



NORDIC  
BUILT

# Nordic built challenge

## Stage II

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A sustainable building renovation competition, consisting of two phases; an open multidisciplinary design contest and subsequently a negotiated procedure with the winners of the design contest.

# ICELAND

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HÖFDABAKKI 9  
GREEN OFFICE PARK



## Nordic built competition Iceland – Phase II

The promoter of the Icelandic competition is Reitir Real-estate in co-operation with the Nordic Innovation organization.

The competition brief for stage II is an appendix to the previous brief where changes and specific requirements are presented. All other information, statements, prizes, jury and other descriptions in stage I brief are still valid for reference. In case of discrepancy, the stage II brief will rule.

The main focus in phase II will be on site planning, future development and building exterior solutions, with less focus on the interior design for a specific client. Therefore the phase II competition brief addresses mainly these two challenges:

- o1. The site: The need for sustainable solutions in future developments, parking, access, site identity and connections to adjacent area. The vision is a “Green” office park that will attract high end tenants with unique site planning and image.
- o2. The main building (Bogahús) is in need of refurbishment. The facades are in need of better sun control and the building is outdated in most areas concerning building techniques, insulation, air control. The task is to change the building to a sustainable building with possible exterior solutions, additions, building ventilation concepts and technical solutions with local conditions in mind.

## Competition information

The competition language is English. The competition documentation is available in English. The questions concerning the competition shall be written in English. The texts in the competition entries shall be written in English language.

The competition promoter will not insure competition entries.

The competition entries will not be returned.

## Stage II competition schedule

10.04.2013 – 01.07.2013	– The competition period for stage II
10.04.2013 – 01.05.2013	– Question period for stage II
15.05.2013	– Questions answered in stage II
September 2013	– Announcement of the stage II winner
November 2013	– Announcement of the final NBC winner



### **Use of competition entries and publication rights**

Reitir Real Estate Company retains the right to use and publish all competition entries selected for stage two in accordance with Icelandic copyright law.

The designers that have been rewarded a commission will retain the right to use themes and Ideas from other proposals selected for stage two in accordance with Icelandic copyright law. The copyright of the designs will remain with the authors of the proposals.

Nordic Innovation, Reitir Real Estate Company, the Icelandic Association of Architects (AÍ) and the Icelandic Green Building Council retain the right to publish the competition proposals selected for stage two. In connection with the publication of the material (after the announcement of the results), the main author/s of the proposals in question will always be mentioned by company or name.

### **Further actions after the competition**

The participants will be informed of the winner before the final competition results are announced on the competition website [www.nordicbuilt.org](http://www.nordicbuilt.org) in September 2013.

The architects of Höfðabakki 9, THG Architects will be included in the project finalization as the leading architect of the area.

After stage two of the competition all proposals will be exhibited in Iceland. Location and time will be announced on the competition web site.

The Icelandic Design Museum will store all competition entries after the competition. It is possible to access the entries through the museum staff.

If the building project for any reason is cancelled or if the consultancy contract is not awarded to the winner of the competition within two years of the announcement of winner of the competition, the winner of the competition shall receive a compensation of 75.000 NOK Excluding VAT.



## **Competition documentation and other source information**

### **Competition documentation**

The documentation comprises the present competition programme plus the following appendices:

- o1. Competition brief for stage II (pdf)
- o2. Areal maps, surroundings (dwg/pdf)
- o3. Building drawings (dwg/pdf) both buildings, high rise and low rise
- o4. 3d model of the site with buildings (sketch up/dwg)
- o5. Images from site and buildings.
- o7. The 10 principles of the Nordic Built Charter

The competition documents can be downloaded from 10.04.2013 onwards at the competition website: [www.nordicbuilt.org](http://www.nordicbuilt.org)

The competition programme and its appendices have been checked and approved by the competition promoter, the jury and the Architectural Association in Iceland

### **Possibility to visit the competition site**

There will be no scheduled visits to the competition site.

### **Questions concerning the competition**

Competitors will have the opportunity to send questions regarding stage 2 to the competition secretary, Mr. Haraldur Helgason before May 1st 2013. All questions shall be in English. All questions will be answered before May 15th 2013.

All questions and answers will be sent to all four participants in stage 2 via email through the competition secretary



## **Competition task and design guidelines**

### **Objectives of the competition**

The ten principles of the Nordic Built Charter form the bases for the objectives as well as for the assessment criteria of the competition.

The Nordic Built Challenge winner will be selected according to the projects' ability to apply the 10 principles of the Nordic Built Charter with the use of existing technology while remaining financially and practically viable.

### **Description of the competition area and surroundings**

The area is the lot at Höfðabakki 9, a commercial and light industry area in the suburbs of Reykjavik city. The lot has two individual buildings on site, an office and light industry building on two floors, which is in the process of being renovated and transformed into office space. The second building is the competition main focus, a seven floor office building in its original state, built in the 80's which needs refurbishment.

The landscaping of the lot is in the process of redevelopment with more green areas, trees and parking lots. The parking is short term stay at the main entrances with an adjacent parking lot for staff.

### **The existing office-building (Höfðabakki 9 – bogahús)**

The main building (Bogahús) is built in 1980 and is a typical commercial building of its time. The building is on seven floors and a basement and a recessed top floor. The building has a grand central staircase with two elevators. The entrance is from the east side of the building facing the guest parking lot.

The main building is in need of refurbishment, both exterior and interior. The facades are in need of better sun control and the building is outdated in most aspects concerning building techniques, insulation, air control with design and other technical solutions.



## The challenge:

### o1. Site:

First challenge is to look at the site as a whole. The identity and image of the site, entrances and guest perception of the site as a new green office park. The site should be studied in context to adjacent area with pedestrian, bicycle and vehicular connections in mind. Possible future development is allowed on site with a sustainable planning solution and positive site impact. The parking arrangement and open areas should be addressed with site flow and access to buildings. Proposals for Common services on site are requested.

#### Requirements:

1. Create new identity for the new “green” office park
2. A comprehensive sustainable site planning solutions
3. analyze site’s relationship to adjacent areas
4. Signage, artwork, vision of the new “green” office park
5. Entrance and access to buildings
6. Parking (Vehicular and bicycle) solutions with parking ratio to site and building sq. m.
7. Common service for the site; waste management, bicycle storage, common cantina, lighting, security and other services.
8. Future vision for new development on. Possible a new office building or additional floors on existing buildings.

### o2. Main building exterior:

Next challenge is to create sustainable solutions for the building exterior. As the building is outdated there is need for up to date solutions in sun control, insulation, ventilation (natural ventilation) and durability. The existing facades and exterior, structural elements will not be replaced, although changes to windows are allowed for ventilation if needed. An addition to exterior solutions is allowed. This is a challenge for an economical and sustainable solution. Additions to the building are allowed with economical and technical argument.

#### Requirements:

1. Exterior solutions and additions:
  - a. Show graphical concepts and drawing details
  - b. Materials palette should be presented
  - c. Show new building entrance and access with possible changes to 1.st floor. This entrance should be sheltered from prevailing winds.
  - d. Visualizations, perspectives and 3d images of the building, entrance and exterior solution.
2. Technical solutions for the whole building (Air, heat, cold)
  - a. Show how ventilation concept for the building collaborates with exterior solutions
  - b. Technical proposals for the building as typical office building with preliminary designs and calculations. Please show drawings and calculations
  - c. Present that the total building sustainable solutions is adjusted to local conditions in terms of energy, water, light, weather and unique Icelandic environment.

### o3. Fulfill the above challenges based on the 10 Principles of the Nordic Built charter.



## **Instructions for preparing competition entries**

### **Competition secrecy and anonymity of entrants**

The competition will be judged anonymously and each document shall be clearly marked with a 5 letter name (letters and numbers allowed) and the competition competitors must attach to their entry a name envelope.

The name envelope is a sealed, non-transparent envelope containing the pseudonym for the proposal, the names of the authors and contact information for the team's contact person. Additionally, it must be mentioned who has the copyright to the proposal. The author information of the proposals selected for stage two will be published after the announcement of the competition results in the extent and form as given in the envelope. The name envelope must be marked with the entry's pseudonym and the text "Name Envelope".

Only the name envelopes of the entries selected for stage two and the entries awarded with honorary mentions will be opened after the Nordic Built Challenge competition has been solved and the jury has selected the Nordic Prize Winner. The competitors are responsible for prevailing the anonymity of the entries until this.

## Required competition documents stage one

Printout A3 document, landscape format, 25-50 pages:

- o1. Statement and description of the proposal, no more than 2000 characters. The description can also be included in specific chapters.
- o2. The site:
  - a. Site plan of the Höfðabakki 9 area, scale 1:1000
  - b. Site plan of specific areas in scale 1:500
  - c. Detail site designs in scale 1:200
  - d. Diagram of site relationship to the adjacent area
  - e. Renderings of the site over all concept, image and possible new development
- o3. The Exterior of the main building
  - a. Exterior drawings of the main building, scale 1:200
  - b. Exterior details of the main building, scale 1:20, 1:10 or 1:5
  - c. Visual 3d images of main building – minimum 3 views
  - d. Information regarding sustainable solutions, principles and technology

CD – rom including:

PDF document with all printout material, set up in one presentation document in A3, 150 dpi resolution. One PDF document should include all requested information



## **Submission of entries**

The competition entries must be submitted latest on 1. 7. 2013 before 15.00 to the postal address given below with proof (clearly postmarked or registered as evidence of the dispatch date) that they were handed over to the post office or other courier service for transportation on or before the closing date .

Proposals may be submitted by post or by courier before the deadline. A receipt from the relevant courier should be sent to the competition secretary by email within 24 hours of submission. The notification should include the delivery registration number. Proposals will not be accepted more than seven days after the deadline. Submitted proposals should be addressed to the competition secretary, see address below. Notification of the receipt of incoming proposals will be sent by email.

The packages must be marked with the text "Nordic Built Challenge Iceland – Stage II" . The address:

Mr. Haraldur Helgason  
Hvassaleiti 74  
103 Reykjavík  
Iceland