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European Central Bank

**ECB - urban planning and architectural design competition for the new ECB premises
(D-Frankfurt-on-Main)****2002/S 229-181820****Competition notice / call for candidature for Official Journal****European Central Bank (ECB)****Notice of competition - preselection**

- 1. Awarding authority:** European Central Bank, Kaiserstraße 29, D-60311 Frankfurt am Main.
Technical Assistance and contact point: ANP (hereinafter 'the Consultant'), Architektur + Nutzungsplanung GBR, Bergholter / Ettinger-Brinckmann, Dipl.-Ing. Architekten BDA Stadtplaner SRL, Hessenallee 2, D-34130 Kassel. Tel.: +49 - (0)561 - 707 75-0. Fax: +49 - (0)561 - 707 75-23. E-mail: anp-ks@new-ecb-premises.com. Internet: www.new-ecb-premises.com.
- 2. Project description:** CPV 74223000.
The European Central Bank ('ECB') is planning to construct, by 2008/2009, its new premises on the current Großmarkthalle (wholesale market) site in Frankfurt am Main, Germany, in close proximity to the River Main.
For this purpose, the ECB hereby launches an international urban planning and architectural design competition. The objective of this competition is twofold. First, to identify the best design proposal and the best and most innovative technological concept for the new ECB premises, and, second, to select planners to undertake the detailed planning and, if possible, the implementation of the project. It is intended that the design for the new premises shall combine the provision of a functional solution for the ECB with innovative ideas for the use of the old Großmarkthalle building which is an integral part of the purchased area.
The site has an area of some 120 000 m². The Großmarkthalle itself, which is a listed building, has a total floor area of approximately 30 000 m². Built in 1926/1928, based on a design by the well-known architect Martin Elsaesser, it consists of three parts: the main market hall and two side wings. These two wings, which have a floor area of 59 m × 15 m, are nine storeys high, giving some 18 000 m² in total. The market hall itself, 220 m long, 51 m wide and 23,5 m high, has a floor area of approximately 12 000 m².
The main usable floor space of the new premises will initially be around 100 000 m² in total for office space (about 2 500 workplaces) and special areas (e.g. the conference and press area, etc.). The architectural design needs to provide a concept for extending the premises in a modular way to cater for any future development. It must take account of local town planning/listed building requirements and integrate the new building(s) into the prevailing urban planning and landscape context. It must also meet stringent functional and security demands and fulfil the requirements of economy and efficient energy consumption with a view to providing a sustainable forward-looking solution.
- 3. Nature of the competition:** The competition will be organized as a restricted project competition, in two phases with a preselection of 80 qualified applicants for the first phase.
Candidates admitted to the first phase are invited to submit an initial outline design concept. The jury will then short-list 12 candidates to be admitted to the second phase in which a more detailed design concept for the ECB's new premises is requested. The prizes will be awarded by the jury to the best three design concepts.
The competition shall be conducted in accordance with the rules for an international architectural design competition held by the European Central Bank ('Competition Rules')

adopted by the ECB's Executive Board on 12 November 2002. The Competition Rules are published on the website of both the ECB (www.ecb.int) and the Consultant (www.new-ecb-premises.com).

The Competition Rules are based upon the following basic principles: equal opportunities for all candidates; assessment of applications exclusively in accordance with clear, pre-defined and non-discriminatory selection criteria; assessment of the submitted concepts in both phases by an independent jury; and anonymity of candidates in both phases.

The competition language is English.

Scope of participation: the competition will be open to applications from all over the world. No restrictions concerning an applicant's country of origin shall apply.

4. **Open competitions, final date for receipt of projects:** Not applicable.
5. **Restricted competition:**
 - 5.1 Number of participants envisaged: initial outline design (first phase): 80 candidates (including 10 'not yet established' architects). Detailed design concept (second phase): 12 candidates.
 - 5.2 Participants already selected: not applicable.
 - 5.3 Criteria for the selection of participants:
 - 5.3.1 Formal requirements:
 - 1) All applicants must have the formal qualifications enabling them to take up activities in the field of architecture and to pursue them under the professional title of architect in their country of origin.
 - 2) Groups of architects, as well as legal persons created to provide architectural services, are allowed to participate. They shall appoint one individual person, having the required qualification, to be responsible for the application. The composition of the group shall not change in the course of the competition. The members of the group or shareholders of the legal person must not submit separate applications.
 - 3) Applicants whose main business purpose is the execution of building works, or applicants who are controlled by such building enterprises are excluded from participation, unless they declare the waiver of subsequent application for the building works involved in the project.
 - 4) The following persons are excluded from participation in the competition:
 - (a) any ECB staff member or external consultants that are or have been involved in the detailed preparation and execution of the competition;
 - (b) members of the jury and expert advisers to the Jury;
 - (c) spouses, relatives and persons related by marriage, both up to the second degree of relationship, the permanent business partners and persons employed in the same company of the persons mentioned in points (a) and (b) above.
 - 5) If the non-compliance with any of these formal requirements is discovered subsequently, the ECB is entitled to exclude the concerned applicant from the competition and to annul, if need be, the award of a prize or the contract.
 - 5.3.2 Selection criteria:
 - 5.3.2.1 From the eligible applicants, the Pre-selection Committee consisting of experts from the ECB and (at least two) external architect members of the jury shall select 70 applicants to be admitted to the first phase. The selection shall be based upon the following criteria, listed in decreasing order of importance:
 - 1) experience and expertise with comparable projects (in terms of size, quality and complexity).The comparability of the projects shall be measured in terms of size, quality and complexity of the projects. Applicants must furnish proof that they have been responsible during the past five years for the planning and implementation of at least one project meeting the following requirements:
 - one high-quality building or complex of buildings of more than 50 000 m² total gross floor area; and
 - implementation of the project in several planning phases.Experience in projects that include one building under preservation order would be an asset.
 - 2) Architectural quality of reference projects.Applicants shall submit at least two reference projects, comparable not necessarily with regard to the size of project but with regard to the complexity and the quality of the task, and they shall describe their respective role in these projects. The successful (prize-

winning) participation in comparable architectural design competitions would be an asset.

3) Human and technical resources to execute a project of such size.

4) Financial soundness.

A minimum accumulated turnover of EUR 3 000 000 (fees for architectural services) during the past three years is required.

If more than 70 applicants meet the aforementioned criteria, and if the ranking of the applicants cannot be determined, the ECB may draw lots. If the applicants can partially be ranked the drawing of lots might be limited to the remaining positions.

5.3.2.2 In addition to the 70 applicants, the ECB will select 10 'not yet established architects' that meet the formal requirements laid down in 5.3.1, but not the abovementioned selection criteria. The selection shall be based upon the following criteria:

1) Age.

The applicant and all members of his team having the required qualification as architect shall not be older than 45 years.

2) Architectural quality of reference projects.

Applicants shall submit at least one reference project involving complex and high quality buildings of similar use and describe their respective role in these projects. The successful (prize-winning) participation in an architectural design competition would be an asset.

3) Human and technical resources.

4) Financial soundness.

If more than 10 applicants meet the aforementioned criteria, and if the ranking of the applicants cannot be determined, the ECB may draw lots. If the applicants can partially be ranked the drawing of lots might be limited to the remaining positions.

5.3.2.3 In addition to the 80 applicants admitted to the first phase, the ECB shall establish a reserve list of 10 applicants meeting the criteria laid down in Section 5.3.2.1 and a reserve list of 5 applicants meeting the criteria laid down in Section 5.3.2.2. Both reserve lists shall be established in ranked order. The selection and the ranking shall be based upon the selection criteria laid down in Section 5.3.2.1 and a reserve list of 5 applicants meeting the criteria laid down in Section 5.3.2.2 respectively.

If the number of qualified applicants exceeds the number of available positions on these reserve lists and if the ranking of the applicants cannot be determined, the ECB may draw lots. If the applicants can partially be ranked the drawing of lots might be limited to the remaining positions. Each applicant admitted to the first phase, who does not follow the invitation to submit a design concept, shall be replaced by the best-ranked applicant from the respective reserve list.

5.3.3 Documents to be attached to the application:

In order to prove that they meet the aforementioned criteria, all applicants shall provide the following documents:

1) application form: candidates shall complete the application form available on the website of the Consultant (see above). A signed version shall be sent to the Consultant;

2) a declaration that they meet the formal requirements laid down in 5.3.1 (see application form);

3) a document confirming that the applicant is qualified to practise as an architect. In the case of legal persons/groups of architects, this document must be provided by the person responsible for the project (attachment to be provided);

4) a document confirming the business purpose of the legal person (attachment to be provided);

5) a sworn declaration to the effect that the applicant is not bankrupt (see application form);

6) a certificate issued by the competent authorities declaring that the applicant has fulfilled all necessary obligations in relation to the payment of social security contributions and taxes pursuant to the legal provisions of the country in which said applicant is established (attachment to be provided);

7) certified financial statements, showing the applicant's financial position over the preceding three-year period (attachment to be provided);

8) a list of comparable reference projects and where relevant, evidence of successful participation in a comparable competition (see application form);

9) 'not yet established' architects shall provide copies of the passports/identity cards of all

team members (attachment to be provided);
10) copy of insurance policy (attachment to be provided).

The following is also requested:

11) reference projects:

applicants are requested to submit at least two (one) reference project(s), as specified in Section 5.3.2.1, point 2, and Section 5.3.2.3, point 2, supported by visual material on three DIN A3 pages and in electronic format (pdf file); these samples will serve as the basis for assessing architectural quality.

Any documents not required will not be considered. Documents will not be returned.

All documents must be submitted in English. If the original is not written in English a certified translation must be attached to the copy of the original document.

5.4 Deadline for receipt of applications for participation: 20 January 2003. Applications should be sent to the Consultant.

6. **Specific professional qualifications:** See above (5.3.1).

7. **Criteria:** The criteria to be applied by the jury for the evaluation of the submitted design concepts are specified in the Competition Rules.

8. **Members of the jury:** On behalf of the ECB and the national central banks: Lucas Papademos, Vice President of the ECB (Chairperson); Liam Barron, Director General of the Central Bank of Ireland; Sirkka Hämäläinen, Member of the Executive Board of the ECB; Yves Mersch, Governor of the Banque Centrale du Luxembourg; Hanspeter K. Scheller, Director General Administration of the ECB; Ernst Welleke, President of the Deutsche Bundesbank.

On behalf of the City of Frankfurt: Councillor Edwin Schwarz, City Councillor responsible for town planning.

External architects: Françoise-Hélène Jourda (Vice-Chairperson); Paris/France; Oriol Bohigas, Barcelona/Spain; Kees Christiaanse, Rotterdam/Netherlands; Massimiliano Fuksas, Rome/Italy; Michael Wilford, London/United Kingdom.

In addition to the above jury members, the following persons have been appointed as alternates.

On behalf of the ECB and the national central banks: Hans Georg Fabritius, Member of the Executive Board of the Deutsche Bundesbank; Klaus Gressenbauer, Director Planning and Controlling of the ECB, Brian Halpin, Deputy Director General of the Central Bank of Ireland; Thomas Rinderspacher, Head of the Premises Division of the ECB; Fernand Yasse, Head of Organisation and Risk Management, Banque Centrale du Luxembourg.

On behalf of the City of Frankfurt: Dirk Zimmermann (Head of the Town Planning Department).

External architects: Craig Dykers, Oslo/Norway; Martha Schwartz, Boston/USA.

9. **Further commission:** After an optional revision phase the ECB shall examine and evaluate the (revised) design concepts and award the contract for the planning of the ECB's new premises to the prize-winner(s) best meeting the selection criteria. The ECB reserves its right not to execute the whole project or parts of it. The ECB may subject the award of the contract to the condition that the candidate executes the project in close cooperation with a third contractor to be determined, or at least to be approved by the ECB if:

- the successful candidate is not familiar with the applicable building law and local customs; or if

- the successful candidate has been admitted to the competition in accordance with Section 5.3.2.2.

10.

11. **Fees payable to all participants of the second phase:** Only the second phase of the competition will be remunerated. The total amount of remuneration and prizes will be EUR 700 000 (plus VAT, if applicable).

All candidates who submit a detailed design concept in conformity with the requirements laid down in the competition brief shall receive a lump sum of EUR 40 000 in respect of expenses incurred.

The prizes will be as follows:

1st prize: EUR 100 000

2nd prize: EUR 70 000

3rd prize: EUR 50 000
Total prize money: EUR 220 000
Fees: EUR 480 000
Total amount: EUR 700 000 (plus VAT, if applicable).

12. **Indication of whether the prize-winners are permitted any follow-up contracts:**
As the ECB would prefer to separate the planning of the new premises from its actual construction, applicants whose main business purpose is to carry out building works, or applicants who are controlled by such building enterprises, are excluded from participation in the competition unless they formally waive any subsequent application to carry out the building work involved in the project. Otherwise prize-winners may conclude follow-up contracts.
13. **Other information:** - Prospective timetable:
first phase: 7 April 2003 to 7 July 2003;
second phase: mid-September 2003 to mid-December 2003.
- All candidates will be informed of the results of the preselection phase. For reasons of secrecy, the names of non-selected applicants will not be published.
14. **Date of dispatch of the notice:** 18 November 2002.
15. **Date of receipt of the notice by the Office for Official Publications of the European Communities:** 18 November 2002.