

Project Description:

New Stadium in Aarhus

25th October 2021

Vision Kongelunden

"Vision Kongelunden" is an ambitious urban development project located in the middle of Aarhus, where all Aarhusians and city guests can enjoy the good life in the open air. Nowhere else in Denmark can you experience so many different attractions that Kongelunden has to offer. At the same time, you will find space for tranquillity and immersion in the green and blue environment of the area.

With Vision Kongelunden, a unified city council wants to open up the area, create coherence and give everyone access to the diverse opportunities that Kongelunden offers.

Kongelunden is the largest contiguous metropolitan, recreational area in Denmark. Geographically, Kongelunden covers a good 200-hectare area from Tivoli Friheden in the north to the Varna Palace and the infinity bridge in the south - an area with the size of the Tiergarten in Berlin. Within a distance of 5 km, live approx. 200,000 Aarhusians.

Kongelunden contains several large sports facilities and attractions and is placed entirely unique in the large landscape context within Aarhus Bay and the Marselisborg Forests.



1: Project site for Vision Kongelunden

Aarhus City Council has agreed on 5 urban strategic benchmarks for Vision Kongelunden.

The 5 benchmarks are:

- Develop several destinations, and the potential as one overall attraction
- A center for quality of life, and large and small communities
- A modern framework for events within sports, culture, and business
- Dedicate sub-areas for space for tranquillity, reflection, and knowledge
- Activate and democratize the area

To realize Vision Kongelunden, Aarhus has been promised a huge gift and donation from the Salling Funds and Lind Invest of DKK 500 million - DKK 250 million from each. In addition to these generous donations that make the project possible, Aarhus Municipality has allocated DKK 250 million for the project - of which DKK 50 million is dedicated to infrastructure.

The total sum of DKK 750 million must thus ensure both the realization of the entire urban development project, the construction of a new football stadium as well as the new location of the affected sports facilities, and adaptation of the infrastructure in the area. The exact distribution of funds between the sub-projects has not yet been determined.

Read more about the urban development project Vision Kongelunden on the website <https://kongelunden.aarhus.dk/>.



2: Attractions in Kongelunden

A New Football Stadium

As part of the development of the large recreational area, a new, groundbreaking, and beautiful football stadium will be built in Aarhus, at the current location by Aarhus Sports Park for the benefit and joy of the many.

By 'beautiful and groundbreaking' is meant:

- that a new football stadium is part of a unit with a focus on quality, coherence and understanding of the area's cultural history as well as the landscape and urban location
- that a new stadium has high architectural quality of professional international standing
- that creates a new and very intense stadium experience in connection with football
- that the stadium must be a modern and intimate football stadium that complies with UEFA's category 4 requirements for international football, and at the same time can accommodate well-functioning facilities for many users and spectators - including being able to host concerts at a high international level, without compromising on its primary function as a football stadium.

By 'for the benefit and joy of the many' is meant:

- high quality in all users' experiences at the stadium
- high accessibility and openness to the stadium and surrounding area
- possibility of using the stadium and surrounding area in everyday life.

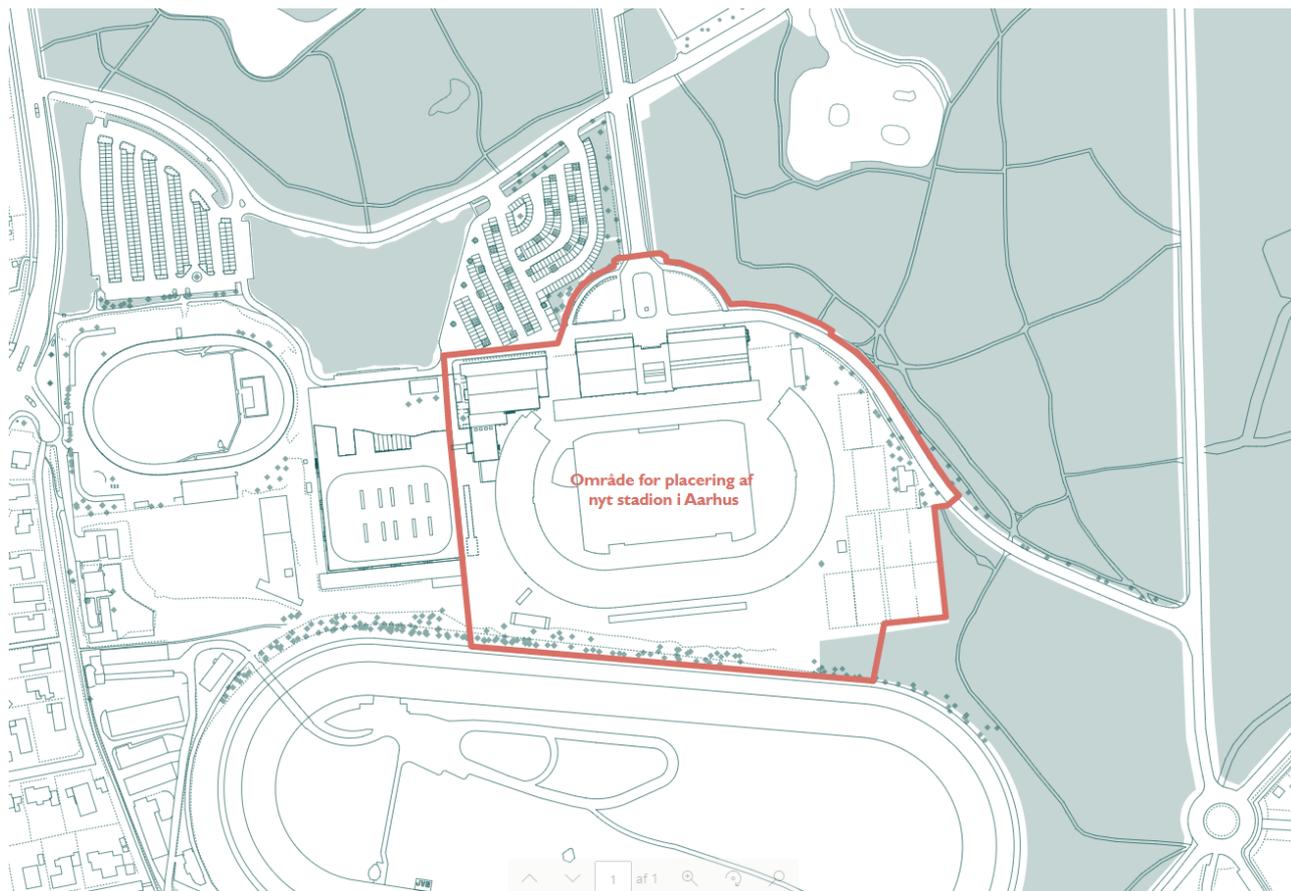
The spectator capacity for football is expected to be between 20,000 to 25,000 seated spectators.

Aarhus Municipality, represented by Kongelunden's Secretariat, is the client of the project, while the football club AGF is the main user.

With this tender, the client wishes to find a thorough lead consultant via a design contest with the possibility of a subsequent tender with negotiation without publication. The lead consultant is given the task of designing all architectural and engineering disciplines in connection with the new stadium and supervising the task. It is the expectation that the contract work will be offered at the outline proposal level in the main contract under a joint partnering agreement that includes the client, the lead consultant, and the winning main contractor. The task of the 3 parties is to develop the best possible stadium within the financial framework through an intense collaboration in the project proposal and construction project. It is thus essential that the tenderers in the design contest can document robustness in the chosen architectural concept, so that a processing in collaboration with the executing contractor is possible within the set financial framework.

The primary task in the design contest is to deliver a visionary solution proposal for a new football stadium, including showing how the stadium relates to the surroundings and the surrounding facilities in the immediate area, and showing how the visions of a beautiful and groundbreaking stadium for the benefit and joy of the many are provided.

The focus of the design contest is the preparation of a football stadium with a connection to the site and the existing and conservation-worthy stadium halls. The stadium is placed in the area marked with a red line in the illustration below. A possible extension of the landscape task could potentially be relevant to the west in the further development of the project.



3: Project site for the new football stadium

The lead consultant must generally outline of the stadium based on a stadium concept prepared by the client consultant's (Ramboll and Transform) affiliated stadium consultants: Trivandi, Sport Five and Core Five in collaboration with the client and the football club AGF. It is therefore not expected that the lead consultant necessarily will be able to present stadium references or to be stadium specialists, as the basic principles for logistics and flows etc. are already defined in a stadium concept, which is the basis for the design competition.

Applicants are therefore invited to demonstrate the ability to create world-class architecture within the financial framework set out from the start of the project, which shows an understanding of the place and the unity. The client would like to see references to beautiful, complex cultural buildings, including, of course, stadium, sports, and event buildings, if any. The ability to create a robust design within a fixed financial framework and include both client requirements and user requirements is a must, just as the ability to develop a project in a qualified interaction with executing contractors is also very important.

The tender of the lead consultancy takes place in accordance with the overall schedule, with the expected inauguration of the new stadium on 1st July 2026, as well as a defined financial framework.

The lead consultant must apply for pre-qualification based on his architectural references and expertise.

After pre-qualification, the pre-qualified lead consultants will be asked to team up with multidisciplinary highly qualified engineering disciplines that ambitiously complement in terms of creating a beautifully integrated stadium design. Emphasis will be placed on the engineers, in collaboration with the architect, being able to develop the architecture with an eye to aesthetics, tectonics, materials, engineering, sustainability and economics.

Applicants should have, or team up with, strong landscape profiles, which are able to create high quality spaces and connections on a larger scale with links to city and nature, just as it is expected that one can work in a context characterized by great cultural history.

The project "New Stadium in Aarhus" is a sub-project in the development of the urban development project Vision Kongelunden in Aarhus, Denmark. Simultaneously with the tender of this design contest "New Stadium in Aarhus" – "Development Plan for Kongelunden" is offered in a parallel assignment. There will be an ongoing coordination between the two projects after the end of the competitions.

The competition language is English, while the project language in connection with contract tenders and execution conditions is expected to be Danish.

Kongelunden's Secretariat encourages all interested, qualified and competent architectural consultants to apply for pre-qualification.



4: Photo of the existing football stadium on the project site in Aarhus.