

## **Planning and design competition – the Deichman Axis**

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### **BASIS OF COMPETITION**

**The new Deichmanske Main Library**

## Planning- and designcompetition for the New Deichmanske main Library

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## 1. INTRODUCTION

HAV Eiendom AS invites entries for a limited planning and design competition for the Deichmanske Main Library and for a holistic design of urban functions within the Deichman Axis. HAV Eiendom is arranging the competition in close cooperation with the Agency for Cultural Affairs of Oslo Municipality, which administers the Deichmanske Main Library. The Agency for Planning and Development has assisted in preparing the programme.

HAV Eiendom AS owns a large part of the Bjørvika area. The properties owned by HAV Eiendom comprise approximately 156 decares, of which around 570,000 m<sup>2</sup> T-BRA may be developed. Through its ownership, HAV Eiendom is responsible for the development of the former harbour area in Bjørvika, and the company's ambition is to participate actively in the development of this part of Oslo's waterfront.

The planning and design competition for the Deichman Axis is an important step in the effort to achieve this ambition. The site encompassed by the competition is owned by HAV Eiendom. The goal of this competition is to arrive at an architectural solution for the new Deichmanske Main Library that will consolidate the library's importance as a central mediator of culture. In addition, it must be shown how the remaining development potential of the Deichman Axis can be realised with other urban functions, in an integrated way with the new library.

The background for the competition is as follows:

- Oslo City Council has decided that parts of the city's port areas should be developed for residential, commercial and recreational purposes (Fjordbyvedtaket - the Fjord City Resolution, 19 January 2000).
- The current zoning plan for Bjørvika-Bispevika-Lohavn (adopted by the City Council on 27 August 2003, ratified by the Ministry of the Environment on 15 June 2004) follows up the Fjord City Resolution by zoning port areas for varied urban development purposes. More detailed documentation has been prepared on environment, culture, commons and promenades.
- Oslo City Council adopted the Fjord City Plan on 27 February 2008.
- After the zoning plan had been adopted, doubts have been raised on the use of areas close to the new Opera House. HAV Eiendom AS conducted a parallel study, "The surroundings of the Opera", in cooperation with the Agency for Planning and Building Services, which was concluded with an evaluation report in May 2008.
- On 27 May 2008, an agreement was concluded between Oslo Municipality and HAV Eiendom AS, in which Oslo Municipality was granted an option to buy/lease the site or building for the realisation of the Deichmanske Main Library, and the Munch Museum and the Stenersen Museum Collections.
- On 3 September 2008, Oslo City Council adopted a decision to locate the Deichmanske Main Library, the Munch Museum and the Stenersen Museum Collections in the Bjørvika area, close to other cultural institutions. The City Council assumed that the Oslo Municipality would define the needs of these cultural institutions, and that these needs would form the guiding premises for the concept competitions.

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When the two competitions have been concluded, the winning entries will be further processed and attempts will be made to consider them in a comprehensive context, with a view to the flow of pedestrians, traffic and the design of the surrounding common urban spaces.

Should Oslo Municipality exercise its option to buy/lease the site or the library building, HAV Eiendom AS will submit a draft zoning plan for the area in accordance with the result of the planning and design competition.



*Aerialphoto of Oslo city and Bjørvika*

*Photo; Jon Søhus*

## **2. OBJECTIVES OF THE PLANNING AND DESIGN COMPETITION**

### **2.1 General objective**

It is an overriding goal that Bjørvika should be developed into an exciting and unique cultural hub, with some of the city's most important cultural institutions located here. The city's ambition is to create a new main library that will, by virtue of its functional and architectural quality, give the library the position it deserves in the capital.

Oslo Municipality wishes to build a modern and functional new library. It should be of high architectural quality and represent innovative applications of forward-looking solutions.

The library should promote the further development of the new precinct of Bjørvika. Together with the new Opera House and the new Munch Museum and the Stenersen Museum Collections, the library will form part of a group of important and varied cultural institutions. The breadth of the cultural services offered may help realise Oslo's ambition of becoming a fjord city, as it will make the waterfront accessible to the public and open the city towards the fjord. The new library should generate new life in the city and trigger positive regional and national effects.

The aim of the planning and design competition is to select the entry that will best furthers the preparations for and the construction of the new Deichmanske Main Library, in interaction with the surrounding city functions and cultural institutions.

### **2.2 Cultural policy objectives**

#### **Objectives for the library's activities**

The form of libraries' activities is undergoing material changes, not least due to the increasing sophistication of digital services and the digital communication of cultural and knowledge sources. This will increasingly change libraries' functions and thereby also their physical framework.

The Deichmanske Main Library should in the future be an open cultural and knowledge arena. The new building should be structured based on the users' need for services rather than on the collection, and should challenge traditional perceptions of how a library functions. The new library should to a lesser extent be organised around the storage and distribution of physical media.

The main library should generate activity in the area throughout the day. The surrounding city, with its businesses and recreational areas, should at the same time make it easier for the library to reach segments of the public that have not traditionally been library users.

**The new main library should:**

- play a leading role in the development of modern public libraries
- be an important source of knowledge and culture to the general public
- reach new user groups through new technology
- be a meeting point for sharing experiences, debate and cultural diversity
- create broad awareness of literature and be a learning resource that will stimulate both the love of reading and literary insight
- consolidate Oslo as an international and multicultural capital

**Structural objectives**

The building should present an inviting and open façade towards the city and be attractive to current and new user groups.

The competition area will, seen from the sea and from the west, form a part of the structural framework around the new Opera House. It is therefore important the competition entries express full awareness of this and present a design that takes this into account.

The structural composition of the building must allow for any future changes in spatial needs and uses as a result of technological change.

The building should allow for rational use that will produce an effective flow of visitors and reduce internal traffic routes. The building should promote rational operations for all the library's activities. Good working conditions in a safe working environment must be ensured for employees.

The building should be accessible to all user groups (universal design).

Oslo Municipality has high environmental ambitions and this should be reflected in the building.

### **2.3 Objectives of HAV Eiendom**

In this competition, the goal of HAV Eiendom AS is to give Oslo Municipality the best possible basis for deciding whether to exercise its option for the purchase/lease of the site or building for the new Deichman Library.

In addition, HAV Eiendom would like to see how the library can be realised in a way that would safeguard the commercial value which the properties represent. HAV Eiendom therefore regards it as vital that participants present proposals for any other urban functions – shops, restaurants, offices, apartments, etc, – that could be combined with the library.

HAV Eiendom's objective is that the competition should show how a versatile and overlapping programming of urban functions can help to create a compact city on a human scale, which will downscale the current industrial character of the area.

As the main landowner within the Bjørvika zoning area, HAV Eiendom is responsible for ensuring that the development of Bjørvika is not reduced to the planning and implementation of isolated projects. One objective of HAV Eiendom is therefore that the competition should also form the basis necessary for a new zoning plan proposal for the whole competition area.

It is important to HAV Eiendom that development of the Deichman Axis will become a pioneer project for an environment-friendly and sustainable developmental process.

### 3. OSLO AND BJØRVIKA

Oslo is situated at 60°N. The municipality covers an area of 454 km<sup>2</sup>, of which approximately one third has been developed. The rest is a landscape of forested hills.

On 1 July 2008, Oslo Municipality had a population of approximately 570,000, corresponding to around 1,250 inhabitants per km<sup>2</sup>. The latest projections indicate a population of 685,000 in 2030. This corresponds to an annual growth of 0.9% in this period. There are 360,000 workplaces in Oslo, and 43,000 persons are employed by Oslo Municipality (2006).



*Aerialphoto of Bjørvika*

*Photo; Jon Søhus*

#### 3.1 Bjørvika's history

Oslo's history goes back 1000 years. In 1314, the responsibilities of a capital were assigned to the town. Medieval Oslo was situated on the eastern side of Bjørvika. The sea extended almost one kilometre further inland than today. After a fire in 1624, the King decided that the city should not be rebuilt on the same site, but rather on the western side of Bjørvika, close to the Akershus Fortress, which had been built at this spot over 300 years earlier. The new city was named Christiania after King Christian IV. The street grid and some of the buildings in Kvadraturen [the Grid Town] date back to the 17th century.

From the end of the 16th century, water power from the Aker River was put to use to run sawmills, and large quantities of timber were exported from the city in the 17th and 18th centuries. Some wharf constructions and a number of shipwrecks found north-east of the development area date back to early in this period, maybe to before 1624. In addition to clay and mud, the Aker River carried increasing amounts of sawdust, creating a great problem for the shipping industry which was accentuated by the land uplift. The Aker River was led further out into the fjord by means of wooden constructions. Around 1700, the mouth of the river reached as far out as today. However, large quantities of sawdust and clay continued to be deposited along the river, in a 12-metre-thick layer. As building sites were needed, land reclamation was started in Bjørvika.

Nyland on the western side of the Aker River was one result of this landfill. Here a rope factory was established in the 1770s, a derrick, a shipyard and a mechanical workshop followed. Well-known place-names in this area were Bjørvikautstikkeren and Tomtekaia. On the east side of the river, a large area was reclaimed in the middle of the 19th century, and here the railway tracks for the Eastern Railway Station were laid. The main railway line from Christiania to Eidsvoll was finished in 1854. Paulsenkaia was named after a wholesale dealer who owned parts of the quay around 1900 and ran a substantial business importing coal.

Christiania has subsequently changed its name to Oslo, and the site of the medieval town has long since become a part of the new city. Bjørvika (which means the City Bay) lies between these two historic centres, with the Aker River in the middle. It serves as a reminder of the city's long history.

### **3.2 The competition area**

Bjørvika is the easternmost of the two large and pronounced bays adjacent to Oslo's city centre. The Grorud Valley, situated to the north-east of the city centre, is Oslo's most important expansion areas, and the valley runs into and has its lowest point in Bjørvika. Bjørvika has in recent years been subject to a bold investment strategy with the objective of raising the status of the city's eastern centre.

Under the current zoning plan, a total of around 67,000 m<sup>2</sup> T-BRA may be developed within the competition area for offices, shops, hotels and public services, which may include education.

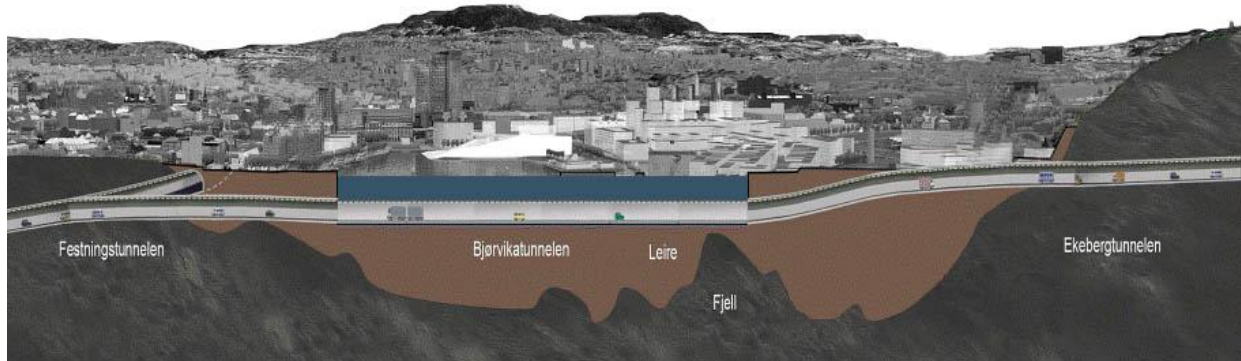
The competition area is situated north of the new Opera House and comprises the building fields A8 and A9 of the current zoning plan, in addition to fields E2 and A30, parts of Operagata, and the patio up to the Opera House. Fields A8 and A9 total around 8,500m<sup>2</sup>. The competition area lies within a larger zoning plan, from 2003, entitled "Zoning Plan for Bjørvika – Bispevika – Lohavn". Five thousand housing units have been planned and 20,000 persons are expected to be working in the total planning area when the development is complete.

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*The competition areas of the Deichman Axis and the Munch Area. The borders define the total area that may be assessed in the competition entries. (The area outlined on the illustration of the Deichman Axis is of around 30,000 m<sup>2</sup>. The land area comprises 26,000 m<sup>2</sup>.)*

The area is currently a segment of today's main road system. The road areas can only be released for development after the E18 motorway has been removed in 2012. Apart from this, the competition area has no buildings or facilities that represent restrictions on the area's development. The immersed tunnel, which is being built in the Bjørvika port basin, is scheduled to open to traffic in 2010.



*The immersed tunnel in Bjørvika*

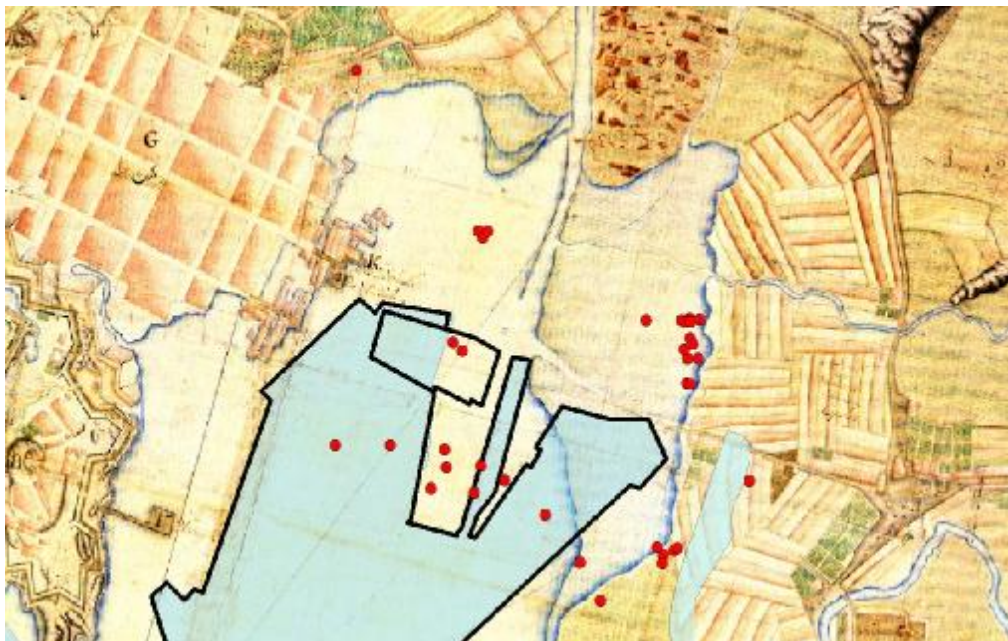
*ViaNova*

### 3.3 Soil mechanics and archaeology

Large parts of Bjørvika consist of masses deposited in the sea. Piling will probably be required for the foundation work. The Opera's foundations are on piles: four large screw piles (2.5 m diameter) at the points with the heaviest load, otherwise ordinary steel piles (H). Under the contour line + 2.6, waterproof concrete has been used.

There is every probability that archaeological and cultural relics will be found within the Deichman Axis, for example older ships, protected under section 14 of the Cultural Heritage

Act. Such finds have earlier been registered in most of the surrounding areas. Archaeological surveys can therefore be expected in connection with construction work in the area, and this must be taken into account in the preparation of time schedules. It should be possible to carry out preliminary surveys before construction work begins, while other surveys can be carried out concurrently with construction work.



*Bjørvika shown on a map from the early 18th century. The modern waterfront and the Vannspeilet pond in Gamlebyen are indicated in blue. The red dots mark finds of shipwrecks (from the 13th to the 17th centuries) that was done in connection with construction work in Bjørvika (s.a. Barcode and the immersed Bjørvika tunnel).*

### **3.4 New projects in Bjørvika**

The eastern parts of Oslo's centre (Grønland, Vaterland, Bjørvika) have in the past 40 years undergone a major transformation, mainly related to the development of heavy infrastructure (the Aker River water duct, rail extensions for the Central Railway Station, Bispelokket [fly-over] and the motorway system). Large, semi-public building complexes (the Postgiro Building, Oslo

Central Railway Station, Oslo Bus Terminus, the Airport Express Train Terminus, the Norwegian Opera and Ballet) and large shopping centre/office complexes (Galleri Oslo, Oslo City, Byporten) have also been constructed.

Currently plans have been drawn up for correspondingly large development projects along the waterfront in a part of the same central area.

Oslo Central Railway Station (Oslo S) currently covers 60,000 m<sup>2</sup> and has around 150,000 passengers per day. Plans are now being made to double both the area and the traffic. ROM Eiendom recently concluded a limited architectural competition on the extension and reconditioning of Oslo S.

The development area, which is located south of Oslo S, is scheduled to have a relatively high utilisation rate and the zoning targets are primarily offices/commerce. An office block, a hotel and a congress centre have already been built in the western part of the area (west of

Akerselvallmenningen). The eastern part forms part of the Bjørvika plan (sites B10-13) and is known as the Barcode project, where Oslo S Utvikling is both landowner and developer. The first building here is complete (the PWC building).

## 4. PREMISES FOR THE COMPETITION

The City Council's Bjørvika resolution of 27 August 2003, ratified by the Ministry of the Environment on 15 June 2004, is based on the following city planning objectives:

Bjørvika shall contribute to developing Oslo as Norway's capital and as an attractive international destination

This provides a unique opportunity for achieving a coordinated development in the centre of Oslo, close to the country's most important public transport junction.

Bjørvika is a key element in reconnecting the city with the fjord

Bjørvika constitutes one third of Oslo's total fjord-city potential. It is essential that Bjørvika's waterfront be made accessible to the city's population.

Bjørvika shall be a lively and attractive place to live, work and visit

The district's development should have a distinctive character, with good functionality, and buildings, streets and outdoor areas should have high aesthetic qualities. The area should provide space for new housing units, cultural features, offices, shops and recreation.

Bjørvika shall be a sustainable urban quarter

The programme should pave the way for vibrant city life, giving high priority to public transport, pedestrians and cyclists, and with a great diversity of public attractions at street level.

### 4.1 Current zoning plan for Bjørvika-Bispevika-Lohavn

The current zoning plan with provisions includes the area where the new Deichmanske Main Library is scheduled to be built. The following principles are key elements in the plan:

1. *Basis for the development of central Bjørvika*

As the motorway will be moved to a submerged tunnel under the bay and port areas will be vacated, Bjørvika - Bispevika - Lohavn can be transformed into a modern part of town.

2. *"Allmenninger"[commons] and a port promenade*

The most important structural elements in Bjørvika are the seven commons. The commons are public spaces extending from the existing city via the new development area to the sea.

Bjørvika is to have an unbroken port promenade, accessible to the public, which will form a central part of the continuous port promenade along Oslo's waterfront.

**3. *Land use and housing***

Bjørsvika is to be a multi-functional precinct, and creating a large number of housing units is an essential objective. The residential part of the precinct on the whole is to be a minimum of 400,000 m<sup>2</sup> (approximately 5,000 apartments).

Activities for public and commercial services should mainly be located at street level. Due to the presence of existing shopping centres, an upper limit has been established for commercial premises in each development site. Shops, restaurants, etc. should be exposed to streets and commons.

**4. *The four precincts in Bjørsvika***

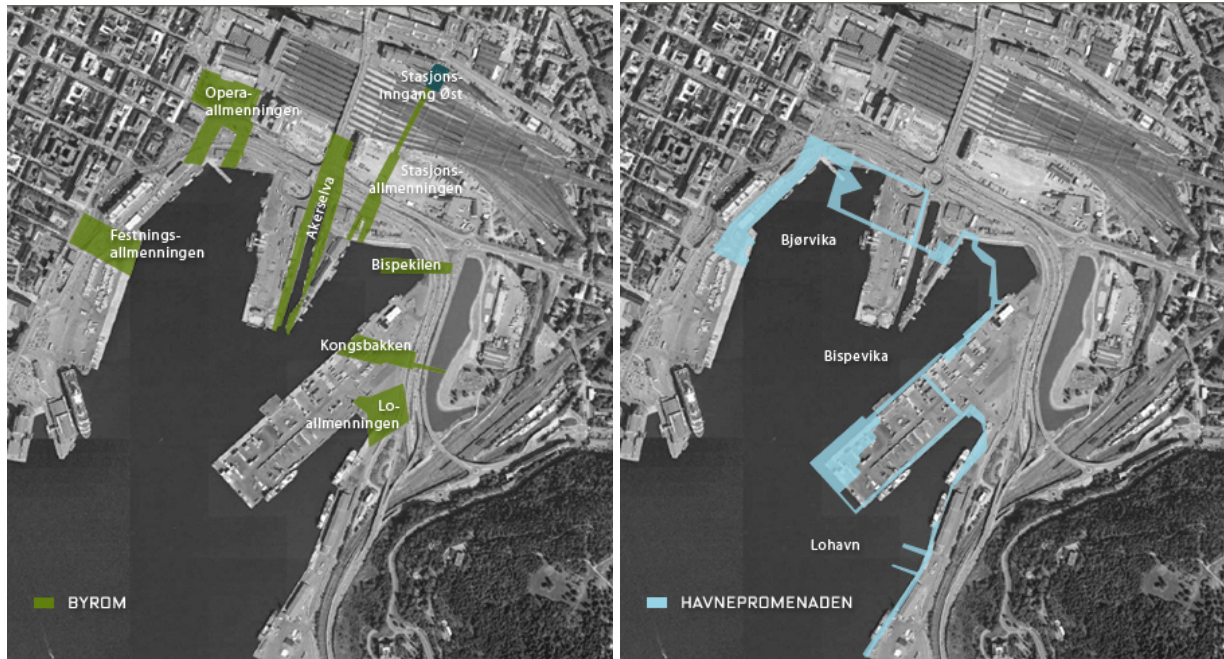
The Bjørsvika Plan divide the area into four precincts: Bjørsvika, Bispevika, Lohavn and the Medieval Ruin Park. Three of them are located in separate bays.

The competition area is located in Bjørsvika, separated from the actual bay by the new Opera House. Bjørsvika has been planned as an extension of the centre, with the functions of a capital, while Bispevika east of the Aker River is to be developed into a compact and multi-functional precinct with a substantial number of residential units.

**5. *The street system and motorised traffic***

Bjørsvika is to have an urban street system prioritising pedestrians and public transport. Strict parking limits have been set for Bjørsvika in order to promote extensive use of public transport.





The Bjørvika commons and the harbour promenade. (Kilde: BU/BI)

Operaallmenningen has been planned as a broad area connecting Karl Johans gate with the fjord. The current zoning plan includes a water surface (E2) along A8. Operaallmenningen connects the competition area with the quays in front of the Akershus Fortress, and it is linked to a port promenade south of the Opera. Field A8 forms the eastern boundary of Operaallmenningen's spatial area.

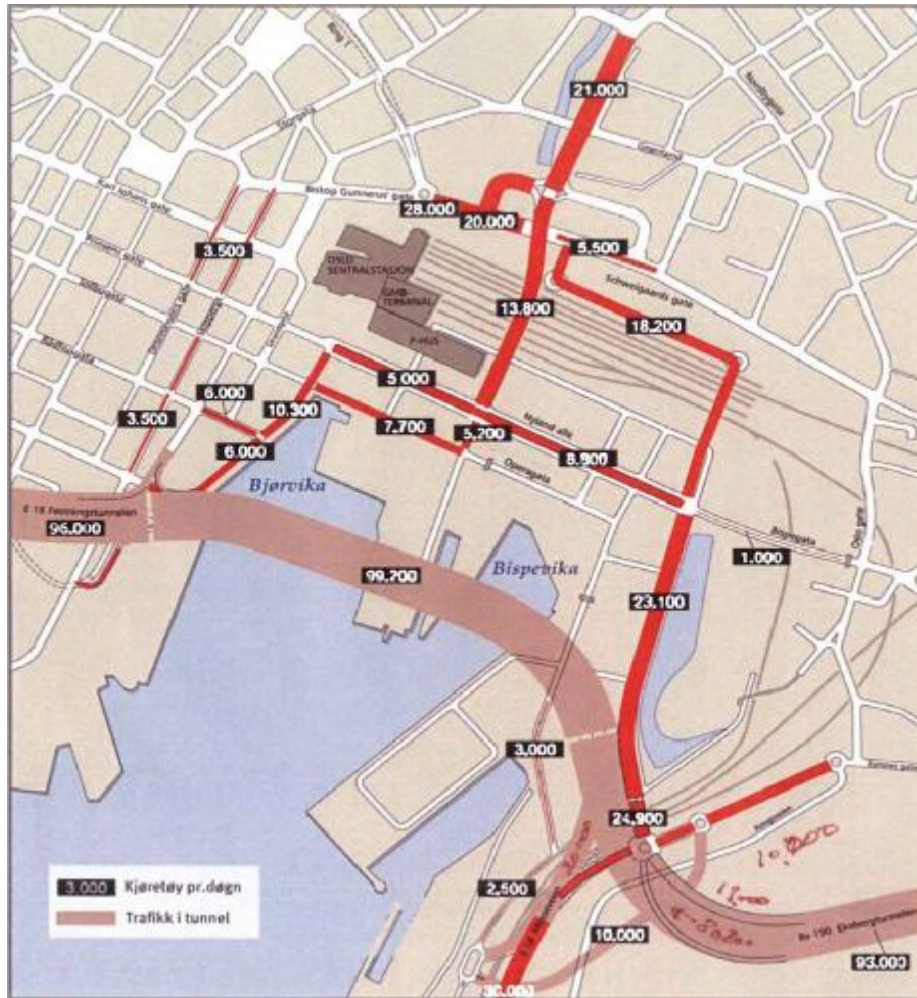
Akerselvallmenningen comprises the outlet of Oslo's historically most important river. The main goal of this urban space is to create a park-like, maritime, dock landscape for recreation. Under the current zoning plan, service traffic will be permitted to the properties along the western side of the Aker River.

### The street system

Dronning Eufemias gate north of A8 and A9 will be the most important street in Bjørvika. The street will be designed as a broad avenue and will link Kvadraturen in the west with Gamlebyen in the east. It will be a strategic link in Oslo's future tram and bus traffic as well as a street well suited to pedestrians. In the intersections with the commons, the latter's design should dominate with respect to pedestrian areas, materials, lighting and planting.

Average daily traffic in this avenue past A8-A9 will be around 6,000 vehicles, but the decisive factors in designing a street with an average width of 43.2 metres were accessibility for trams and buses and a suitable pavement width. Dronning Eufemias gate will carry close to 100,000 passengers a day by bus and tram, and many will make use of the stop in this street.

Operagata south of fields A8/A9 has been completed and traffic density will be approximately the same as in Dronning Eufemias gate, possibly somewhat higher. Operagata has not been zoned for through traffic across Stasjonsallmenningen, east of the fields B1/B4.



The traffic calculation was made in May 2007 and shows the number of vehicles / day in 2015, given a full development of the Bjørvika zoning plan. The calculation concludes with less traffic in the Bjørvika area than predicted earlier, while as the traffic in the Bjørvika and the Ekeberg tunnel is somewhat higher. The calculations are done with the new Contram model for Inner Oslo and new projects as for instance the round about on Nylandsveien and the new crossing with access to Sydhavna is incorporated as premises.

Source: Statens Vegvesen (The Norwegian Public Roads Administration).

### Building volumes and heights

Building heights must be scaled down from the tracks of Oslo S to the fjord. To ensure sufficient sunlight in Stasjonsallmenningen and in Dronning Eufemias gate, the cornice height of building volumes facing this street must be limited (see the zoning map).

Furthermore the zoning plan requires that important lines of sight be upheld. Only the line of sight from Østbanehallen to Hovedøya island affects the competition area. In this axis no buildings have been planned.

### Objectives and utilisation – A8, A9, A30 and E2

#### Objectives

- Fields A8 and A9 have been zoned for offices, hotels, shops, hospitality venues, public utilities (culture, education), and parking garages.

- Field A30 has been zoned as a public traffic area with pavements, squares and other pedestrian zones.
- Field E2 has been zoned as a recreational lake/sea area.

#### Utilisation

- Field A8: 24,700 m<sup>2</sup> T-BRA will be released for construction in 2012 at the earliest
- Field A9: 42,400 m<sup>2</sup> T-BRA will be released for construction in 2012 at the earliest

### **Parking**

Under the current zoning plan, all parking should be in subterranean or hidden facilities. To ensure a high public transport share, the parking coverage rate will be low. The zoning plan also calls for parking spaces for disabled persons as well as bicycle stands.

## **4.2 The parallel assignment “Surroundings of the Opera”**

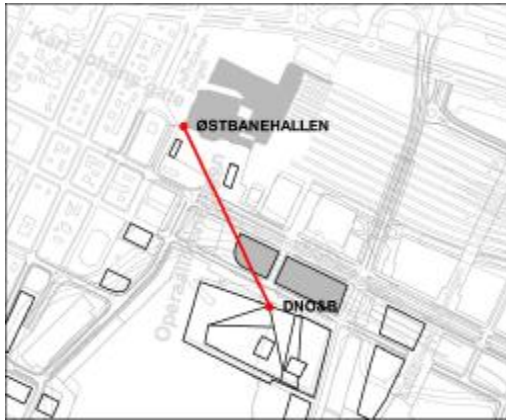
After the zoning plan was adopted, doubts were raised as to whether the new Opera House would attain the exposure towards the city the building was felt to deserve. Proposals were made, for example, to reduce the permitted development area in field A8 in order to secure visual contact between the Opera and Jernbanetorget/Karl Johans gate.

An important premise for the development of Bjørvika is upholding the total development volume for the zoned area. This is due to an agreement entered into between Oslo Municipality and Bjørvika Infrastruktur AS on how to divide the infrastructure costs in the area. Under this agreement, infrastructure will principally be financed through a contribution per developed square metre T-BRA. The payment of the area's infrastructure costs requires that the adopted development volume be upheld.

In order to ensure that any reorganisation of the development potential of HAV Eiendom's portfolio in Bjørvika will be grounded on architectural and planning expertise, a parallel assignment for the Surroundings of the Opera was carried out in 2008. The objective of this study was to devise a means for ensuring that the Opera House would be visible from the city in a way that would not alter the basis of the development agreement.

An important premise for the development of field A8 is that the buildings must not interrupt the line of sight between the corner at Østbanehallen and the breakpoint on the roof of the Opera. This means that the limitations on buildings along Operaallmenningen can be upheld as in the current zoning plan, but that building heights in A8's south-western corner must be limited. The consequence could be that the level of utilisation of field A8 may have to be reduced. The evaluation of the parallel study concluded that the reduction recommended cannot be fully compensated for by a higher utilisation rate on field A9, and that the total utilisation level within the two fields would be somewhat lower than laid down in the current zoning plan. This

reduction was estimated to be between 7,200 m<sup>2</sup> and 17,500 m<sup>2</sup> in field A8. We refer to the evaluation report by HAV Eiendom.



Plan of sight line to the break point



Section of sight line



The parallel assignment concluded that constructions in the sight axis from the corner of Østbanehallen to the breakpoint on the roof of the Opera would have to be kept at a height lower than approximately 12 m in order to be visual.

#### 4.3 Environmental objectives

Bjørnvika should be a pioneer area for environmentally-friendly and sustainable development, with particular focus on climate-friendly sources of energy, energy-efficient buildings and environmentally-conscious use of materials. This follows from the General Environmental

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Follow-up Programme (OMOP) for Bjørvika, which is attached. OMOP establishes current environmental targets for Bjørvika and is a consultative document, subject to the Bjørvika zoning plan.

Oslo Municipality will prepare a separate environmental follow-up programme (MOP) for the library. This programme will be based on the aspirations laid down in OMOP, and the municipality wishes to use the environmental follow-up tool ([www.miljoprogrammering.no](http://www.miljoprogrammering.no)) in this process.

In addition, a separate environmental follow-up programme (MOP) has been drawn up for the commercial areas.

Pursuant to section 6 of the Public Procurement Act, life-cycle costs, universal design and the environmental consequences of the procurement should be taken into consideration.

Other relevant background documents are:

- Lavere klimagassutslipp og bedre luftkvalitet i *Oslo* (veileder 2006)  
(Lower greenhouse gas emissions and better air quality in Oslo, guidelines 2006)
- Oslo kommunes Strategi for bærekraftig utvikling – ”Byøkologisk Program 2002–2014”  
(Oslo Municipality’s Strategy for a Sustainable Development – “Programme of Urban Ecology 2002-2014”)

For other environmental requirements, see separate attachment.

## 5. PROGRAMME

It must be emphasised that the competition is a concept competition. Participants are not to submit detailed alternatives for each programme element, but are to concentrate on the main principles, which lay the foundations for subsequent work on specific building projects with adjacent outdoor areas and urban spaces.

The programme for the Deichmanske Main Library gives an indication of the library's main functions and their inter-relationship. Participants should propose how these main functions may be laid out and shaped in response to the programme's functional requirements, so that the general goals of the institution can be attained.

Participants should show schematically how the programmes for the commercial areas can be arranged in relation to the library and the urban public spaces so as to ensure that developments within the competition area in its entirety will contribute to attaining the overriding ambitions of the Bjørvika plan.

### 5.1 Space distribution programme for the Deichmanske Main Library

The design of the new main library should be based on user movements and user patterns in conjunction with the library's facilities and services.

A key architectural challenge is to create a new library space that is structured in accordance with the users' activities and not dominated by the traditional arrangement of a collection.

The transition to an increasing level of digital storage and communication will change the functions of libraries in the years ahead. Considerable emphasis should be placed on ensuring that the building will be flexible, so that structural adaptations may be carried out easily when spatial requirements change.

#### **Main functions of the building:**

##### Public areas:

- 1 General services to the public
- 2 Information centre
- 3 The 24-hour library
- 4 Auditorium and cinema

##### Internal areas:

- 1 Offices/administration and technical support facilities
- 2 Specialised departments
- 3 Office workstations for employees serving the public
- 4 Sorting room
- 5 Other internal (technical) support functions
- 6 Storage areas
- 7 Reception of goods, handling platform, garage, rubbish, etc.

In addition to this, technical rooms, traffic areas, vertical connections, etc. must be included.

### Space distribution programme

In the table below, the library's space distribution programme has been sorted by the main functions the various areas fulfil. The term "programme floor space" comprises the total area required for each main function, including secondary rooms, internal passages and internal walls between the individual rooms that form part of the main area of the particular activity.

The project's gross area should not exceed the established framework of 18,000 m<sup>2</sup> BTA. A factor of around 1.3 has been used to convert programme floor space to gross area. Each proposal is free to optimise the organisation of the programme's main areas of activity and the solutions to the building's technical infrastructure to achieve a more favourable factor, and so increase the area that can be used for general services to the public.

Any changes in the relationship between gross area and total programme floor space should be offset against public areas (items 1-4) – as either an increase or a reduction of these areas.

Main functions	Description	Programme floor space (m <sup>2</sup> )
1. General services to the public	Reading desks for the public, media collections, self-service, reception, café/canteen, conference room, copying and transcript centre, cloakroom, toilet	8,000
2. Information centre	Information, manned desk for lending/return, payment, library shop	250
3. The 24-hour library	A public area with selected services open outside of ordinary opening hours	450
4. Auditorium and cinema	Vestibule, cloakroom, toilets, auditorium, conference room, small cinema	600
<b>TOTAL – public areas</b>		<b>9,300</b>
5. Offices/administration and technical support functions	Cubicles and landscape offices, conference room	450
6. Specialised departments	Cubicles and landscape offices, conference room, mail and sorting room, packing room and loading/unloading areas	600
7. Work stations for personnel serving the public	Cubicles and landscape offices, consultation room	450
8. Sorting room	Sorting robot	450
9. Miscellaneous internal support functions	Cubicles and landscape offices, rest room, bookbinder's workshop and print shop	400
10. Storage areas		1,800
11. Reception of goods, loading platform, mail-room, garage waste disposal	Loading platform, waste disposal room, parking, etc., mail reception and dispatch, packing for dispatch	450
<b>TOTAL – internal area</b>		<b>4,600</b>
<b>TOTAL PROGRAMME FLOOR SPACE m<sup>2</sup></b>		<b>13,900</b>
<b>MAXIMUM GROSS AREA BTA m<sup>2</sup></b>		<b>18,000</b>

## **Public areas**

The public areas should, as far as possible, be interconnected, close to street level and have views towards city life and outside spaces. During busy periods, up to 2,000 persons may be in the library simultaneously.

It is important that the library is organised in a way that will allow the users to move in all directions in the building, and with a room distribution where open areas are combined with smaller, intimate zones. Public areas should have the best possible daylight conditions.

A thematic separation will replace the traditional division into departments, for example in the lending and references department, the children's department and the music department. There will also be non-thematic zones adapted to special target groups. Some areas will not be divided into zones, among them the information centre, the auditorium, the conference room and the cinema.

### **1. General public services – 8,000 m<sup>2</sup>**

General public services comprise central functions, such as premises for media collections, self-service, special activities, events, work-rooms and reading desks. There should also be a reception, a conference room, a copying and transcripts centre, access to the internet, cloakroom, toilets, a café, canteen and the like.

### **2. Information centre – 250 m<sup>2</sup>**

The library should have a permanently staffed information centre, which is easily visible and accessible from the main entrance. The information centre will provide information and basic services to the public, such as registration of borrowers and receipt of payments. The area should have space for a library shop, unless this can be located elsewhere in the library.

### **3. The 24-hour library – 450 m<sup>2</sup>**

Parts of the library services should be available outside of the library's ordinary opening hours. It must be possible to separate these areas from the other public areas. This service will include electronic guidance, search assistance, express loans and return of items. Some of these services could be linked to commercial services in the area.

### **4. Auditorium and cinema – 600 m<sup>2</sup>**

This area should contain an auditorium with a level floor for at least 150 persons, a small cinema with around 30 seats and a conference room. It must be possible to physically close off the premises for meetings, lectures and film screenings, so that they may be used in and outside of the library opening hours. These areas must have direct access from the outside or from passages accessible to the general public, and must be located near the vestibule and the toilets. The toilet and cloakroom facilities for the auditorium and the cinema may be combined with the toilets in the public areas if the functional requirements have otherwise been complied with.

## **Internal areas**

### **5. Offices/administration and technical support functions – 450 m2**

This area should include a combination of cubicles and landscape offices with around 30 work stations. These office functions may be located at some distance from the public areas.

### **6. Specialised departments – 600 m2**

The library should contain a school department, a multi-language department, and an acquisitions and catalogue department. These specialised departments provide professional library support and advice to branches and other libraries in the country. This should be a combination of cubicles and landscape offices with around 40 work stations.

Packing/unpacking of comprehensive collections will be made, and thus the area must be situated close to the goods lifts, mailing and sorting rooms and loading/unloading areas.

### **7. Office work stations for employees serving the public - 450 m2**

Cubicles and landscape offices for 55-60 work stations for personnel involved in serving the public should be located close to the public areas. A consultation room for individual user guidance is also required.

Space can be saved if the main functions in items 5 -7 are located close to each other so that they can share the necessary support and service functions, such as meeting rooms, group rooms, restroom and copying room. Such joint localisation requires that each main function's needs for proximity be taken into account.

### **8. Sorting room - 450 m2**

The sorting room for returned material must have easy access to the goods lifts. Daylight is not required in the room. The sorting robot must be connected with all points of return in the self-service system. Material returned is transported on "conveyor belts" to the robot. Book lifts and conveyor belts have an aesthetic potential and may therefore be visible to the public.

### **9. Other internal support functions - 400 m2**

These support functions include cubicles and landscape offices, a restroom for employees in the transport services, operations and cleaning services, book-binding and copying services. Book-binding and copying/reproductions are full-time jobs and the rooms must have daylight. Access to the goods lifts and loading platforms is thus important.

### **10. Storage areas – 1,800 m2**

The collection consists of 800,000 units. At least 50% of the units should be directly accessible to the public. A wish to increase this percentage has been expressed. This can be resolved by use of, for example, storage areas for high-frequency use.

The library's limited collection of special books will need climate-controlled rooms. This collection of around 10,000 volumes must be placed above the flood tide level.

All storage areas must be located in the immediate vicinity of goods lifts and loading and unloading platforms.

The storage areas must be secured against the penetration of water.

### **11. Reception of goods / loading platform / mail-room / garage / waste disposal room - 450 m<sup>2</sup>**

The library has a great need for transport services. Transportation, loading of books and other goods, and waste handling must be effectively organised. The loading platform must have

good capacity and access to lifts, sorting rooms, etc. A garage for the library's 10 vehicles must also be included in this area.

### **Security**

The security of collections and equipment must be maintained by means of radio frequency identification tags (RFID) at all units. The security system will make it possible to have several exits and entrances.

Some special collections and certain functions in the public area require special security access.

General security requirements for temperature and the penetration of sea or surface water must be maintained in the whole library area, including the lower ground floors.

Points where personnel attend to the public must allow for monitoring of the public. Offices, internal functions and storage areas must be secured against unauthorised access.

### **Functional requirements**

It is important that the layout of the building secures the best possible passage of visitors and that it is felt to be well arranged and organised. The goal is to arrive at a technical infrastructure that will allow for maximum flexibility for use of the areas.

The building must be accessible to all user groups (universal design).

### **Outdoor areas**

The library and adjacent outdoor areas should constitute a coherent aesthetic expression. The design of the new building must exploit the potential of the plans for the adjacent promenades and streets. The library's outdoor areas must be designed as a part of Deichmanske's overall services to the public. It should be possible to draw part of the library's activities out into the adjacent outdoor areas.

It will be important to the attractiveness of the new main library that hospitality venues and other commercial services are located near to or in direct communication with the library's premises and outdoor areas.

### **Traffic management and parking**

All traffic in and out of the library must secure the best possible connections with the street system.

The library needs ten parking spaces for its operations, hereunder parking for the library's vehicles (see item 11), five parking spaces for disabled persons and five spaces for VIPs. The library should have 200 -250 parking places for bicycles.

### **5.2 Other urban developments – commercial areas**

One premise for the main zoning plan for Bjørvika–Bispevika–Lohavn of 2003 is that it should be developed further through area plans. Today we can with a greater degree of certainty evaluate the Opera's contextual consequences and take them into account. Also the location of and programme for two major cultural institutions, the Deichmanske Main Library and the Munch Museum and the Stenersen Museum Collections, now changes the conditions for the zoning of the area.

Consistent with this, submissions may submit proposals for a revision of elements of the current zoning plan, provided that these proposals do not violate the main principles of the plan and the overriding choices for land use.

The most important zoning principles of the current zoning plan are:

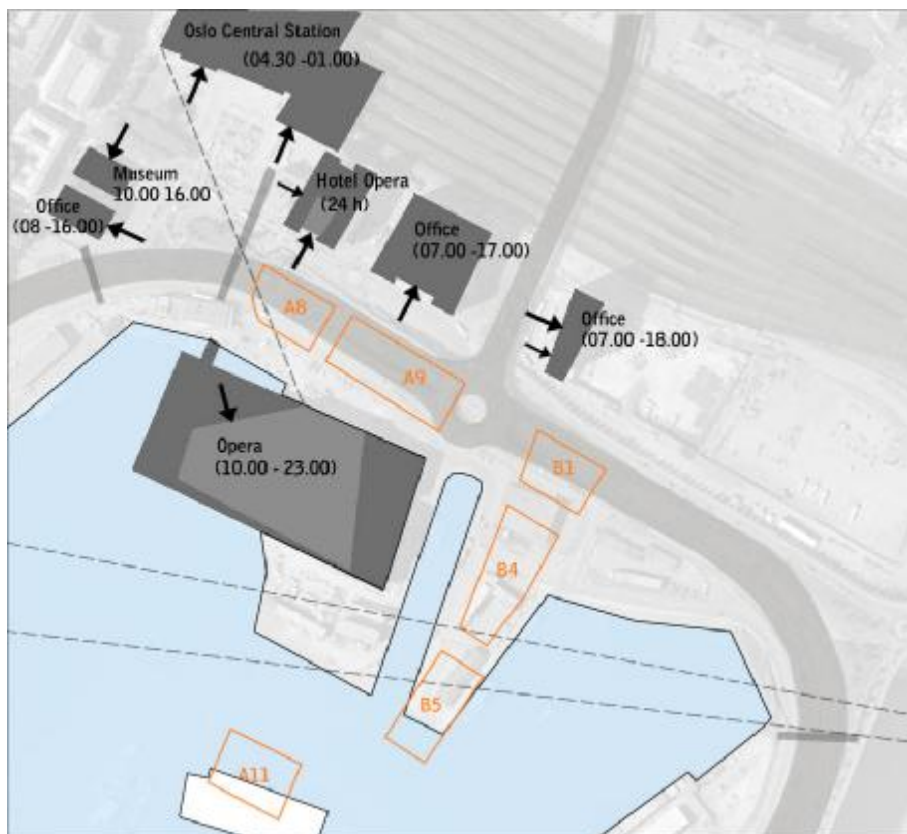
- The urban space structure with the commons
- The street system
- The sight sectors

Pursuant to the current zoning plan, approximately 67,000 m<sup>2</sup> T-BRA may be developed within the competition area. The evaluation of the surroundings of the Opera recommended a reduction of around 7,200 m<sup>2</sup> T-BRA on field A8. Participants should not feel bound by this recommendation, but based on the premises for the competition, they should assess total utilisation within the competition area and how building stocks can be distributed.

The library's maximum floor space has been fixed at 18,000 m<sup>2</sup> BTA. A large part of the library's areas should have a storey height that is substantially higher than for the types of activities proposed in the current zoning plan. The size of the potential development volume that will be occupied by the library will depend on the solutions presented by the participants. However, the library is estimated to occupy a volume that can be converted to between 25,000 and 30,000 m<sup>2</sup> T-BRA.

Participants are requested to propose any other zoning objectives that should be combined with the library. All objectives stated in the zoning plan may be relevant, but the participants are free to propose other objectives, for example housing, either in addition to or in substitution for the objectives of the current zoning plan. However, an overriding requirement is that all buildings must have public-oriented functions/services at ground level.

The important aspect is that the proposals show how the library can be combined with the other buildings in a way that will optimise the commercial value of the properties.



*Competition area with existing buildings, main program, main entrances and opening hours.*

### **5.3 The urban spaces**

Allmenning is a derivative of the old Norse almenningr from almennr, which means all men or the whole population. The term is used in this context as designation of a common area, i.e. an area to which everyone has the same right of use— here referred to as “the commons”.

A building plan has been adopted for Akersallmenningen south of Dronning Eufemias gate and work on the development plans for Operaallmenningen is in progress. Participants must indicate how outside spaces and buildings meet within the competition area. This includes assessing whether establishing Deichmanske Main Library may require an adjustment of the leading principles for programming and design as laid down in the adopted urban space programmes for Havnepromenaden, Stasjonsallmenningen, Akerselvallmenningen and in the adopted building plan.

The following elements must be fitted into the proposals for the urban spaces:  
Pedestrians and cyclists must be given priority and the best possible use of public transport must be facilitated.

Public accesses may be located on all sides of the blocks.

Space for parking 200-250 bicycles must be shown. These should primarily be laid out within building fields A8 and A9, but may to some extent also be established along pavements and on the commons.

There must be one or more connections between Dronning Eufemiasgate and Operagaten to provide access to Oslo Central Station. Any cross streets must be elevated, but the distance to street level must be at least 5 metres.

Along A8 and A9 it must be possible to drop off passengers in private cars, and buses must be able to stop to allow passengers on or off.

The bus lay-by in Operagata in front of the Opera is 3.5 x 100 metres. This is enough for 4-5 buses. Capacity depends on whether the buses will arrive in "the right" order (first in – first out), or whether they have to park at any available place. According to current capacity, buses may only stop briefly for passengers to get on and off, each of which requires a waiting period of 2-3 minutes.

## **6. EVALUATION CRITERIA**

The jury will evaluate entries based on whether they meet the objectives laid down in the programme. This applies in particular to the architectural ambitions for the new library, the programming and utilisation of the commercial areas, the interaction between these areas and the library and whether the area on the whole could be developed into a successful urban environment in connection with the overall development of Bjørvika.

The jury will emphasize the entries' conceptual approach to the task.

The following criteria will be emphasised (not necessarily in order of importance):

### **1. Architectural and functional solution – Deichmanske Main Library**

The jury will assess the visual architectural qualities and the architectural form of the building. The architectural solution should express the building's significance as an important target point in the area. The jury should also evaluate how the building's exterior will affect its surroundings

The jury will consider whether the form of the architectural solution is an adequate response to the library's internal and external logistic and functional requirements. Emphasis will be placed on compliance with the gross area framework and on area-effective solutions.

### **2. Evaluations of urban planning and context**

The jury will assess the project in an urban planning and contextual connection. It should be possible to use the overall approach to the development of the area as a basis for a new, revised zoning plan, in which Deichmanske Main Library plays a central part.

In conformity with the current zoning plan, the jury will in particular emphasise the entry's proposal for the relationship to the commons and the street network, the safeguarding of lines of sight and the interaction with the Opera House.

### **3. Conceptual solution – commercial areas**

The parts of the project that are not included in the library must be programmed and organised in a way that will safeguard the properties' commercial value. The jury will assess the quality and utilisation of the commercial areas (including housing units) and consider how the commercial part of the development interacts with the library.

### **4. Financially viable solutions**

The jury will consider whether the entries are based on principles and solutions that are viable from a financial point of view. This includes an assessment of the costs of the library, see item 8.2, and of the commercial potential of the parts of the development that are not a part of the library. The jury will also consider whether the entries will allow for a phased implementation.

### **5. Energy and environment**

The jury will consider whether the entries will make it possible to implement the General Environmental Follow-up Programme for Bjørvika (OMOP), as well as the environmental objectives of Oslo Municipality and HAV Eiendom for this development.

## 7. REQUIREMENTS FOR MATERIAL SUBMITTED

Competition entries must be anonymous and all material submitted must be labelled with an identification code/ motto. No kinds of information may be included that could compromise this anonymity. Entries should be presented in a clear and easily understood way.

### 7.1 Boards

Entries should be mounted on boards. In addition to drawings in the given scale, each participant may choose to illustrate and explain the project by means of diagrams and sketches.

A maximum of 6 A0-size boards in short-edge format (118.8 x 84 cm, landscape) must be submitted. Their consecutive order must be indicated on the boards. The boards must as a minimum contain the following:

#### *Site plan, scale 1:500*

The plan must show the main floor (the ground floor) of all buildings within the Deichman Axis. It should show the access points for the various functions and explain internal connections within the competition area. The plan should also clarify connections with adjacent streets and squares and with buildings in adjacent blocks, and it should show how the public urban spaces interact with the library and the commercial part of the buildings.

#### *Floor plans for the library, scale 1:200*

Floor plans should explain schematically the library's main functions and their interrelationship.

#### *Floor plans for other buildings, scale 1:500*

Floor plans for the buildings not forming part of the library should show the distribution and organisation of the spaces proposed for commercial use.

#### *Cellar floors, scale 1:500*

Plans of all cellar floors must be submitted, showing the access points, delivery of goods, storerooms, parking spaces, etc.

#### *Sections*

At least two sections shall be submitted at a scale of 1:200, showing the library's internal structure and spatial composition. In addition, two sections should be presented at a scale of 1:500, showing the library's relationship with surrounding buildings.

*Facades, scale 1:200*

All the building's facades must be shown.

*Perspectives*

At least two perspectives should be submitted to illustrate the library in its urban context, one showing the project seen from the city and one showing the project seen from the seafront.

## **7.2 Description**

Participants must submit a description in A3 format, which gives accounts for the project in relation to the established evaluation criteria. This description should explain the project's holistic concept, with drawings and illustrations, account for the choices made and contain an area specification for both the cultural institution as well as the whole area. The description should also include documentation in the form of the boards, copied on a scale reduced from A0 to A3.

The description should draw attention to any discrepancies from the programme.

The description should be submitted as a booklet, in 15 copies.

## **7.3 Site model, scale 1:500**

The site model must be presented in A1 format. It should be built on the basis of the map sections distributed.

In addition to the site model, participants may choose to submit a model of any one section of the entry, at an optional scale. The size of this model should not exceed 50 x 50 x 50 cm.

## **7.4 CD**

One CD should be submitted, containing the project description (pkt. 7.2) and the 6 A0 boards in PDF format.

## 8. JURY

### 8.1 Members of the jury

Berit Kjøll	Chairman of the Jury
Mikko Heikkinen	Architect (SAFA) Finland
Henrik Lundberg	Architect, MNAL
Inge Hareide	Architect, MNAL – appointed by NAL
Birgit Cold	Architect, MNAL – appointed by NAL
Espen Dag Rydland	Oslo Municipality, Agency for Cultural Affairs
Eivind Hartmann	Architect, Oslo Municipality, Agency for Planning and Building Services
Rolf Hapel	Director, Århus Public Library
Maija Berndtson	Director, Helsinki Public Library
Eva Hagen	HAV Eiendom AS
Bjørn Agner	MSc., project/building costs
Odd Einar Dørum	Member of Parliament
Britt Hildeng	Member of Parliament

### 8.2 Advisers to the Jury

The jury may consult Norwegian and international experts within various fields.

With respect to entries considered to have potential for being awarded a prize, areas, volumes and costs submitted will be controlled before the jury reaches its decision. The jury will attach weight to ranking the entries with respect to the cost calculations. HAV Eiendom will make the necessary expertise available to the jury.

### 8.3 The jury's evaluation

The jury's mandate is to select a first-prize winner and rank up to three more entries. The first-prize winner and all the entries ranked will, pursuant to section 14-4 of the Public Procurement Regulations, be considered as winners. In addition, the jury has the possibility to purchase ideas that can be valuable for the solution of the task. The jury's evaluation will be based on the criteria listed in chapter 6.

The jury has a total of NOK 1,000,000 at its disposal for prizes and purchases.

In the final phase of the jury's work, it is allowed for the juries of the library and museum competitions to meet and analyse the inter-relationship between the most relevant candidates and the aspects that are important to the further planning of the development areas.

The jury will express its evaluations, conclusions and recommendations in writing and also rank the entries, cf. section 23-1 (10) of the Public Procurement Regulations. Only the first-prize winner and the entries that have been ranked or purchased will be specifically described.

The jury will forward the competition result to the principal, HAV Eiendom AS, with a signed report that will include:

- A list of the entries submitted
- A substantiated statement on any entries that have not been assessed
- General discussion of the competition's result
- Special mention of winner, ranked and purchased entries
- The basis for selecting a competition winner, and a ranking and purchase of entries

The report will be forwarded to all participants.

#### **8.4 Recommendations and publication**

The jury is scheduled to complete its evaluation and submit its recommendations by 31 March 2009. Publication will take place immediately thereafter.

The planning and design competition will be regarded as concluded when the jury has completed its evaluation and the participants have been notified of the jury's recommendations.

## **9. TECHNICAL PROVISIONS OF THE COMPETITION**

The competition will be carried out in compliance with Norwegian law and Chapter 23 of the Public Procurement Regulations.

### **9.1 Language**

The language of the competition is English. All competition material submitted must have English text. The basis of competition is available in both Norwegian and English. In the event of any dispute about the interpretation of this document, the text of the Norwegian version shall prevail over the English.

### **9.2 Competition secretariat**

The Competition Secretariat is Norske arkitekters landsforbund (NAL) [the National Association of Norwegian Architects], attention of Mr. Per Rygh, Josefines gate 34, N-0354 Oslo, tel. + 47 23 33 25 00/08, e-mail [per.rygh@arkitektur.no](mailto:per.rygh@arkitektur.no).

### **9.3 Kick-off seminar**

The competition will open with a kick-off seminar on 7 November 2008 at 10:00 - 14:30 hours, in Sjømannskolen in Kongsveien 30, N-0193 Oslo, tel: +47 -23304200.

The seminar will give HAV eiendom and the users an opportunity to present the assignment in greater detail, while the participants will be able to ask questions about the competition. The seminar will provide supplementary information about the competition programme. Changes in the programme resulting from the seminar will be communicated to the competing teams of architects.

### **9.4 Questions relating to the competition programme with attachments**

Questions relating to the competition programme with attachments should be addressed to the Competition Secretariat by e-mail ([per.rygh@arkitektur.no](mailto:per.rygh@arkitektur.no)). The deadline for asking questions is 5th of December 2008. Queries relating to the competition programme and the attachments may be worded in Norwegian or English, but will be answered in English. The Secretariat will send answers to all questions jointly to all competition participants by 19th of December 2008.

Questions and answers will also be published on [www.haveiendom.no](http://www.haveiendom.no).

### **9.5 Date of filing and address**

The deadline for submitting competition entries is 26 February 2009, at 12:00 (GMT+1). The entries must be posted securely wrapped, with a hard cover, and labelled:

“Deichmanske Main Library”, and the identification code/motto of entry

The model must be submitted wrapped and with the same label. A copy of the dispatch document with identification code/motto should be sent by telefax + 47 23 33 25 01 to the Competition Secretariat in NAL.

Competition entries should be sent to the Competition Secretariat at the following address:

Norske arkitekters landsforbund,  
Josefinesgate 34  
N- 0351 Oslo  
Norway

The consignment should be dated on the deadline for submission at the latest and be received no later than five days from this date. Entries handed in or posted after the submission deadline will not be assessed. Participants in countries outside Europe may send digital files to the competition secretary, who will ensure that the boards are plotted and mounted according to the participant's instructions.

Entries posted from abroad should be sent in such a way that neither HAV eiendom nor the Competition Secretariat will be charged any duties or taxes. Should it be necessary to state the value, the package should be labelled "No commercial value".

Entries may also be delivered directly to the offices of Norske arkitekters landsforbund, Josefines gate 34, Oslo, at the latest on the deadline for submissions before 12:00 h (GMT+1).

The list of entries submitted within the deadline will be published on [www.arkitektur.no](http://www.arkitektur.no).

### **9.6 Name slip**

A name slip must be provided together with the competition entry in a neutral, sealed and non-transparent envelope, labelled with the entry's identification code/motto. This name slip should state the contact person of the project, the name of the person who has copyright to the entry, their addresses and phone numbers.

Any reservations against the opening of the name slip if the entry is not awarded a prize must be written on the envelope. In such cases the return address must be provided in a separate, neutral, sealed and non-transparent envelope.

### **9.7 Insurance**

Material submitted will not be insured. Participants must take out an insurance policy for transport/shipment and are obliged to keep one copy of the material submitted, except for the model, until the competition has been concluded.

### **9.8 Anonymity**

All material submitted must be anonymous. The competition participants are responsible for maintaining their anonymity until the competition has been concluded and the result announced.

### **9.9 Deviations from the programme**

Competition entries deviating from the competition programme may be rejected. The jury will decide whether an entry that deviates from the competition programme should be rejected or taken up for evaluation.

### **9.10 Exhibition and publication**

As soon as the deadline for reception of entries has expired, the entries will be exhibited to the public throughout the whole evaluation period.

The commissioning party is entitled to publish all entries received as well as the jury's evaluations and recommendations. The commissioning party will publish the entries. The form of such publication has not yet been decided.

### **9.11 Fees**

All those who participate in the competition, and who are considered by the jury to have complied with the planning and design competition's requirements for submission, will receive a fee of NOK 400,000, excl. VAT. This fee is meant to cover all expenses incurred for copying, production of the presentation material and travel. In addition, each team of architects will be paid NOK 30,000, excl. VAT, to cover the expenses of the model.

The fee will be paid to each participant when the competition has been concluded.

### **9.12 Ownership, copyright and right of use**

HAV Eiendom has a substantive proprietary right to the entries. The competition participants will retain the copyright for their projects, but with the following limitations:

- In designing the Deichmanske Main Library, HAV Eiendom AS, reserves the right to use, free of charge, ideas and elements from all entries received. This right applies provided that the author of one of the entries ranked has been awarded the further projecting commission.
- In the rezoning of the Deichman Axis, HAV eiendom AS reserves the right to use, free of charge, ideas and elements from all the entries ranked and purchased. This applies provided that the author of one of the entries ranked is awarded an assignment in connection with the rezoning of the area.

### **9.13 Subsequent negotiations for the architectural commission**

All winners, within the meaning of section 14-4 litra i of the Public Procurement Regulations, will be invited to negotiations. These negotiations and the final contract will be concluded with either HAV Eiendom or Oslo Municipality.

The following award criteria, not in order of importance, will be emphasised in the subsequent negotiations: the result of the planning and design competition, price, personnel and implementation capacity.

The subsequent negotiations will place considerable emphasis on the result of the planning and design competitions.

### **9.14 The next steps in the library project**

HAV Eiendom AS intends to use the winning entry of the plan and design competition as the basis for realizing the new building for the Deichmanske Main Library.

Oslo City Council will decide, based on the jury's recommendations in the architectural competition, which of the entries ranked by the jury should form the basis for subsequent work on the library. Oslo City Council will receive the jury's recommendations from HAV Eiendom via the Oslo Port Authority.

Should Oslo Municipality not wish to go ahead with the winner selected by the jury, HAV Eiendom AS will award the winner of the first prize a lump sum corresponding to the first prize, as full and final compensation.

Should Oslo City Council resolve to exercise its option to buy/lease the site and the library building, all rights HAV Eiendom are entitled to under the competition programme will automatically be assigned to Oslo Municipality as regards the municipality's share of the project.

Any subsequent planning commission will be based on Oslo Municipality's standard contracts for such works, hereunder that the project language for implementation and development will be Norwegian.

### **9.15 Preparation of a zoning plan**

Provided that Oslo Municipality exercises its option to buy/lease the site and the library building, HAV Eiendom AS aims to rezone the company's properties located within the competition area. The zoning plan will be based on the library alternative selected by Oslo City Council, as well as the concept for the surrounding buildings (housing units, commerce, etc.) However, for the properties that may be developed independently of the cultural institution, elements may be used, in whole or in part, from one or several of the other entries that have been ranked or purchased by the jury.

HAV Eiendom's intention is to ensure that an overall zoning plan is prepared for all the properties comprised by the competition area. The awarding of any commissions in connection with the preparation of the zoning plan will be decided when the principles for the rezoning have been clarified.

## 10 ATTACHMENTS

- 1 Library facts
- 2 Universal design
- 3 Standard contract of the Municipality of Oslo
- 4 Environment MOP
  
- 5 Zoning provisions for Bjørvika – Bispevika – Lohavn, S-4099 (PBE)  
Zoning map S-4099 (PBE)
  
- 6 Surroundings of the Opera - Evaluation Report of May 2008
- 7 Trafic memo, october 2008
  
- 8 Map of Oslo
- 9 Arial photos 1-2
- 10 Video of the area
  
- 11 2D and 3D map material – dwg-format
- 12 3D-model – dwg-format
- 13 Orto photo
- 14 A1 model file – dwg-format
- 15 Sections through sight sectors – dwg-format
  
- 16 Members of the jury
- 17 Participation architectural teams

**Attachments only available in Norwegian, which will be explained during the start-up seminar:**

- 18 Sustainability programme for Bjørvika
- 19 Environmental follow up-programme (MOP)
- 20 Urban space programmes for the commons and the harbour promenade
- 21 Building development plans
- 22 Hva er handlingsrommet? (PBE)