INVITATION TO
ARCHITECTURE COMPETITION

NEW CITY HALL IN KIRUNA
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Kiruna’s City Hall - this unique building will disappear. It gives us the opportunity to create something new, something equally unique, exciting and suitable for modern municipal activities. The new city hall will be one of the first buildings in the revamped city centre and an important key structure in the revitalised cityscape. Kiruna Municipality is therefore inviting entries to an architecture competition to design a new city hall.

Invitation to architecture competition

LKAB’s (www.lkab.com) iron ore mining operations, which extend one kilometre below the surface, are causing movement and settlement in the ground that will impact large parts of central Kiruna. Within a few years, Kiruna’s current City Hall will be affected by these underground workings and, as a result, be the first major building that will have to be replaced. Although this unquestionably unique building will disappear, it gives us the opportunity to create something new, something equally unique, exciting and suitable for modern municipal activities.

The new city hall will be one of the first buildings in the revamped city centre and an important key structure in the revitalised cityscape. Kiruna Municipality is therefore inviting entries to an architecture competition to design a new city hall. The competition, which will be run by Kiruna Municipality in conjunction with the Swedish Association of Architects (Sveriges Arkitekter), will begin with a pre-qualification phase after which five competitors will be selected.

These five will then submit proposals for the design of the new City Hall. The remit of the competition is to design the new City Hall, and its surrounding land, in accordance with agreed objectives. The intention is that the winning architect, after completing negotiations with the client/developer, will be engaged to work on designing the new City Hall.
Background

Kiruna’s current City Hall is the result of a similar architecture competition held in 1958. In a hard-fought battle, Alvar Aalto’s "Aurora Borealis" lost out to Artur von Schmalensee’s "Igloo", which was finally realised. In making its decision, the jury stated that "Igloo" had been chosen on the basis of “its practical and artistic merits, and the significant level of comfort it afforded”.

Early on during the subsequent planning phase, Schmalensee sought the help of leading artists to assist in the design of both the interior and exterior of the building. The result was a building reminiscent of an enclosed residence with a single central room, a beacon of security and warmth in a harsh Arctic environment. The City Hall was inaugurated in 1963, receiving the Kasper Salin Prize the following year for being a “Swedish building of a high architectural standard”. In 2001, the County Administrative Board awarded the structure historic building status.

Because of the extent of mining in the area, it will only be possible to use the building for a few more years. The deformations in the ground will make its continued use impossible. Moving the building is not regarded as being a viable option. This is due to a number of factors, including its size, design, complexity and movement route. It has been decided that a new building to replace the existing structure must be ready to move into by the end of 2016.

On 4 May 2012, Norrbotten County Administrative Board decided to change the protection provisions on the current structure, altering its historic building status. The decision will ensure that the conceptual and material structure of the building remains protected. Based on the major historical significance of the building and the parts of the structure that are protected by the provisions of the Swedish Ancient Monuments and Finds Act, the County Administrative Board has made a selection of which items/features are to be removed from the existing building and re-erected in the new structure, and which items are to be rebuilt. Kiruna Municipality is contesting this decision as it is not in line with the objectives set in respect of the characteristics of the new building. At time of writing, this matter has yet to be resolved.

Much more than just a city hall

Kiruna’s current City Hall is so much more than just a municipal building. In addition to being a “normal” municipal office with workplaces and meeting rooms to host the day-to-day operations of the local authority, the building also has a variety of different functions. Early on in its life, the large hall was christened the “Kiruna residents’ living room” (“Kirunabornas vardagsrum”), a phrase which aptly describes its use. Areas of use include:

1. Art and handicraft exhibitions
2. Dinner events with entertainment for up to 400 people
3. Music, dance, theatre, lectures

Photo: Magdalena Åkerström
In a decision of the Municipal Council date 22 February 2010, Kiruna Municipality set out its vision for the new City Hall. This was based on the “Vision 2099” document, which describes the Municipality’s aims for the regenerated city.

The document was adopted by the Council in 2004. The vision specifies, in general terms, how the new City Hall is to be designed, which functions it is to have and what core values it is to be imbued with. Among other things, the following is addressed:

- The building must be characterised by sustainability, having a low service life impact in respect of economy, the environment, health & safety, accessibility, energy and social aspects.
- The project must be imbued with a sense of curiosity, new solutions, new technology and demonstrate the possibilities for sustainable building and management in a cold climate.
- The building must be designed so that the positive characteristics of the current structure are retained or enhanced.
- The concept of the “Kiruna residents’ living room” must live on in the new building.
- The building must be of an architectural quality that at least matches that of the existing structure and be a key feature and important part of the new cityscape.
- When designing the new City Hall, it must be possible to re-use parts, components and materials where deemed to be architecturally, technically and practically justifiable.
- Material from the current City Hall may also be re-used for a new purpose or in another building.
- Functions that, from a municipal perspective, are regarded as being management-critical must be brought under one roof in order to strengthen common development.
- The building must afford new opportunities for a modern, efficient and future-oriented organisation and operation.
- It must be possible to adapt the building for new tasks and to accommodate an organisation that is in a continual process of change without the need for any extensive remodelling.
- Common areas, such as meeting rooms and staff rooms, must be included to the extent required by a modern organisation and working environment.
- The land and building must be designed in such a way that it can be connected to other social functions through extension or the construction of freestanding buildings.
- Important core values are openness and accessibility to local residents, sustainability and flexibility.

City Hall is home to a large, high quality collection of art. Most of it is on show to visitors and is a characteristic feature of the building. It is all these functions that, together with the extensive collection of art and its architectural design, make Kiruna City Hall unique. The building has become a meeting place that is buzzing with activity and provides an experience like no other.

It is impossible to preserve the building, but it is possible, by using good architecture, to preserve, strengthen and transfer the positive aspects of the current structure and graft them into the DNA of the new building. This does not mean that the new City Hall has to look like its predecessor. The key considerations are characteristics and function, not appearance.

Project criteria

Kiruna Municipality is the organiser of the architecture competition. In accordance with the terms of a civil law agreement between the Municipality and LKAB, LKAB will be responsible for and pay for the construction of a new building of an equivalent size and function as the current City Hall. Anything beyond this must be paid for by the Municipality.

The agreement also specifies that LKAB shall act as the client. Project management will be procured by LKAB through a process of negotiation with the winner of the architecture competition. The winning team of architects will join LKAB’s project organisation during the implementation phase. Once built, the property will be handed over
to Kiruna Municipality, which will assume responsibility for its future operation. The building, along with the land along its immediate perimeter (the site), must satisfy the criteria set out in the Municipality’s vision document. At present, work is underway internally within the Municipality to translate the vision into terms that will be included in the competition brief.

Re-use of parts and components from the current building

The current City Hall contains material, components and building elements that are of a high architectural, artistic and technical quality. The design of the new City Hall must enable the re-use of these materials where deemed to be architecturally, technically and practically justifiable. However, it is not the intention this competition to create a copy of the existing building. Re-use must be justified by the architecture and function of the new structure. The fact that municipal administration will be moving from the existing building to the new location without the use of temporary premises poses huge practical problems in terms of the re-use of building elements. Despite this, a certain amount of re-use will be stipulated in the competition programme.

Location of the new City Hall

An architecture competition is currently underway for the design of the new city centre. Following a period of pre-qualification, ten firms of architects have been chosen to submit proposals for their vision of the new city centre, which includes a suitable location for the new City Hall. This means that we know in which area the new building will be in, but not the precise site. It is very likely that the City Hall will be one of the first buildings to be erected in the area. The winner of the competition is expected to be announced in February 2013, with the result providing the basis for the City Hall competition.

The competition brief for the new city centre provides a detailed description of the criteria for the new city centre of Kiruna, which is why this is included with the pre-qualification programme for the City Hall.

Lifecycle load

In its vision for the new City Hall, the Municipality specifies stringent requirements on the sustainability of the building from a number of different aspects. This means that the building will be environmentally classified in accordance with one of the systems adopted by the industry.

Which system will be applied shall be set out in the competition documentation. Requirements will also be imposed in respect of energy efficiency and low environmental impact for the entire service life of the building, i.e. from material production and construction to operation and decommissioning.
About the competition

Organiser
The competition will be organised by Kiruna Municipality through the municipal office in accordance with the Swedish Public Procurement Act (LOU).

Decision
The competition will be organised in accordance with Municipal Executive Board decision dated 21 May 2012.

Purpose of the project competition
- To produce a high quality proposal, which shall form the basis for future planning work for a new City Hall.
- To procure planning for the future assignment. The client and procurer will be LKAB.

Competition task
The competition proposal must show how, on the basis of a vision established by the Municipal Council, a City Hall can be built that, in addition to being able to accommodate the customary activities of a local authority, also lives up to the tag of "Kiruna residents' living room".

Number of competitors
Five firms of architects will be selected to participate in the competition. Only these firms shall be entitled to submit competition proposals. All participants in the pre-qualification process will be notified of which firms have been selected for the competition.

As the aim of the competition is to have a City Hall that is a major building of high architectural quality and subject to stringent requirements in respect of planning, the organiser will, during this pre-qualification period, endeavour to ensure that all firms selected to participate in the competition have the experience and expertise to achieve these objectives during the implementation phase.

Competition fee and prizes
Participants that qualify to participate in the competition shall each be awarded SEK 300,000 after having correctly submitted a proposal that has been approved by the jury.

Assignment after the competition
Provided that the necessary decisions concerning an implementation have been made, the client, LKAB, will, in consultation with the organiser, Kiruna Municipality, after the competition and in accordance with the verdict of the jury shall enter negotiation with the winning firm of architects in respect of the planning assignment without prior announcement. The assignment is in respect of a general consultancy assignment.

It is anticipated that this process of negotiation will be completed during September 2013, after which planning work may begin. Documentation for the procurement of groundwork is expected to be ready during March 2013, whilst documentation for the procurement of construction work is expected to be ready by no later than the end of June 2014.

If the winner of the competition has not received an assignment in respect of continued planning within three years of the competition being decided, the winner shall be compensated in the form of a fixed fee that is equal to the fee payable for participating in the competition.

Competition brief and the competition jury

The competition brief is currently in production and will be distributed to participants at the start of the competition. This is expected to take place in February 2013.

A competition jury of nine people has been appointed by Kiruna Municipality, the Swedish Association of Architects and LKAB.

Kiruna Municipality has appointed
- Lars Fernqvist, architect SAR/MSA (consultant)

The Swedish Association of Architects has appointed
- Mats Jacobsson, architect SAR/MSA
- Vanja Knocke, architect SAR/MSA
- Mats Jacobsson, architect SAR/MSA

LKAB has appointed
- Nina Eliasson, architect, SAR/MSA

External expertise will be drafted into the jury in areas such as environment, energy, economy, geotechnology, landscape architecture, construction technology, etc.

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Competition questions
Any questions during the pre-qualification period are to be sent via e-mail to orjan.matti@kommun.kiruna.se. Questions and answers will be published from 15 October 2012 onwards on http://www.opic.com and on the Kiruna Municipality website, www.kommun.kiruna.se. Questions and answers may be viewed by all interested parties. The final date for submitting questions is 15 November 2012.

Preliminary competition schedule
- Advertisement 2 October 2012
- Final date for submitting questions to the organiser 15 November 2012
- Final date for submitting notification of interest 3 December 2012
- Notification of the result of pre-qualification 18 January 2013
- Competition programme to be sent out once results have been decided 28 February 2013
- Kick-off meeting with the five selected firms of architects 14 March 2013
- Submission of competition proposals 29 May 2013
- Jury's decision 9 August 2013
- Municipal Council makes decision August 2013
- Procurement of planning September 2013

Right of ownership, usufruct and copyright
The organiser holds the material right of ownership to the competition proposals. The proposal submitters hold the copyright and retain the right of usufruct to their proposals. Direct use of proposals, in whole or in significant part, may only take place according to agreement between the proposer and the organiser/client.

However, the organiser and client are entitled to make use of the combined competition result and ideas from all competition submissions provided that doing so does not breach the provisions of the Swedish Copyright Act. The organiser, LKAB and the Swedish Association of Architects shall be entitled to publish the proposals in printed form and on the Internet, as well as for exhibition purposes without specific remuneration being paid. All publication after the breaking of anonymity will be made, along with a specification of the proposer’s name. Until then, the proposal’s slogan shall be used.

Expression of interest
Expressions of interest shall be received by Kiruna Municipality no later than 3 December 2012.

Address:
Kiruna Municipality
SE-981 85 Kiruna
The expression of interest must be submitted in a plain envelope marked “Intresseanmälan nytt Stadshus”.

Required document in expression of interest
The expression of interest must be written in Swedish, Norwegian, Danish or English. The same applies to documents in the form of publications, newspaper articles, jury decisions and documents of equal importance. All material must be submitted in both hard copy and electronic format (PDF). The expression of interest must contain all information as specified below:

- List of submitted material.
- Name, corporate ID number, address, telephone, e-mail, website address. Where several companies work together, each company shall submit these details.
- Certificate in respect of registration as a limited company, partnership or suchlike. Where several companies work together, each company shall submit these certificates.
- Programme explanation. A brief description over no more than two sides of A4 that sets out how the tenderer intends to work with the competition specification, ensure the intentions of the vision and other aspects addressed in this pre-qualification programme.
- A maximum of five reference projects that the proposer considers to be relevant to the competition assignment, at least two of which must have been implemented.
- Each reference project must be presented on no more than one A3 page. The following must be specified for each reference:
  - Brief assignment description (scope and principle task).
  - The roles of persons in the proposed team had in the reference project.
  - The client. Reference people for each reference project must be specified – name, address, telephone and e-mail.
- Details of project organisation for any future assignments, including CVs of key personnel who will be hired. Particular importance will be placed on expertise within
  - Planning management
  - Architecture
  - Landscape architecture
  - Energy, environment and climate
  - Art and exhibitions
- The role of key personnel in the reference projects cited must be specified. The project organisation must have the expertise and knowledge to implement projects in accordance with Swedish standards and requirements.
- Reporting of the company’s quality and environmental management systems.
- The organiser will obtain the following information about all Swedish companies selected for the competition, foreign companies are requested to submit the equivalent certificates.
  - A. Certificate confirming that prescribed taxes and fees have been paid (Swedish Tax Agency form 4820). Where several companies are working together, certificates shall be obtained for each company.
  - B. Certificate from business or credit reference agency
containing information about financial key ratios for the purposes of risk classification. Where several companies are working together, certificates shall be obtained for each company.

Selection criteria for participants
The selection will be made in two stages. Stage 1 encompasses “shall” requirements. If any of the requirements are not satisfied, the proposal shall not continue to stage 2 of the evaluation. The requirements apply to all participating companies, even where several companies are working together in a single group.

Stage 1
- The expression of interest must have been received on time and written in either Swedish, Norwegian, Danish or English.
- All requisite documents in the expression of interest shall have been received.
- Certificates in respect of registration as a limited company, partnership or suchlike shall be valid.
- Prescribed taxes and fees shall be paid and certified.
- The financial status of participants shall, according to the UC credit reference agency (or equivalent) shall be of at least risk class 3 or equivalent.
- A quality and environmental management system, ISO 9001 and 14001 or equivalent, shall be in place and reported. Alternatively, procedures equivalent to ISO 9001 and 14001 shall be reported. The organiser will, after inspecting the relevant documentation, decide whether these requirements are judged to be equivalent to the level set.

Stage 2
The selection of competition participants from the expressions of interest received will form the basis of an overall assessment of the submitted material. The following criteria have been graded on a scale of 1-5 and weighted in accordance with the specified percentages.
- Ability to depict functional and implementable solutions that satisfy the user’s requirements to a high architectural quality (40 %). Assessed on the basis of reference objects and programme explanations.
- Expertise that is relevant to the assignment for the planning of complex projects, primarily applicable to the chief architect, but also to the team as a whole (30 %).
- Relevant expertise in planning buildings in climates where snow, wind and cold weather are common occurrences (10 %).

References will be collected for the interested parties who are ranked in the top 15 of applicants from the evaluation process described above. The evaluation group will then weigh each submission using the criteria specified below for the final assessment. Where no response has been received from a reference person, a zero score shall be recorded.

- Ability to collaborate (10 %).
- Ability to plan complex buildings of a similar nature within agreed times and to agreed budgets (10 %).

The competition jury will evaluate all notifications of interest.

Project language
The competition language and project language is Swedish.

Returning of submitted material
Material included in expressions of interest will not be returned.