

# NAVITAS PARK IN AARHUS

## INFORMATION MATERIAL

Master Contract for the building of Navitas Park in Aarhus, including facilities for education, research, development and entrepreneurship, as well as a public parking lot



Owners: Aarhus School of Engineering • Aarhus School of Marine and Technical Engineering  
INCUBA Science Park A/S • the Municipality of Aarhus

Consultants: KUBEN MANAGEMENT • BASCON



be building a structure of a total of approx. 35,000 m<sup>2</sup>, divided into three “owner-occupied flats”. In addition, the parties will construct a parking lot for the building; the parking lot will have approx. 175 spaces plus storage rooms, etc., corresponding to a total of approx. 1,750 m<sup>2</sup>.

In connection with the building structure and designated as “owner-occupied flat no. 4”, the Municipality of Aarhus will construct a public parking lot located in the basement underneath Navitas Park with approx. 450 parking spaces.

*Excerpts from the partial area plan for the northern bastion and Pier 2, prepared by Knud Fladeland Nielsen:*

*In 2005, Aarhus City Council adopted the “Quality Manual for the Aarhus Docklands – supplement no. 58 of the 2001 Municipal Plan”, which lays down the overall visions and guidelines for the conversion of the Aarhus Docklands. The master plan for the northern areas, adopted in 2006, 2006, provides further processing and specification of the Quality Manual in regard to the Northern Docklands, the northern bastion and Pier 2. The master plan lays down the future urban structure, the different uses of the areas, the location of roads, canals, public space, promenades, construction fields, floor space ratios, plant use structures, etc.*

*Navitas Park will be placed on the northern bastion*



The tender process and construction period are expected to be in accordance with this time schedule:

- October 2009 Forwarding of contract documents
- January 2009 Deadline for submitting tenders
- April 2010 Selection of the successful tenderer
- Mid-2010 Local plan work, possible start-up of design work and site development
- Mid-2011 Design work
- Early 2012 Construction expected to commence
- Mid-2014 Project hand-over

### **3. Visions for the project**

Navitas Park is Aarhus’s new hub for innovation and energy (*navitas* means energy, zeal). The concept of Navitas Park has the IT City at Katrinebjerg as its model and wishes to create an environment, where education, development and research go hand in hand in strong cooperation with the business community. This is an environment, in which the lines between private innovation, public research and future-oriented education will be wiped out in an open, creative, dynamic and coherent environment, and where interaction benefits participants themselves as well as society as a whole.

Navitas Park's values are development, openness, cooperation and quality. These values are characteristic of the individual players and their actions, relations between players and relations with the world. These values will be maintained and developed and should be reflected in the building structure. They are core when it comes to allocating space in the building, since in addition to allowing for the individual profiles of the three parties, these values should invite and promote coherence among the parties.

When the approx. 35,000 m<sup>2</sup> at Navitas Park are taken into use in 2014, an open, dynamic building structure will have been established at Pier 2, where business people, scientists, teachers and students cooperate and inspire each other to create results in the form of better education, new technologies and strengthened business development.

The vision for Navitas Park is to become:

- A knowledge centre and innovative environment – primarily in energy, environment and building construction.
- A strong centre for the development and application of competencies in education, research and entrepreneurship.
- An internationally competitive and attractive environment for students, teachers, scientists and companies.

## 4. Owners

### 4.1 Aarhus School of Engineering

Since 1915, the Aarhus School of Engineering (IHA) has produced highly qualified B.Eng. and M.Eng. graduates for Danish and international companies. The college is located at the centre of Aarhus today and has around 1,500 students and 160 staff.

The college offers 8 B.Eng. programmes. In collaboration with the Aarhus School of Engineering, Aarhus University offers 8 M.Eng. programmes.

In addition, the School offers a number of access programmes to students without the educational level that would qualify them directly to attend an engineering programme at the School.

The Aarhus School of Engineering cooperates closely with the business community to ensure that programmes are geared to business and have a high level of professionalism. One example of this cooperation is the so-called development labs, where teachers and students cooperate with companies on specific development projects.

Programmes are based on a high level of student attendance in the classroom and on high diversity in teaching methods, ranging from traditional university-type auditorium lectures via large teams to class and seminar instruction and group-based project work or individual student projects. Furthermore, workshops and lab work are significant elements of all programmes.

Further information is available at [www.iha.dk](http://www.iha.dk)

### 4.2 Aarhus School of Marine and Technical Engineering

The vision of Aarhus School of Marine and Technical Engineering (AAMS) is to be a leader in the development of international technical managers for the future.

This vision is supported by educating students in a dynamic, developing student environment, where the focus is on ensuring that students obtain the competencies that are in demand today. We ensure that programmes are updated by cooperating closely with the business community.

The students at the School consist of two equally sized groups with different profiles: students coming from upper-secondary education and students who are skilled craftsmen. The interaction between these two groups and our history of being linked to the maritime trades help create a unique teaching environment at our School.

Since the programme in marine and technical engineering is a work-experience-based bachelor programme, the work in the labs and workshops is given high priority. We work continually to perfect the interaction between class instruction and hands-on learning in the right physical settings.

Over the last four years, the School has seen more than a doubling of the number of students, bringing the total in 2009 to approx. 400 students. The School is expected to have approx. 500 students when moving into Navitas Park in 2014.

We find it important for our teaching facilities to reflect the fact that our teaching patterns undergo constant adaptation and have to be able to cope with quick transitions within a matter of minutes as well as more long-term conversions (restructuring) to match new teaching objectives. It is essential to our success that our building facilities are very flexible and robust in regard to future changes and conversions in teaching patterns.

Further information is available at [www.aams.dk](http://www.aams.dk)

### **4.3 INCUBA Science Park A/S**

INCUBA Science Park A/S (ISP) was established in 2007 through a merger of Science Park Aarhus (1986) and the IT House Katrinebjerg (2006) – formerly known as the Development Park (1997).

INCUBA Science Park supports knowledge-based companies in their innovation and growth. The objective of INCUBA Science Park is to be the best domicile for innovative companies. ISP provides facilities, networks and sparring, in addition to facilitating contact to the knowledge institutions of the region. Dynamism in and among companies is the yardstick for success.

INCUBA Science Park A/S hosts different types of companies. Entirely new companies thrive alongside more well-established companies. R&D departments from rather large companies work alongside temporary projects. A total of 125 companies are hosted by ISP. In addition, activities from Aarhus University and Aarhus University Hospital are carried out on the premises. Versatility and commitment provide leverage for mutual inspiration and growth.

INCUBA Science Park A/S offers facilities close to three of the dynamic knowledge institutions of the region: on Gustav Wiedes Vej, adjacent to the University Park; at Katrinebjerg as an integral part of the IT House, and at Skejby next to Skejby Hospital as the driver of healthcare professional development. Proximity supports cooperation and the commercialization of knowledge.

Navitas Park will enhance the science park focus on localizing and cooperating with well-established knowledge institutions. Cooperation with the Aarhus School of Engineering and the Aarhus School of Marine and Technical Engineering opens up entirely new opportunities of cooperation and entrepreneurship.

Further information is available at [www.incuba-sp.dk](http://www.incuba-sp.dk)

#### **4.4 Municipality of Aarhus**

The Municipality of Aarhus (AaK) is a politically managed service enterprise. This gives the Municipality of Aarhus a number of characteristics that distinguish it from private enterprises, cultural institutions and other organizations in the city. The annual gross revenue of the Municipality of Aarhus is DKK 21 bn – approx. EUR 3 bn. The revenue comes from taxes at approx. 13 bn, central government grants of 2 bn, and user payments of 6 bn (2009 figures).

The top governing body of the Municipality of Aarhus is the City Council. The daily running of the city is in the hands of a City Management, consisting of the Mayor and five Aldermen, each in charge of their own Department. The City Management is where many agreements on ongoing operations are made before they are adopted by the City Council. When a decision has been made, the 33,000 staff of the Municipality of Aarhus set out to solve the assignments involved.

Traffic and Roads belongs under the City Government Department for Technical and Environmental Affairs. The assignment for Traffic and Roads is to optimize the infrastructure based on the given physical framework as well as the financial framework and conditions laid down by the City Council and in legislation.

Traffic and Roads works on the planning, construction and operation of roads and adjacent squares, just as Traffic and Roads plans and orders public transport in the Municipality of Aarhus, in addition to managing parking and taxi licensing schemes.

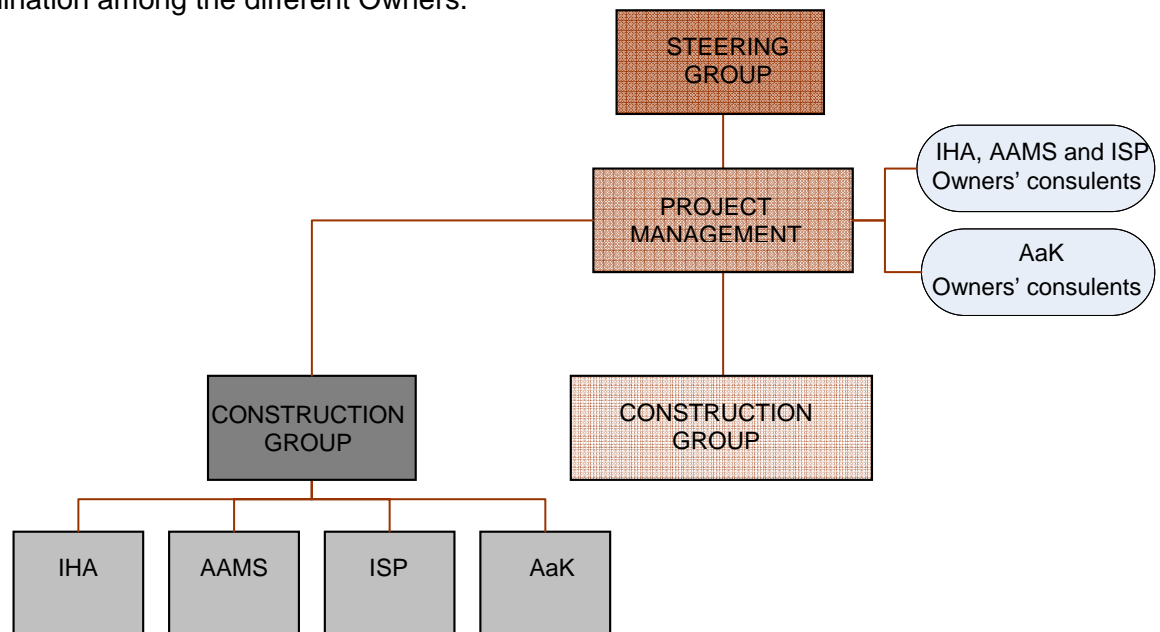
Over the coming years, the Municipality of Aarhus will have a new, grand urban district placed on the Aarhus Docklands. This is where 20,000 will live and work. The city meets the bay at this location in an inspiring interaction between visionary architecture, recreational facilities and a vibrant dockland environment. When all construction has been completed, the Aarhus Docklands will offer a floorage of 800,000 m<sup>2</sup>, thus becoming one of the biggest waterfront projects in Europe

Further information is available at [www.aarhuskommune.dk](http://www.aarhuskommune.dk)

## 5. Project organisation

The parties have established a project organisation to implement the project; the organization is managed by a Navitas Park Steering Group. The Steering Group will include representation from the Aarhus School of Engineering, the Aarhus School of Marine and Technical Engineering, INCUBA Science Park A/S and the Municipality of Aarhus.

The Steering Group expects to engage a joint Project Management to be in charge of the daily running of the project in relation to the General Contractor. In addition, the Project Management will oversee coordination among the different Owners.



## 6. Master Contract

### 6.1 Selection of General Contractor

The assignment at hand is of such a size and complexity that special requirements must be made to ensure optimum implementation of the project. It is thus important for the General Contractor and his advisors as well as other associates to have the necessary qualifications and competencies to carry out the project. Experience from similar construction assignments involving teaching and research buildings, office buildings, buildings with parking facilities, etc., as well as experience with construction assignments such as waterfront/docklands projects with extensive pile and sheet works, is deemed to be relevant.

It is significant that the General Contractor has the managerial competencies with the necessary strength to secure implementation of the project and that architectural and engineering competencies be attached to the project, so as to be able to form part of a process with a broad spectrum of competencies. For

example, the General Contractor and his advisors will have to handle digital communication, including the Central Government requirements in regard to "digital construction".

Furthermore, it is significant for the General Contractor to have adequate financial capacity, so as to provide continuity and security in regard to project implementation. Companies that are not able to comply with the minimum financial capacity requirements may form an association of economic operators.

Additionally, it is deemed significant for the General Contractor to have adequate resources in the form of employed staff and equipment to ensure that the project can be implemented within the financial and time-related framework given for the project.

In the prequalification, the Contracting Authority has laid down a number of requirements from the applicant to ensure optimum implementation of the project. The specific requirements in regard to applications for prequalification can be seen in the contract notice.

## **6.2 Basis for offering the Master Contract for tender**

The offer for tender and the implementation of the project under a Master Contract will be based on construction programmes prepared jointly for IHA, AAMS and ISP in regard to their joint construction project, Navitas Park, and a construction programme prepared by the Municipality of Aarhus in regard to the public parking facility in the basement underneath Navitas Park.

The construction programmes will specify expectations and requirements in regard to the new construction project. The construction programmes will not contain exhaustive requirement specifications with ready-made solutions for the design and layout of the building structure. Based on a description of the activities and requirements of the parties in the form of functionally based requirements, the intention is to use innovative solutions and good design that allow tenderers and subsequently the successful general contractor the opportunity of offering an appropriate solution from an overall financial perspective – a solution that offers prime support to activities and functions.

The parties have decided on a financial construction framework for the project; this framework will appear from the contract documents forwarded to the tendering companies.

The contract and working language will be the Danish language.

### **6.3 Tenders**

The offer for tender will be in the form of a restricted tender offering a Master Contract to one of five companies expected to participate.

The tender must include not only the price, but also a draft solution for the project, which solution will form part of the assessment. The draft solution will have to include such elements as proposed location of the building, building height, architectural main concept, materials, floorage use and an explanation of functional interactions. In addition, an explanation must be offered of the technical solutions, technical facilities, sustainability, energy consumption, facility management and maintenance, as well as financial deliberations at the overall level.

The tender must include all services to be performed in connection with the construction of the building, such as process and project management, design work with all the services described in ABR89 (General conditions for technical consultancy and assistance) as well as DANSKE ARK and F.R.I.'s performance descriptions, participation in local plan work, authority approval, performance of construction and closing off of the building site, coordination of Owner's supplies and hand-over of the project.

The tender must be accompanied by all relevant information required for a full assessment; in this connection, the full financial scope of the contract must be stated.

The tender shall be submitted in the Danish language.

### **6.4 Awarding of the Contract**

The award criterion shall be *the economically most advantageous tender* with subcriteria such as the tenderer's price for constructing the project, as well as the quality of the draft solutions presented. The subcriteria will appear from the contract documents.

When assessing the quality of the draft solution, special weight is expected to be attached to such elements as functionality, architecture and floor space ratios.

### **6.5 Assessment Committee**

In connection with the offer for tender, an Assessment Committee shall be established, whose job is to make the final assessment of the tenders submitted. The Assessment Committee will have a total of seven members: one representative from each of IHA, AAMS, ISP and the Municipality of Aarhus, as well as three members appointed by the Master Contract Committee; these must have a background in architecture and/or engineering.

## **6.6 Tender fee**

A tender fee of DKK 1,000,000 excl. VAT shall be granted to each tenderer who hands in an admissible tender, but is not awarded the contract. The details will appear from the contract material forwarded to the tenderers.