INVITATION TO PRE-QUALIFICATION FOR PARALLEL PROJECTS

+ One

SVENSKA MÄSSAN
THE SWEDISH EXHIBITION & CONGRESS CENTRE

GOTHIA TOWERS
By 2030, there will be no borders between the Swedish Exhibition & Congress Centre, Gothenburg and the wider world. Thanks to better routes of travel, growing number of visitors are coming here. Through constant development, we have created a hub which forms a central, open, natural part of the city’s pulse, where the entire city meets and local and global unite.

A new main entrance towards Korsvägen welcomes global visitors and Gothenburgers alike to the dynamic, inviting atmosphere which is the trademark of the Swedish Exhibition & Congress Centre and Gothia Towers. Those who visit our global meeting place can roam free among hotels, restaurants, shops, entertainment venues, galleries, spas and congress and exhibition halls – and they’re all located under one roof.

Our guests can choose to stay in one of our four hotel towers, with a combined total of 1,600 rooms, dining and attending conferences in a more spectacular setting than ever, often at a great height. They can also take part in global congresses or do business at exciting exhibitions at one of our new, more flexible areas. This is where magic is created through human interaction as knowledge is shared, ideas are realised and relationships developed, in a world of culinary experiences combined with art, culture and world class events. And it’s all served up with dedication and a smile!

Thanks to the venue’s location in the heart of Gothenburg, you’ll find the beating pulse of city life right outside our doors.

So here it is, Europe’s most attractive meeting place, providing visitors with an unbeatable, unforgettable total experience. Wishing you a warm welcome!
The Swedish Exhibition Centre & Congress Foundation hereby announces pre-qualification for parallel projects in relation to:

THE EXPANSION OF THE SWEDISH EXHIBITION & CONGRESS CENTRE TOWARDS KORSVÄGEN, WITH A NEW HIGH-RISE BUILDING FOR HOTELS, RESTAURANTS AND OFFICES AND A NEW MAIN ENTRANCE

Thefirst stage of the process is pre-qualification, which involves selecting the team or firm of architects who will be commissioned to design the new section of the Swedish Exhibition & Congress Centre and the urban space around Korsvägen. The next phase is completion of the parallel project, which will form the basis for the zoning plan process.

The purpose of pre-qualification is to identify a number of qualified, motivated teams that will work with the client to realise the ambition of designing a high-rise building in Gothenburg featuring high standards of architectural design. The name of the project is +One – meaning one more exciting building – which is also intended to be inviting and inclusive.

Sustainability is a key parameter for the Swedish Exhibition & Congress Centre. BREEAM, the globally recognised environmental accreditation, was secured in connection with the addition of the hotel’s third tower, completed in 2014, with a rating of “Very good”. The venue is also certified in accordance with ISO 20121, ensuring a high level of international sustainability during events.

THE ORGANISER
The parallel project is organised by the Swedish Exhibition & Congress Centre Foundation in association with the City of Gothenburg and Architects Sweden.

ABOUT THE SWEDISH EXHIBITION & CONGRESS CENTRE
The Swedish Exhibition & Congress Centre and Gothia Towers represents one of Europe’s largest, fully integrated urban-based meeting places. The complex boasts everything from hotels, shops, theatres, spas and restaurants to exhibition halls and different kinds of meeting venues. All under one roof, with the vibrant city of Gothenburg right outside the door. Each year, around two million visitors from all over the world come here to meet up, dine, stay over and develop their businesses, products and ideas. Run as a foundation, the Swedish Exhibition & Congress Centre group’s primary mission is to promote enterprise, and generates a little over SEK 3.1 billion in tourism-related revenue for Gothenburg each year.

Quick facts on the Swedish Exhibition & Congress Centre:
- Five restaurants and bars, from fine dining to cafés.
- 1,200 hotel rooms including 11 luxury suites.
- Upper House, a five-star hotel concept with its own Michelin restaurant.
- Exclusive spa spanning three floors.
- 60 meeting rooms for a total of 9,000 guests.
- Congress hall for 1,500 people.
- Function and banquet capacity for up to 7,000 people.
- 30 exhibitions are held here annually with several thousand exhibitors.
- 41,000 square metres for exhibitions and congresses.
- The Theatre – a global entertainment arena.

VISION
The Swedish Exhibition & Congress Centre’s vision is to become Europe’s most attractive meeting place by delivering the best total experience.
A summary of the project’s objectives:
- To create an open, exciting and stimulating environment where culinary experiences combine with culture and events.
- To design the urban space towards Korsvägen in order to seamlessly connect the complex to the city and maintain a high degree of flexibility.
- To reinforce links, ensuring the Swedish Exhibition & Congress Centre becomes a more open and accessible part of the city.
- To harness the fantastic potential of a central location, close to communications, through upward expansion.
- To conceive a unique, attractive meeting place on the upper floors, with the potential for a spectacular setting focusing on food and beverage.

PARALLEL PROJECTS

PROJECT REQUIREMENTS
The project involves putting forward a proposal which reinforces and contributes value to the Swedish Exhibition & Conference Centre as well as the city. This proposal is to take a holistic approach to the integration of a new development with the existing site. It is also expected to feature high standards, both in architectural design and execution.

This is a complex undertaking, as design of the new high-rise building must take the existing structures and activities of the venue into account in order to help raise the profile of Gothenburg as well as create more jobs and provide a boost to tourism.

As part of this process, the venue is to be extended to include a new main entrance towards Korsvägen and upwards expansion with a new high-rise building to include hotels, restaurants and office premises. When this project is completed, the Swedish Exhibition & Congress Centre will be able to offer around 1,600 hotel rooms.

OBJECTIVE
The objective is to conceive a design which makes the Swedish Exhibition & Congress Centre more attractive to customers and visitors from Sweden and overseas, and adds new value to Korsvägen and the city itself, both socially and architecturally.
A key aspect of the project is to configure the vertical flow of attendees up to the floors above the ground level in a coherent, convincing way.

The nature of the parallel project will be outlined and described in more detail in a programme to be issued to the participating team or firm of architects before the start-up meeting.

**NUMBER OF TEAMS/FIRMS OF ARCHITECTS TAKING PART**

During pre-qualification, four to five teams or firms of architects will be selected in order to take part in the parallel project.

**FEE**

There is no fee associated with submitting a notice of interest for pre-qualification. Each team or firm of architects which is selected to take part in the parallel project will be paid SEK 250,000, not including VAT, (per team or firm of architects), provided the project is carried out and the required proposal documents are submitted promptly and prepared in a professional manner.

In addition to the fee, travel costs incurred in connection with the project will also be reimbursed.

**PROGRAMME**

A programme will be provided for the parallel project outlining requirements, needs and specifications in relation to content and space, among other factors. This will be provided to the relevant firm of architects ahead of the start-up meeting.

**THE PROCESS FOR THE PARALLEL PROJECT**

The assignment will be carried out as follows:

- **Pre-qualification/Notice of interest** – The parallel project will be preceded by a pre-qualification process in which teams and firms of architects can submit their interest.

- **Selection** – Notices of interest submitted will be assessed by an assessment group in line with the criteria specified in this invitation. Four to five firms of architects or teams will then be chosen to take part in the parallel project.

- **Start-up meeting** – The programme for the parallel project will be presented by the organiser at a joint start-up meeting with the selected teams or firms of architects, and there will be an opportunity to ask questions.

- **Interim report** – A presentation by each team or firm of architects selected in which introductory analysis and conclusions are to be reported. There will also be an opportunity for discussion, questions and guidance in relation to the work ahead.

- **Submission and final report** – The final proposal is to be submitted, with a separate account provided by the teams and firms of architects involved.

- **Assessment** – The final proposal will be evaluated by an assessment group in line with the requirements and specifications outlined in the programme.

- **Verdict/decision** – A verdict will be provided for each proposal in line with the assessment group’s review. The parallel projects will be completed following publication of the assessment group’s decision and conclusions.
CONTINUATION AFTER COMPLETION OF PARALLEL PROJECTS
The aim of the parallel project is to select a team or firm of architects which can take on further commissions on behalf of the organiser by developing the proposal made and providing a platform for forthcoming detailed development planning. The aim is for this planning work to commence in early 2020.

COPYRIGHT AND RIGHT OF USE
The organiser will enjoy the right of use and tangible right of ownership for all proposals submitted, and is entitled to utilise proposals, either partially or fully, as a basis for continued work.

The applicant is entitled to publish and utilise the material with the approval of the organiser.

THE PROJECT AREA
The Swedish Exhibition & Congress Centre is situated in Heden, in central Gothenburg, in close proximity to a public transport hub. This unique location is being fully harnessed through construction of a new main entrance and integration with a new high-rise building, which is directly linked to the Korsvägen hub and the new West Link train station.

URBAN DEVELOPMENT PROJECTS IN THE LOCAL AREA
There will be a hive of activity in the area around the Swedish Exhibition & Congress centre over the next decade, and a series of exciting urban development projects are already under way.
THE KORSVÄGEN HUB
The area surrounding Korsvägen is a vibrant and important part of Gothenburg. It forms a central meeting place and provides many visitors with their first impressions of the city.

Construction of the West Link rail line involves the addition of an underground train station at Korsvägen, which includes a platform and upper level with room for bicycle storage, shops and amenities as well as three ascending passageways. This station will be one of the 10 busiest in Sweden, making Korsvägen an even more important hub in the public transport network of Gothenburg and the region as a whole. In future, it is estimated that around 10,000 people will pass through the area each day.

THE EVENT DISTRICT – WHERE EXPERIENCES TAKE CENTRE STAGE
The Event district runs from Ullevi in the north to the south car park at Liseberg. The original strategy was to gather events, arenas and meeting places in the city centre right next to hotels, restaurants, attractions and communications. This makes it unique among other big cities, and something the City of Gothenburg is seeking to develop further through new experiences and meeting places.

The idea behind the development of the Event district is to create a vibrant urban environment for everyone, enabling new meeting places which play host to activities and experiences while enhancing the appeal of the city itself. In the area around Korsvägen, planning is under way for new arenas for events as well as housing, offices and hotels.

PRE-QUALIFICATION

NOTICE OF INTEREST
Notices of interest must be submitted to the organiser no later than 3 December 2018.
They must be sent to:
Håkan Nilsson, the Swedish Exhibition & Conference Centre Foundation
hakan.nilsson@svenskamassan.se
Questions relating to notices of interest are to be put to Håkan Nilsson no later than 19 November 2018.

ASSESSMENT OF NOTICES OF INTEREST
Selection and evaluation of the applications that will be chosen to take part in the parallel project will be carried out by an assessment group. This group will consist of representatives from the Swedish Exhibition & Conference Centre Foundation, the City of Gothenburg and Architects Sweden. Selection will be based on a cumulative evaluation of all submitted material in line with the criteria specified in this invitation.

MINIMUM REQUIREMENTS FOR PRE-QUALIFICATION
The following documents must be provided in the notice of interest. All documents must be comprehensively recorded. Notices of interest which are not comprehensively recorded will not be assessed. Notices of interest may be submitted either in Swedish or English.

- Completed form entitled “Notice of interest for pre-qualification for +One Parallel project”. In cases where companies collaborate, each one must complete a separate form.
- Explanation of programme. An account of no more than one page of A4 outlining how the applicant intends to approach the contest.
- Details of the project organisation for the contest as well as future
projects, should they take place, including the CVs of key individuals who will be involved. A contact person for the applicant must also be provided.

- Certificates substantiating registration as a limited company, partnership, or similar. Where multiple companies collaborate, each one must submit a certificate.
- A certificate from a business information and/or credit reference agency providing details of financial key figures and risk classification (no more than three months old). Where multiple companies collaborate, each one must submit a certificate.
- Details of the applicant’s overall sustainability management and experience of projects involving buildings conforming to sustainability assessment methods (no more than one page of A4).
- Three reference projects, of which at least one was completed within the last 10 years. Among others, the following types of reference projects are relevant to the contest:
  - Projects actively demonstrating interaction between the urban environment and indoor public spaces (restaurants, exhibition premises, cultural premises or equivalent).
  - Clusters for hotels/restaurants/office premises, etc.
  - Other types of complex projects involving multiple functions which create synergies and reinforce links to surrounding areas.
  - Projects in which the link with the public space is important, preferably through innovative structural engineering solutions and design.
- Each reference project is to be presented on no more than two pages of A4. The following details must be provided for each reference project:
  - A description of the property and project (including type of contract for construction projects).
  - A description of the applicant’s mission, and why the project is appropriate as a reference.
  - The roles played by members of the project team during the reference project.
  - Developer and referee. The names and phone numbers of referees are to be provided along with their role on the project.

**GROUNDS FOR ASSESSMENT**

In addition to submission of the mandatory documents specified above, assessment during the pre-qualification phase will be based on the following, in no particular order:

- The applicant’s organisation and key individuals.
- The ability of the applicant to understand complex urban planning considerations and apply a balanced approach to the various interests involved.
- Interpretative capacity and coherent architectural concept.
- The capacity to carry out the assignment and put forward a proposal featuring high architectural quality, innovative solutions and viability.
- The capacity to organise, manage and operate working processes and collaborate on projects.

**PRELIMINARY DATES**

- Information on submitting notice of interest for pre-qualification published on 5 November 2018.
- Notices of interest for pre-qualification to be submitted by 3 December 2018.
- Notices of interest evaluated during December 2018.
- Start-up meeting for parallel project (preliminary) January 2019.
- Term of project (preliminary) January–April 2019.
- Verdict following completion of parallel project (preliminary) June 2019.

**SUBMITTED MATERIALS RETURNED.**

Material which forms part of the notice of interest will not be returned.