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**Denmark-Aarhus: Architectural, engineering and planning services
2021/S 211-555956**

Design contest notice

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority/entity

I.1) Name and addresses

Official name: Aarhus Kommune
National registration number: 55133018
Postal address: Rådhuspladsen 2
Town: Aarhus C
NUTS code: DK042 Østjylland
Postal code: 8000
Country: Denmark
Contact person: Kongelundens Sekretariat ved Trine Berthold
E-mail: tribe@aarhus.dk
Telephone: +45 20300988

Internet address(es):

Main address: <https://kongelunden.aarhus.dk/>

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://rib-software.dk/udbudsportal>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted to the abovementioned address

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title:

New Stadium in Aarhus
Reference number: TN361794A

II.1.2) Main CPV code

71240000 Architectural, engineering and planning services

II.2) Description

II.2.2) Additional CPV code(s)

71240000 Architectural, engineering and planning services

II.2.4) Description of the procurement:

Vision Kongelunden is an ambitious urban development project located in the middle of Aarhus. Kongelunden houses multiple major sports facilities and attractions and is uniquely situated in the scenic area connecting Aarhus Bay and the Marselisborg Woods.

As part of the development of the large recreational area a beautiful and groundbreaking football stadium will be built in Aarhus at the present location near Aarhus Idrætspark to the benefit and pleasure 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 stadium seating capacity for football matches is expected to be between 20,000 and 25,000 spectators.

The new stadium in Aarhus is currently expected to be opened on 1 July 2026.

With the object of finding a full-service consultant to plan all the architectural and engineering tasks in connection with the new stadium, the Municipality of Aarhus is launching a design contest. The primary task in the design contest is to deliver a visionary proposal for a new football stadium and to show how the stadium interacts with its surroundings and the neighbouring facilities in the surrounding area and to show how the vision of a beautiful and groundbreaking stadium for the benefit and pleasure of the many may be accomplished.

The focus of the design contest is the composition of the football stadium with a connection to the location and the existing and surrounding stadium buildings worthy of preservation.

In continuation of the design contest, it is expected that a negotiated tender procedure without publication will be conducted with the winner or winners of the design contest with the object of entering into a full-service consultancy agreement.

The full-service consultant must in general plan the stadium on the basis of a stadium concept prepared by the stadium advisers connected to the employer's adviser (Rambøll and Transform): Trivandi, Sport Five and Core Five in cooperation with the Municipality of Aarhus and the football club AGF.

Concurrently with the invitation to tender in the design contest "New Stadium in Aarhus", tenders will be invited for a development plan for Kongelunden in a parallel assignment. It is presumed that continuous coordination between the two projects will take place following the conclusion of the contests.

For a further description of the urban development project Vision Kongelunden and the sub-project "New Stadium in Aarhus", reference is made to the project description, which may be found at Byggeweb, see clause I.3.

II.2.13) **Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds: no

Section III: Legal, economic, financial and technical information

III.1) **Conditions for participation**

III.1.10) **Criteria for the selection of participants:**

The participants in the design contest must meet the following minimum requirements:

- The applicant must have had a pre-tax profit in two of the past three financial years.
- The applicant must have a solvency ratio of a minimum of 20% in the most recently concluded financial year.
- The applicant must have a minimum of one reference (case study) involving full-service consultancy services for a construction project with a capital sum of EUR 14m, which has been commenced or concluded within the past three calendar years.

If the application to participate is submitted by a consortium, all participants in the consortium must meet the minimum requirements regarding pre-tax profit and solvency ratio.

Applicants, including a participant in an association submitting an application, must not be subject to any of the grounds for exclusion set out in ss 135-137 of the Danish Public Procurement Act (udbudsloven) (see appendix 1 to the prequalification documents).

The participants in the design contest will be selected among the applicants meeting the above minimum requirements on the basis of an assessment of the applicants' qualifications in the areas of architecture and landscape architecture in the form of:

- a) experience developing and planning innovative, ground-breaking and robust architecture with international stature, including as a full-service consultant
- b) experience from construction projects of a high complexity within sports and culture
- c) experience integrating design
- d) experience developing architecture in a cultural historical environment, including links between historical and new buildings
- e) experience with architecture with a broad sustainability focus
- f) experience with focusing on the overall financial situation and financial management while operating within a fixed financial framework
- g) experience with partnering collaboration and project development (early invitation to tender for construction work)

New experience (references/case studies) are given a higher weight than older experience (references/case studies).

It will be given positive weight in the assessment if multiple of the above-mentioned disciplines (a-g) are included in the same reference/case study (project).

If more than 5-6 applicants have qualifications that are almost equal, it will in the selection of the final participants in the design contest be taken into account whether – and if so to what extent – the applicant's qualifications relate to construction work with the same characteristics as the new stadium of the Municipality of Aarhus.

See section VI.3) regarding requirements for the applications.

Section IV: Procedure

IV.1) Description

IV.1.2) Type of contest

Restricted

Minimum number: 5

Maximum number: 6

IV.1.7) Names of participants already selected:

IV.1.9) Criteria for the evaluation of projects:

The winner of the design contest will be selected on the basis of one overall assessment of the following criteria:

- Architecture and functionality

Weight will be attributed to

- "New Stadium in Aarhus" appearing as a ground-breaking and beautiful building with international stature and quality.
- the holistic solution of the design proposal in relation to the surroundings to a high degree taking into account the cultural historical environment.
- "New Stadium in Aarhus" having insight into and an understanding of creating optimum fan and football experiences.
- the project being characterised by integrated design with realisable and value-creating sustainability solutions.

- Technology and the environment

Weight will be given to the proposal's quality and concepts in the areas of sustainability and technical solutions as well as the capability of execution taking into account the framework of the construction economics, and that the proposal is robust enough for scaling in relation to and in terms of future adjustments to the financial framework.

Weight will furthermore be given to optimizing of the operating costs of the proposal in terms of selection of materials and technical solutions.

- Consulting fee

Weight will be given to the fee rates offered, which are to be as low as possible within a realistic framework in respect of the performance specification.

IV.2) **Administrative information**

IV.2.2) **Time limit for receipt of projects or requests to participate**

Date: 30/11/2021

Local time: 12:00

IV.2.3) **Date of dispatch of invitations to participate to selected candidates**

Date: 14/12/2021

IV.2.4) **Languages in which projects or requests to participate may be drawn up:**

English

IV.3) **Rewards and jury**

IV.3.1) **Information about prize(s)**

A prize/prizes will be awarded: no

IV.3.2) **Details of payments to all participants:**

All participants in the design contest submitting in due time a compliant project proposal will receive a fee of EUR 50,000 exclusive of VAT.

IV.3.3) **Follow-up contracts**

Any service contract following the contest will be awarded to the winner or winners of the contest: yes

IV.3.4) **Decision of the jury**

The decision of the jury is binding on the contracting authority/entity: yes

IV.3.5) **Names of the selected members of the jury:**

Section VI: Complementary information

VI.3) **Additional information:**

For use in the selection of the participants for the design contest, the applications must include the following:

- 1) Description of the team behind the application, including company name, address, telephone and company no. of all participants in the team as well as the role intended for each individual participant in the team behind the application.
- 2) Description of the applicant's motivation to participate in the design contest (1 page).
- 3) Financial statements for the three most recently concluded financial years for all participants in the team behind the application.
- 4) Signed solemn statement from each participant in the team behind the application to the effect that the participant in question is not subject to one of the grounds for exclusion in ss 135-137 of the Public Procurement Act.
- 5) List of references (case studies) accounting for the applicant's references in the disciplines indicated in items a-g in section III.1.10 above. A maximum of three references (case studies) may be enclosed for each discipline (a-g). The references (case studies) must indicate who in the team has the reference, customer, size and construction economics, size of the consulting assignment (scope and/or fee) as well as execution period and stage of the project.

If the application for participation in the design contest is submitted by a team (consortium), the application must include:

- 6) A declaration signed by all participants in the consortium from which it appears that the participants have unlimited and joint and several liability for the tender and any subsequent contract awarded. It must also appear from the declaration which of the participants in the consortium is authorised to bind the association.

To the extent a participating applicant bases its application on the skills of sub-consultants, the application for participation must also include:

- 7) A declaration signed by the sub-consultant in question from which it appears that the sub-consultant will make its skills available to the applicant if the contract is awarded to the applicant.

Engineering qualifications are not included in the assessment of the application and thereby not in the selection of the participants for the design contest. The participants are, however, expected to attach the required engineering qualifications in connection with the preparation of their design proposal. The Municipality of Aarhus's expectations regarding engineering qualifications will be sent to the participants in the contest when they have been selected.

Should the Municipality of Aarhus pursuant to s. 82 of the Public Procurement Act decide to conduct a negotiated tender procedure with the winner or winners of the design contest, the negotiations may at the discretion of the participant take place in Danish or in English, just as tenders may at the discretion of the participant be submitted in Danish or in English. The project language will be Danish.

VI.4) **Procedures for review**

VI.4.1) **Review body**

Official name: Klagenævnet for Udbud
Postal address: Nævnenes Hus, Toldboden 2
Town: Viborg
Postal code: 8800
Country: Denmark
E-mail: kflu@naevneshus.dk
Telephone: +45 72405600
Internet address: www.kflu.dk

VI.4.3) **Review procedure**

Precise information on deadline(s) for review procedures:

According to Consolidation Act no. 593 of 2 June 2016 on the Complaints Board for Public Procurement, the following complaints deadlines apply in relation to inviting tenders:

Complaints about not obtaining prequalification must be received by the Complaints Board no later than 20 calendar days after the day on which the contracting authority has announced who has obtained prequalification.

Complaints regarding the tender procedure must be received by the Complaints Board for Public Procurement no later than 45 calendar days after the day on which the contracting authority has published an announcement in the Official Journal of the European Union stating that the contracting authority has entered into a contract. The deadline is calculated from the day after the day on which the announcement was published.

No later than at the same time as a complaint is filed with the Complaints Board for Public Procurement, the claimant must notify the contracting entity in writing that the complaint has been filed with the Complaints Board for Public Procurement and whether the complaint has been filed in the standstill period. In cases where the complaint has not been filed during the standstill period, the claimant must also indicate whether a stay of execution is requested in respect of the complaint.

A complaints fee of DKK 20,000 must be paid at the same time. For further information about the filing of complaints, please refer to the website of the Complaints Board for Public Procurement: www.kfu.dk.

VI.4.4) **Service from which information about the review procedure may be obtained**

Official name: Konkurrence- og Forbrugerstyrelsen, Center for Udbudsregler

Postal address: Carl Jacobsens Vej 35

Town: Valby

Postal code: 2500

Country: Denmark

E-mail: kfst@kfst.dk

Telephone: +45 41715000

Internet address: www.kfst.dk/

VI.5) **Date of dispatch of this notice:**

27/10/2021