

Vasakronan is the leading property company in Sweden. We own, manage and develop centrally-located office and retail spaces in Stockholm, Uppsala, Gothenburg and Malmö. Vasakronan's vision is *"to create future-proof cities for everyone, where people and companies thrive"*.

KROMET LILLA BOMMEN

Invitation to pre-qualification for Parallel assignments

OUR VISION

LILLA BOMMEN

a colorful spectrum in constant change



our vision

LILLA BOMMEN – A COLORFUL SPECTRUM IN CONSTANT CHANGE

Lilla Bommen is a lively, colorful spectrum in a constant state of change that reflects and contributes to Gothenburg's diversity. It is a place characterised by movement on the river, among people, on the quay, from the parks and on the new bridge. There is curiosity and momentum. New ideas are tested: they are linked together, flow into one another and influence each other.

Here people have the courage and the sense of purpose to openly embrace the international and develop the local. Lilla Bommen stands out - impossible to miss - a natural role model that shows care for people and the environment, one that has always dared to blaze new trails. Here is where the city meets the water – open to adventure, open to the world.

Lilla Bommen's active and interactive playfulness at the heart of Gothenburg shares, reflects and suffuses the entire city's identity. When people think of Gothenburg, Lilla Bommen is what they see.

LIVELY

Lilla Bommen is filled with life throughout the day's waking hours. The sheer variety of businesses and housing in this multifunctional district beckons. The urban content supports sustainable and equal lifestyles, with room for individual initiative and group dynamics.

Lilla Bommen is a place for creativity, business and events. The river and the quay are brimming with water activities, and temporary events often join permanent establishments.

IN CHANGE

Lilla Bommen unites people with different perspectives and experiences – openness to new people and initiatives is important. Lilla Bommen is characterised by variety, integration and a diversified economy, where new skills serve as a force for development in the region. New business models are opening up and unleashing business dynamism. This is a place where both office space and knowledge are shared in an ecosystem of global companies and new entrepreneurs from all over the city. New clusters drive and develop sustainable business.

CONNECTED

Lilla Bommen is home to Gothenburg's unique under-bridge space, where the passages seamlessly bring the city's everyday rhythm across the river and out into the world. It is a place where there are numerous sustainable travel options at your fingertips. Lilla Bommen is a great place to experience the contrasts of the season and the day, as well as the city's expressions and variety in a network of places. Here you will find connected outdoor offices, lively water activities and quiet places amidst greenery.

IN BALANCE

Along the green quays you will find calm and relaxing living environments. The varied vegetation solves urban environmental problems and lends resilience in the face of climate change. The awareness and drive of those who work here lead to new sustainable services being developed and piloted, resources being shared by many, and Lilla Bommen emerging as a pioneer in climate-positive construction. Lilla Bommen is the core of a CO2-free region.

PARALLEL ASSIGNMENTS: KROMET

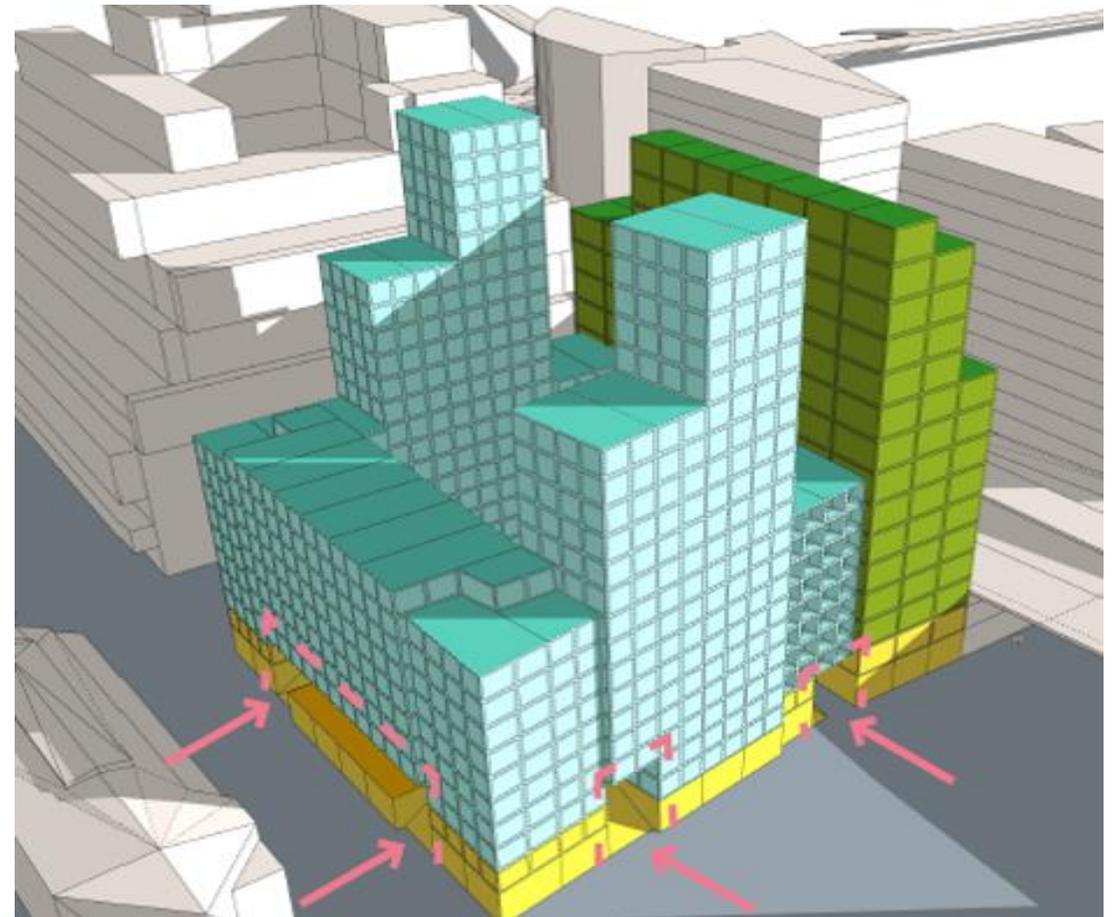
Invitation to parallel assignment

Urban development via projects is a way for us at Vasakronan to work to achieve our vision of the future-proof city. Project results affect both the physical environment and opportunities for the business community to develop. The content of the buildings we develop has significant economic, environmental and social impacts. Along with our employees, tenants and other stakeholders, we work in a targeted manner every day to make sure that the cities we operate in are good communities from a long-term perspective.

People have been coming to Lilla Bommen for as long as Gothenburg has existed. To socialise, haggle, work and maybe get a little taste of the world – but in Gothenburg. At Vasakronan, we are now continuing to build on this location's social history.

The adjacent block is home to Platinan, which will be completed in 2021. It will be our first contribution to the city's Vision Älvstaden. Now we are planning the next puzzle piece in the vision for Lilla Bommen: Kromet.

In order to ensure high levels of construction quality, Vasakronan is inviting interested parties to participate in parallel assignments for the Kromet block. The parallel assignment is arranged by Vasakronan in collaboration with the City of Gothenburg and Architects Sweden.



Schematic volume study of Kromet.

BACKGROUND

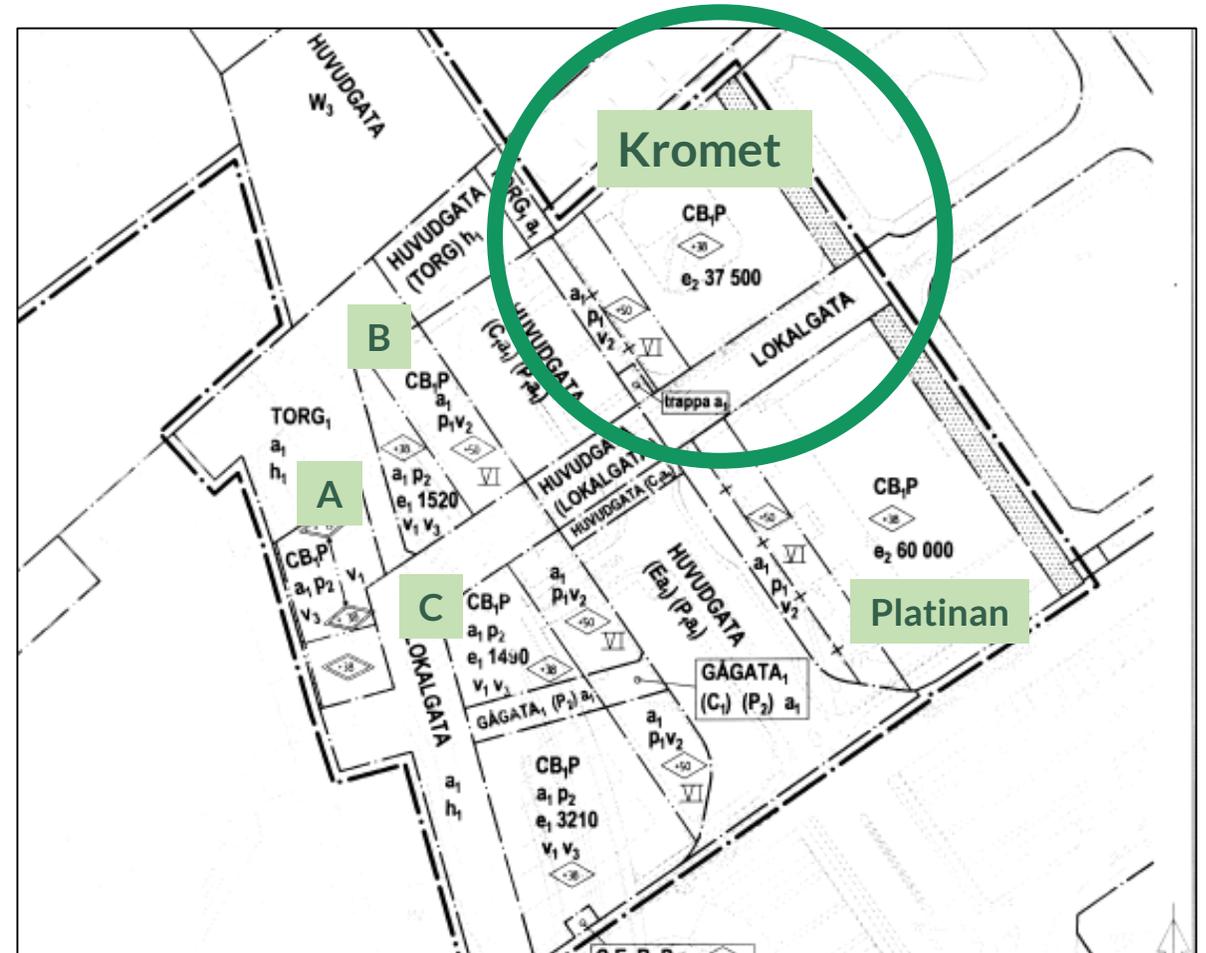
In May 2016, the zoning plan for the new Hisingsbron Bridge with adjoining blocks took legal effect. As a result, building rights were also created for a total of approximately 140,000 square metres of gross floor area on properties owned by Vasakronan.

2016 saw the commencement of the Platinan project, which features a 450-room hotel, just over 25,000 square metres of office space, event venues as well as cafés and restaurants. The project will be completed at the turn of 2021/2022.

Vasakronan's remaining building rights in the Hisingsbron zoning plan, encompassing approximately 80,000 square metres of gross floor area, are distributed as follows:

- 37,500 square metres of habitable gross area in the Kromet block. The property currently has an existing five-storey building with approximately 11,000 square metres of office premises.
- three building blocks on the west side of the bridgehead allowing for 10,000 (A), 18,000 (B) and 12,000 (C) square metres of gross floor area.

Vasakronan is now planning the next expansion phase within Lilla Bommen – Kromet – and this pre-qualification for parallel assignments is the first step.



Extract from current zoning plan.

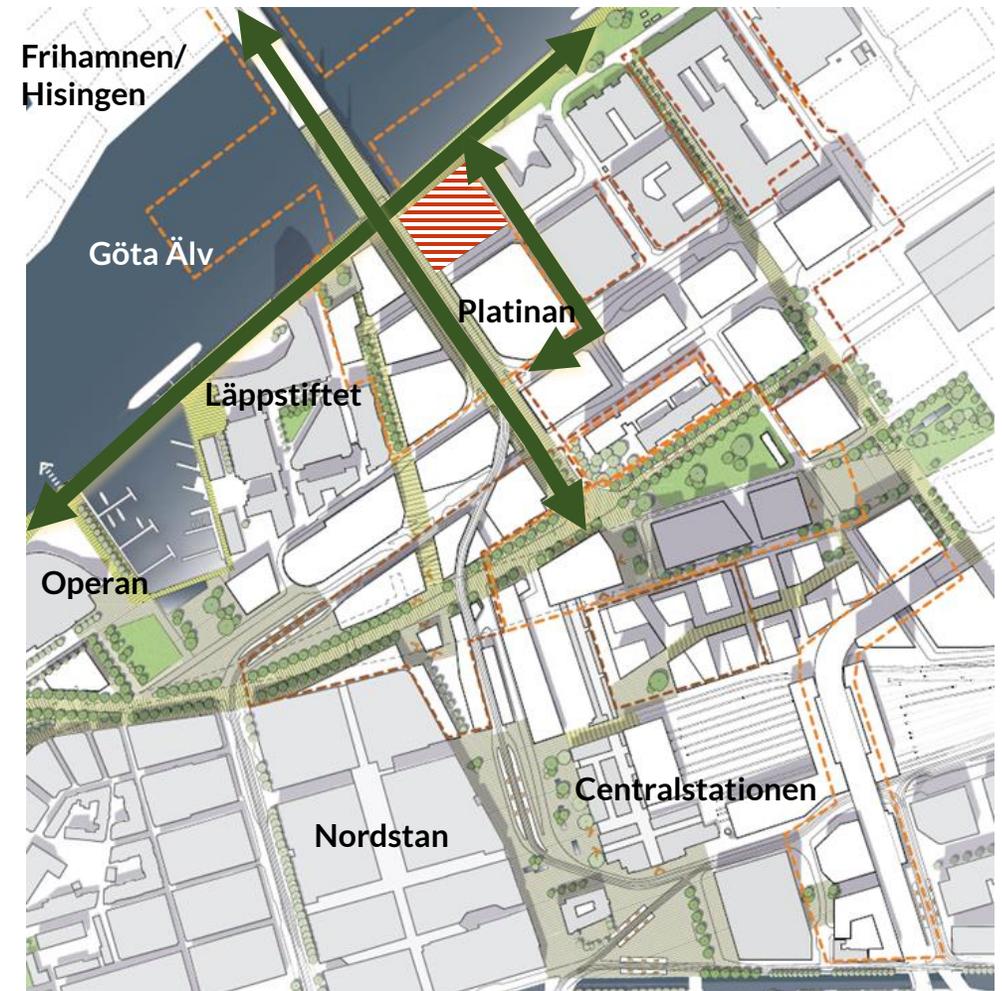
BACKGROUND

(cont.)

Lilla Bommen occupies a highly-strategic location, but the area is in need of revitalisation. In order to create a more vibrant, more attractive and competitive district that is alive for more hours of the day, the area need to be extended to include not only offices, but also other commercial businesses and housing in various forms. Platinan is a contribution that moves the area in the right direction, but the assessment remains that the area requires still more mixing up.

All the conditions are in place for the area to be clearly strengthened over the next 10-15 years, for the riverside location to be taken advantage of and for a link to the central parts of Gothenburg to be significantly improved.

With Kromet as the next stage, the eastern side and the bridge can be completed as an initial sub-section. Platinan and Kromet have the conditions needed to create a passage down to the water. This will allow for the contact with the water to be utilised and for the quayside to be brought into play. Kromet also provides opportunities for functionally-mixed content, with office space, housing units, culture and services, as well as activities at ground level, whether facing the bridge, streets or quayside.



The area around Lilla Bommen, Nordstan and the central station. Kromet shown with red hatching. Existing buildings in light grey

A detailed architectural rendering of a modern, multi-story glass skyscraper. The building features a prominent cantilevered section on its upper floors, creating a unique, stepped profile. The glass facade reflects the sky and surrounding environment. At the base, there are large glass entrances with signage for 'OFFICE' and 'Scandic'. People are shown walking on the sidewalk, and a few cars are visible on the street, providing a sense of scale and urban context. A red circular callout box is overlaid on the upper part of the building.

Platinan will be ready in 2021. Vasakronan's first developed project with office space, hotels and cafés and restaurants in Lilla Bommen.

PURPOSE

The purpose of the assignment is to collect several proposals for a multifunctional building with a strong design based on the attractive location and the conditions in the current zoning plan. Proposals that harness the waterside location and the bridgehead, with office space and housing units interwoven in the same block and where the lower floors capture level differences and flows with a range of urban activities and active street-level floors.

Another purpose is to select a proposal and the team whose proposal best matches the assignment. The team will continue to elaborate the proposal by developing a project plan ahead of planned start of construction in 2021. This process is meant to further elaborate important aspects such as stage implementation, general structure, reuse and wood construction.

In collaboration with Vasakronan, as the process continues the team will have the ability to develop the project based on aspects such as quality, technology, implementation, finance and sustainability. A team that has this capacity based on solid experience while also employing an innovative approach.

An aerial photograph of the Lilla Bommen area in Oslo, Norway, showing the Hisingsbron Bridge and surrounding urban development. A semi-transparent white architectural model of a building is overlaid on the left side of the image. A large red circle is positioned in the upper left quadrant, containing white text.

The objective is to develop a building that confers qualities on Lilla Bommen in line with the vision for the entire area; a more functionally-mixed district that remains alive throughout the day's waking hours.

OBJECTIVES

Overall objectives

The building must take advantage of the location by the bridge and in the riparian zone. It should be perceived as inclusive and open. By the bridgehead here is where you encounter the city centre, but the building will also be part of the coming together of Frihamnen/ Hisingen and the city centre.

The building should make use of the interaction between office space, housing units and public activities to create passages, flows and meeting places. The design and content of the building facing the quay and river must be transparent and actively relate to activities and flows.

The building must be efficient and capable of development over time with a general structure. A building that can be developed and changed. The building must be designed and constructed on the basis of cost awareness.

The building will be certified according to Leed Platinum. Planning, implementation and management shall be carried out with a focus on reducing greenhouse gas emissions with a view toward climate neutrality. Green areas and management of heavy flows/stormwater should be part of the design.

THE PARALLEL ASSIGNMENT

The assignment is to develop a proposal for Vasakronan's next stage in Lilla Bommen. The building right by the riverbank and the new Hisingsbron bridge comprises 37,500 square metres of gross floor area.

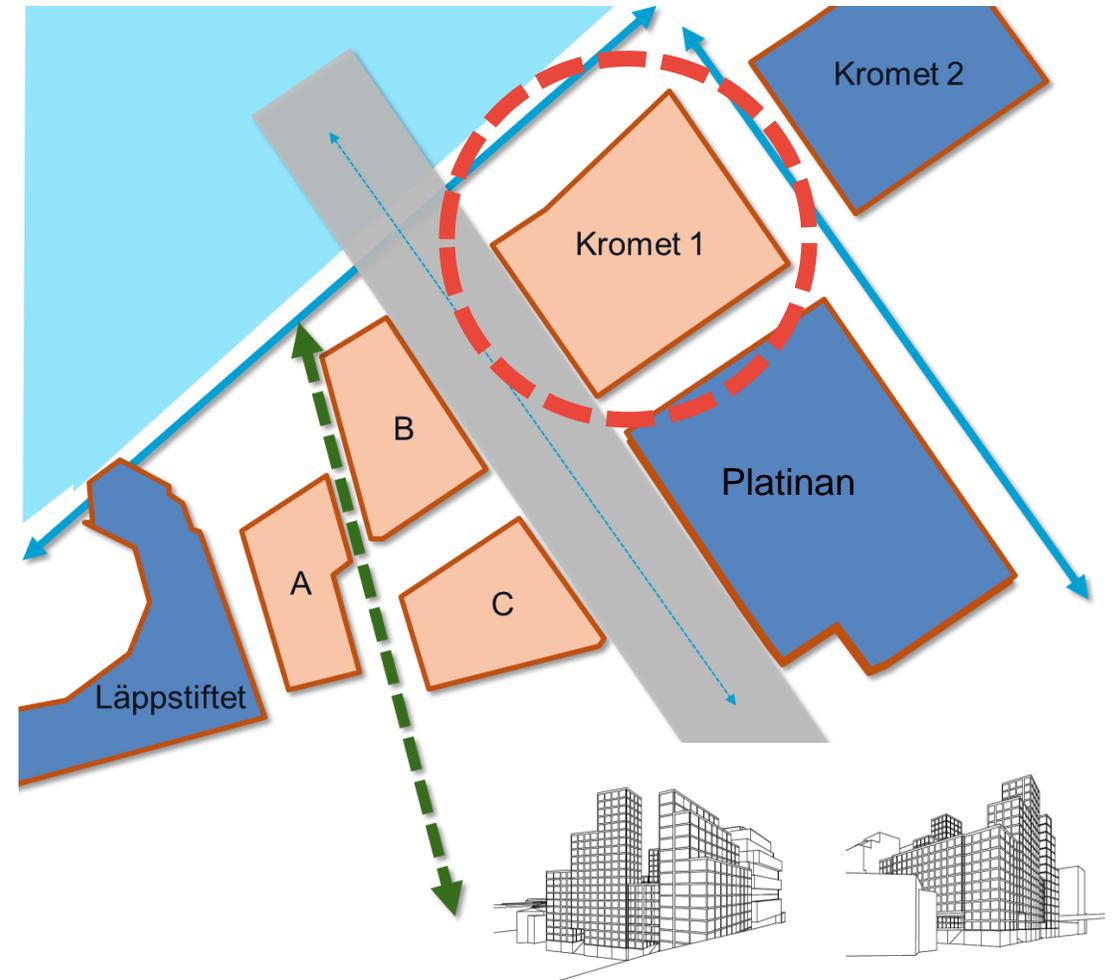
An overall approach must be presented for the block reflecting the vision of Lilla Bommen, as concerns both the exterior and the interior. In terms of its urban profile, the block must relate to the new Hisingsbron bridge, the quayside and surrounding streets, and be designed with high ambitions and a high level of care.

The block must consist of a mix of office space, housing and commercial premises on the ground floor(s). The assignment also involves the achievement of a general structure so that the relative distribution of office space/housing can be changed in the early stages of the project. The block must be provided with an open and inclusive expression with a possibility for meeting venues both indoors and out. The block must connect the bridge level with quay and street level and provide opportunities for neighborhood life and service industries.

Lilla Bommen is an area whose green areas are in need of improvement. The assignment therefore includes showing how innovative green solutions can contribute to increased ecosystem services and green "oases".

The block's location by the riverside and the quay area must be harnessed in particular, to serve as an input for future quay design. Under the bridge between Kromet and building B, there are opportunities to develop content that strengthens quay and buildings alike.

A new block means that an existing building needs to be demolished. This makes a significant degree of reuse important, along with actively choosing systems, materials and design that minimise greenhouse gas emissions.



Schematic figure of Vasakronan's existing buildings (blue) and building rights (orange) in Lilla Bommen.



THE AREA

Lilla Bommen is part of the Central Area, one of several urban development areas in Gothenburg including Masthuggskajen, Frihamnen and Skeppsbron.

Today, in addition to the new construction, the development of the Central Area is marked by major infrastructure projects such as the new Hisingsbron bridge, the decking over of Götaleden and the West Link.

The Central Area currently offers about 8,000 jobs, with the majority (about 75%) in the area around Lilla Bommen. The planned construction is estimated to add about 2,000 residential units and about 16,000 jobs. The project will see the Lilla Bommen area transform markedly over the next 15 years, from a working area with about 6000 workers to a functionally mixed district with about 25,000 residents and workers and a wide array of restaurants, cafés, culture, services and more.

The Central Area is the heart of Gothenburg and the whole region. The area extends from Drottningtorget down to Gullbergsstrand. This is one of Sweden's hottest areas, with about 140,000 people passing through every day. A lively and pulsing district will emerge here with space for 16,000 new jobs and 2,000 residential units. It will be possible to create green walking and cycling routes down to the water and along the quay, and to spice up the new district with exciting restaurants, cultural life and cafés.

City of Gothenburg
(goteborg.se/plan-och-byggprojekt/centralenomradet)

PROCESS

Pre-qualification/expression of interest

The parallel assignment is preceded by this pre-qualification phase, during which architectural firms/teams may submit an expression of interest.

Selection

Expressions of interest received will be evaluated by an assessment group based on the criteria set out in this invitation. Four architectural firms/teams will be selected to participate in the parallel assignment.

Start meeting

A joint start meeting with the selected architectural firms/teams will kick off the assignment. A complete program for the parallel assignment will be mailed one week ahead of the start meeting.

Interim reporting

Individual interim reports for each architectural firm/team are to be produced, presenting initial analyses and conclusions. Room for discussion, questions and guidance for subsequent stages.

Submission and final report

The final proposal must be submitted and presented separately by the architectural firms/teams.

Assessment

All proposals received will be assessed by an assessment group that includes expert architects. Their assessment is based on the requirements and specifications set out in the program.

Statement/decision

The assessment group will present a position with its decision. A statement will be made on each proposal. This concludes the assignment.

Further work after completed parallel assignments

The proposal that the assessment group has found to best correspond to the program for the parallel assignment will serve as the starting point for further development and project planning ahead of the start of construction in 2021. Preliminary study/program work tentatively scheduled to commence 1Q 2020.

Deadline for submission of expression of interest	2019-10-10
Announcement of teams selected for parallel assignment	2019-10-31
Start meeting parallel assignment	2019-11-13
Part-time reconciliation	vecka 50
Submission of project proposals	2020-01-30
Announcement of teams selected for further work	februari 2020

Fee

The four teams selected to participate will be paid 300,000 SEK per team excluding VAT, provided that the assignment is completed and that the documents requested are submitted in a timely manner and are carried out professionally. In addition to the remuneration, necessary travel expenses incurred in connection with the assignment are also reimbursed.

No compensation is provided for an expression of interest in connection with the pre-qualification.

Copyright and rights of use

Vasakronan holds the material property rights in the competition proposals. The proposers hold copyright and retain the right of use in their proposals. Direct use of proposals, whether in whole or in their essential parts, may only take place by agreement between the proposers and the organiser. However, the organiser is entitled to make use of the overall result and ideas from all proposals, provided that so doing does not violate Swedish copyright law.

PRE-QUALIFICATION

The following documents must be presented in the expression of interest. All documents must be presented in full. Incomplete expressions of interest will not be evaluated. An expression of interest must be submitted in Swedish or English.

- Completed form entitled “Notice of interest in pre-qualification Kromet”.
- Mission statement. An account confined to one A4 page describing how the interested party intends to work on the parallel assignment.
- Description of the assignment organisation for the parallel assignment and any potential continued assignment, including the CV’s of key persons who will be involved. The assignment organisation shall include expertise in the field of architecture, landscaping and construction.
- Description of how an assignment organisation with a local base will be established in the event of a continued assignment. Local basing can involve, for example, a branch on site or local partner.
- Certificate of registration as a limited company, partnership or similar. If several companies are cooperating, each must submit a certificate.
- Certificates from business and/or credit-information companies including information about financial key figures and risk classification (no more than 3 months old) If several companies are cooperating, each must submit a certificate.
- Account of the interested party's overall sustainability management and experience with projects involving environmentally rated buildings, limited to one A4 page.



PRE-QUALIFICATION

Reference projects

Three reference projects must be submitted, of which at least one was completed in the last ten years. The following types of reference projects, among others, are relevant to the parallel assignment:

- ✓ Projects with a significant element of mixed use in which interesting functions, flows and meeting places have been created.
- ✓ Other types of complex projects with multiple functions in which synergies have arisen and where there is a strong connection to surrounding streets and squares.
- ✓ Projects with a high level of ambition as regards sustainability, such as wood construction, reuse and energy solutions.
- ✓ Design of high-profile buildings occupying central and/or important locations in the city.

Each reference project is to be presented on a maximum of two A4 pages. The following is to be specified for each reference project:

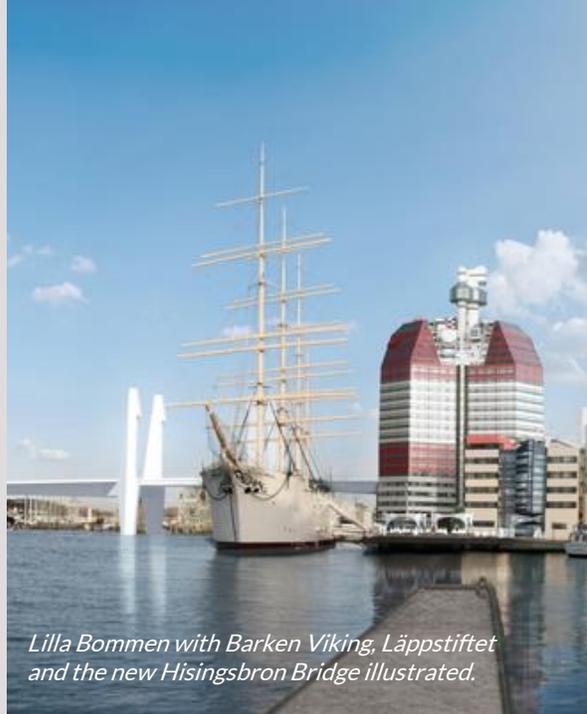
- ✓ Property and project description (for built projects indicate form of contract).
- ✓ Description of the interested party's assignment and why the project is thought to be relevant as a reference.
- ✓ What role people on the project team had in the reference project.
- ✓ Commissioning party and reference. Reference persons are to be indicated by name and telephone number, along with their role in the project.



View over the Central Area from Låppstiftet.

PRE-QUALIFICATION

Selection



Lilla Bommen with Barken Viking, Läppstiftet and the new Hisingsbron Bridge illustrated.



Bridge in the foreground, Kromet and Platinan under construction.

Selection criteria

The assessment will be based on an overall assessment of the mission statement, assignment organisation and reference projects, based on the following criteria:

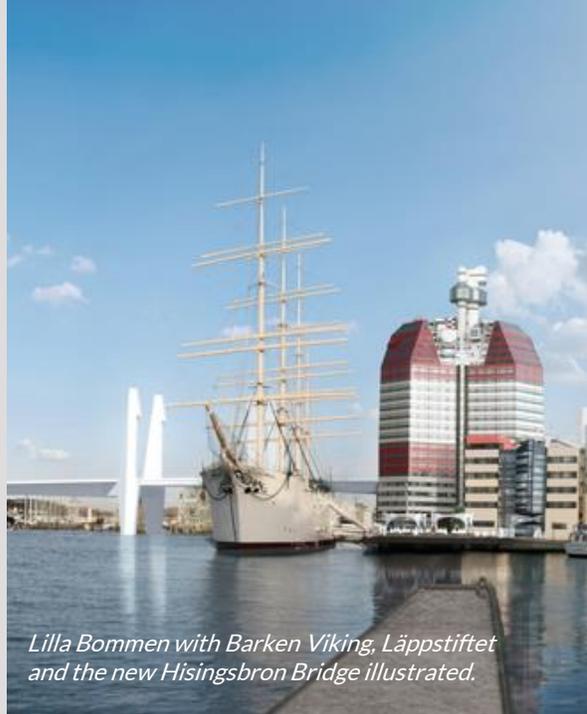
- The proposer's ability to understand complex urban planning contexts and to make balanced tradeoffs between different interests.
- Estimated design ability based on a clear architectural idea.
- Ability to carry out the assignment and develop a proposal featuring high architectural quality levels, innovative solutions and feasibility.
- Ability to organise, manage and run work processes and ability to engage in project collaboration.

Return of submitted materials

Materials that constitute an expression of interest will not be returned.

PRE-QUALIFICATION

Assessment



Lilla Bommen with Barken Viking, Läppstiftet and the new Hisingsbron Bridge illustrated.



Bridge in the foreground, Kromet and Platinan under construction.

Expression of interest

Expressions of interest must be received by Vasakronan no later than 10-10-2019.

Expressions of interest are to be sent to:

pu.kromet@vasakronan.se

Any questions are to be directed to the email-address by 02-10-2019.

Assessment of expressions of interest

The work to assess and select firms for participation in the parallel assignment will be carried out by an assessment group. This group will consist of representatives from Vasakronan, the City of Gothenburg and Architects Sweden. The selection will be based on a weighted assessment of materials submitted, based on the criteria set out in this invitation.



THANK YOU!

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