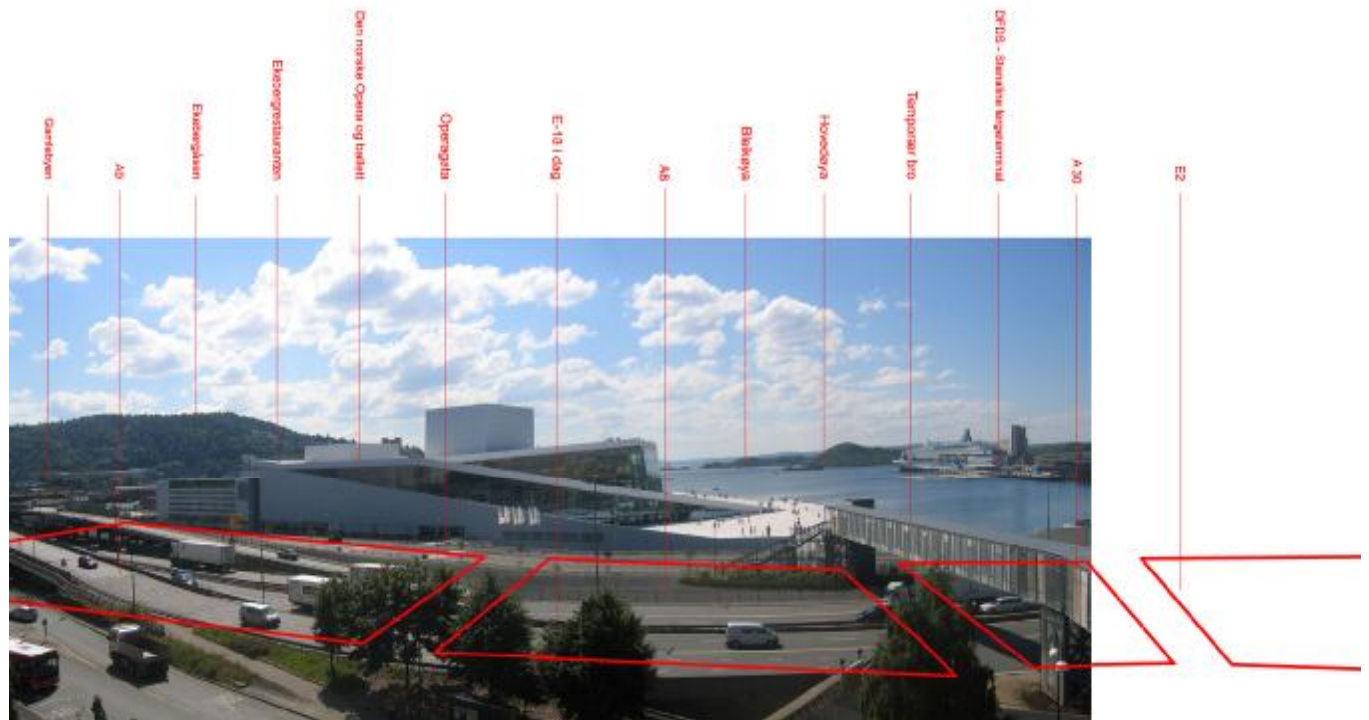


*The Deichman axis and the Munch are indicated with a red line. The illustration shows the localisation of the two competition areas in relation to the Opera House and Oslo Central Station. The white lettering indicates the development zones that are available in the first instance as building sites for the competitions.*

*The map extract has been taken from the Bjørvika master plan.*

The sites making up the competition area, comprise approx. 9.000 m<sup>2</sup> in total. In accordance with the current master plan, these sites can be developed with approx. 67.000 m<sup>2</sup> T-BRA. Of this, the library will comprise approx. 25,000 m<sup>2</sup> T-BRA. The evaluation of the parallel assignment “The Opera House Surroundings” concludes that it is both feasible and desirable to redistribute some of the building

volume under the terms of the development plan, even in the zones lying within the competition area. However, there are some specific restrictions as found in the competition basis for the planning and design competition, and which will be clarified during the kick-off seminar.



Relevant place names and local reference points in the competition area. Photo taken from the rooftop terrace of the Hotell Opera.

### 2.3 Theme of the competition

Participants in the competition should place the greatest emphasis on showing an overall concept for the new Deichmanske Main Library. The solution should provide the best possible joint location for the library with regard to both organisation and formation. Participants should come with a proposal for the final location within the master plan building areas' boundaries. Furthermore, they are at liberty to discuss whether the library should be part of an integrated structure that also incorporates other urban programmes. Irrespective of the solution chosen, the library complex should be formed as part of the large urban context encompassing not only the competition area, but also the commons, the Opera House and the remaining neighbourhood in Bjørvika/Bispevika. Consequently, competition participants must also propose main principles for the development of the remaining building complex within the competition area – both with regard to programme and structure.

As far as the actual level of detail allows, the answers should show how the library complex and the other draft buildings can contribute towards a realisation of the vision for a new and sustainable urban area in Bjørvika, with proposals that reflect environment-friendly project planning at a high level, specially concerning energy efficiency and conscious choice of materials.

In line with the main aim of the competition, the panel of judges will declare as winner the project that shows the best solution for the library complex, both with regard to the museum's outwards-oriented and internal functionality, and its exposure towards and inter-relationship with the

surroundings. The programme will not be calling for detailed solutions for the library. Even though the assignment is to be solved at a conceptual level, the projects must show that they can be adapted to the requirements for internal organisation and operation. Participants must in addition provide information about the principles for the organising and forming of the remaining surrounding areas in the development area, albeit at a lower level of detail than that applicable to the library. The requirements for submitted project material will be in accordance with the level of detail as defined in the competition programme.

In the existing master plan for the competition area, only a small part of the permitted development volume is reserved for cultural purposes. The area is principally intended to provide space for residential accommodation and commercial activities (shops and offices), in addition to a smaller area for services/amenities. Relocation of the library to Bjørvika, entails a substantial increase in the area for cultural purposes, and a corresponding reduction in the commercial portion. The programme for the competition will provide information about a division of the two different planning purposes, but participants will be at liberty to propose an alternative division of this commercial development potential.

It is vitally important for the principal that participants are given a maximum amount of freedom, and have as few limitations as possible imposed upon them, both with regard to programming, arrangement of the programmes on the building areas and the construction of the building complex. In order for a project to have any influence on the subsequent administrative and political treatment, it is essential that the answer take as starting point the overriding ambitions for urban development in Bjørvika, as formulated in the adopted development plan, with preliminary work, and other background documentation. The main points in the most relevant documents will be gone through at the kick-off seminar.



*The Deichmanske main library have been placed in this building in 1933.*



*Deichmanske Hovedbibliotek in the 1950-ies and today.*

## **2.4 Judging of the competition answers**

The competition will be held during the period 7<sup>th</sup> November 2008 to 26<sup>th</sup> February 2009. Judging of the projects will start immediately after the submission of proposals. The jury is to let their evaluations, conclusions and recommendations be known in writing, and in accordance with the Norwegian juridical document (Forskrift om offentlige anskaffelser, §23-1 (10)).

The panel of judges' mandate is to rank the competition projects, and to declare the winner.

Copyright will remain with the winner of the competition. The principal, HAV Eiendom AS, reserves the right to use ideas and items from the other proposals.

Further information regarding implementation of the planning and design competition, hereunder regulations concerning compensation in the event of discontinuation of the assignment, will be advised in the competition programme.

The planning and design competition is deemed completed once the panel of judges has reached its decision and the participants have been advised of the panel of judges' verdict.

All suppliers to the competition that the panel of judges considers have answered the submission requirements of the planning and design competition, will receive a fee of NOK 400,000.- ex. VAT. The fee is intended to cover the cost of copying, production of presentation material and travelling expenses. Over and beyond this, the panel has NOK 1,000,000.- at its disposal for prizes.

### 3 CONCERNING PRE-QUALIFICATION

#### 3.1 Application requirements

Application documents should be arranged in the following order:

Section 1 Letter of application (dated and signed) advising who the principal may contact should there be any questions requiring an answer from the applicant, or if the applicant will be pre-qualified for the planning and design competition.

The contact data shall comprise: surname, name, company name, , postal address, e-mail address and telephone number(s).

Section 2 Fulfillment of the qualification criteria with (numbered) attachments if any.

Section 2 to be edited as follows:

- 2.1 Documentation of capacity for the competition
- 2.2 Documentation of professional competence
- 2.3 Documentation of professional attitude and motivation

The documentation in Section 2 should not exceed 10 A4 pages (5 sheets two-sided / 10 sheets one-sided). In addition there is an opportunity to refer to magazine articles, relevant theme editions and/or books that can contribute towards the gaining of a more comprehensive understanding of the applicant and his/her expertise.



#### 3.2 Pre-qualification – Criteria for pre-qualification and documentary requirements

Through the pre-qualification process, the commissioner seeks to establish a dynamic group of suppliers, widely distributed by professional outlook, age/background and geographical belonging.

The following criteria will be emphasized when selecting suppliers for the competition:

Criterion 2.1 The applicant's capacity to participate to the competition

Documentary requirements:

A survey of the team's collective professional resources and composition, including an overview of potential partners. The applicant must be able to document sufficient capacity for implementing the project.

Criterion 2.2 Professional expertise

Documentational requirements:

Name(s) of the key person(s) who is/are likely to be employed in the assignment. Brief summary of relevant works/projects that the team members have executed.

Criterion 2.3 Professional attitude and motivation for the assignment

Documentational requirements:

An account of professional attitudes and motivation for, as well as approach to the plan- and design competition. Suppliers who wish to pre-qualify themselves for participation in the competition must provide documentation showing capability of organizing complex building/construction programmes in a manner that will provide the library with optimal working conditions. The supplier must demonstrate skills when it comes to creating outstanding, future-oriented architecture that will manifest the new library's position as a major public cultural building in a complex urban context.

The applicants may themselves choose the presentation form and decide on the quantity of respectively text and illustrations. This item can be answered by showing own realised buildings, own studies or projects, concept sketches or other material.

### 3.3 Principal's's evaluation of applicants – the selection committee

The commissioner has appointed a committee that will evaluate the received applications for pre-qualification. The committee is comprised of six members: one representative appointed by the municipality of Oslo; three architects appointed by NAL (The Norwegian Architect Association), one representative with background in art, as well as a foreign architect appointed by HAV Eiendom AS.

The committee's work will be carried out in two stages. In the first stage the committee will make sure that all the suppliers have submitted the documentation asked for. In stage two the committee will undertake a qualitative evaluation of the applications based on the criteria mentioned in this document.

The committee will select 10 participants in accordance with the criterias of application. When choosing between equally qualified applicants, the principal will try to establish a group of suppliers that represents the most dynamic selection with regards to different professional outlook, age/background and geographical belonging.

Parallell to this competition, the principal will arrange a similar competition for a new Munch/Stenersen museum. There is no restriction to submit RFQ applications for both the museum and the library competition, but no supplier will be allowed to participate in both. Suppliers that

prequalify or that are invited directly to take part in the Munch/Stenersen competition, will therefore not be admitted into the competition for the Oslo Main Library Competition.

### **3.4 Publication**

There will be no public opening of the applications. The result of the pre-qualification will be made known to applicants on [www.haveiendom.no](http://www.haveiendom.no).

### **3.5 Returning of applications**

All applications arriving after the closing date will be returned unopened.

### **3.6 Rejection of applications**

Any application that does not have the requested documentation enclosed will be rejected.

## 4 ATTACHMENTS

Resolutions governing Bjørvika - Bispevika – Lohavn, S-4099

Master plan S-4099

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Evaluation rapport Opera surroundings 220508

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Map of Bjørvika, Oslo

Arial photos 1 – 2

### Related links:

Program documents for the Bjørvika Commons (only available in norwegian):

Havnepromenaden

Akerselvallmenningen

Stasjonsallmenningen

Operaallmenningen

[http://www.bjorvikautvikling.no/modules/module\\_123/proxy.asp?l=59&C=9&D=2&](http://www.bjorvikautvikling.no/modules/module_123/proxy.asp?l=59&C=9&D=2&)

