

## **1.1 SPECIFICATION OF PROCUREMENT**

The client is in search of contractors for the procurement referred to in the heading who can offer their own systems/concepts for new production. The participants in the contractors' organisation shall have an interest in working in an engaged manner in close and open cooperation with all other players and persons in the specific project. The contractors shall also have a strong involvement in socially sustainable development.

The procurement referred to will result in the signing of framework agreements with, if possible, five (5) contractors.

When the procurement has been implemented and completed, individual sub-orders will be placed from the framework agreement. Separate and project-specific decisions will be made in conjunction with sub-ordering.

Decisions on the implementation of this framework procurement thus do not cover a mandate for sub-ordering for the coming specific projects. Each specific project is decided thereafter in the customary way within the decision-making input and risk analyses that have always been conducted before a decision is made on new production.

### **1.3.1 Sub-order of a specific product**

When the client makes a decision that a specific project shall be performed, a sub-order is placed from a framework agreement. A framework agreement is then signed by both Parties. The framework agreement regulates Stages 1 and 2. On transition to Stage 2, the sub-order contract act is supplemented by a contract agreement.

## **2.0 INFORMATION ON THE PROJECT**

### **2.1 BACKGROUND – THE STOCKHOLMHUSEN PROJECT**

A shortage of housing is one of Stockholm's and the region's largest and most critical challenges. The shortage of housing counters the city's sustainability goal, restricts the city's development, and the rate of housing development must therefore increase. The municipally-owned housing companies Familjebostäder, Stockholmshem and Svenska Bostäder shall, as a part of this increase in ambition level, double their housing development during the coming years.

The Stockholmhusen Project is a complement to the housing companies' previously planned new production.

With the aim of increasing the production rate, the housing companies and the City of Stockholm Office of Urban Development have been commissioned to develop a concept structure of housing blocks with the aim of being able to construct more tenancies more quickly and cost effectively.

These concept blocks, Stockholmshusen, shall be characterised by a form of architecture that is both varying and good. At the same time, the properties shall live up to the city's otherwise high demands for, for instance, energy use, environment and accessibility.

The Stockholmshusen Project will over the course of time consist of a number of specific projects that are realised based on a jointly developed project. In order to make sure that Stockholmshusen's design and technical requirements function towards the market, a first stage will initially be implemented – a Footprint/Stage 1 – which is a kind of test run that will then be evaluated.

The project goals are ambitious and clearly defined. In all, it could be a question of commencing the construction of 5 000 housing units within a period of 5-6 years.

Each stage contains 600 to 700 housing units divided into a number of specific projects. The client will sub-order the specific projects individually. In each stage there is a margin where it is not possible to assume that all specific projects which are assigned land will be built, and/or changed with regard to scope. The lead-time from start of planning to start of construction is assessed to be two (2) years.

In Footprint Stage 1 /Stage 1, the aim and goal are to work out and establish the product and secure the approach. The parties in each specific project shall jointly develop and design type buildings such as lamellar buildings, tower blocks and buildings with flexible possibilities to build blocks – so called L structures or T structures – the goal is that these should also serve as type houses for future stages. For further information on architectural concept, see Document 4.

## **2.2 PURPOSE OF THE PROJECT**

Altogether, the Stockholmshusen Project helps to make sure that a number of new rental properties can be constructed more rapidly and more cost effectively. The project will also be part of the City of Stockholm's work on starting the construction of 40 000 new housing units before 2020 (the 40 000 Programme)

## **2.3 GOALS OF THE PROJECT**

The Stockholmshusen project has a number of project goals that frame the ambition and scope of the project. The project goals are presented below.

- Construction work started on 3 500 – 5 000 housing units by 2020.

The Project shall achieve 3 500 to 5 000 commenced housing units by 2020 to secure the goals of the housing companies for new housing units. These are part of the 40 000 Programme.

- Cost goal

The cost goal of SEK 28-30 000 m<sup>2</sup> living area (BOA) including future proprietor's costs and VAT, which is a reduction of the total cost by 25% in order to meet the requirements for rental and return.

- Concept goal 90/10

In order to guarantee that Stockholmshusen will be a concept and that it will be built at the right price, and at the right time, 90% of the total cost will be fixed for the concept and 10% for adaptation to land and design configuration.

- The lead-time goal for the urban development process 15-18 months

In order to guarantee that the volume and time goals are achieved for the project, the lead time from start of the detailed development plan to legal adoption of the detailed development plan shall be 15-18 months (time frame set with no consideration to possible appeals). The purpose is to create an even flow throughout the entire cycle from land assignment to start of construction.

- Footprint/Stage 1

Footprint/Stage 1 will be started as soon as the framework agreement is signed.

This stage contains approximately 600-700 housing units divided into 8 land assignments. See Document 5 List of conceived Land Assignments Footprint/Stage 1.

- Energy goal

55 kWh/m<sup>2</sup> A<sub>temp</sub>.

## **2.4 TIME SCHEDULE AND METHOD OF IMPLEMENTATION**

An illustration is given below of the various stages with regard to time, in which the expectation is that the housing units within Footprint/Stage 1 will be started no later than autumn 2017 and be ready for occupation by August/September, 2018.

## **2.5 ORGANISATION AND MANAGEMENT**

The Stockholmshusen Project is both extensive as well as complex, with links to a number of the City's administrations and companies. A common project organisation has been established in which all parties have assigned resources to work within the project.

Those parties that are involved directly are housing companies, the City of Stockholm Office of Urban Development, the City of Stockholm Traffic Department and the Environmental Health Department. In addition to these, Bostadsförmedlingen (Stockholm Housing Service) and Stockholm Business Region are involved with supporting the project.

In their capacity as both future proprietor, client and future property manager, the housing companies have a centrally important role in the Stockholmshusen Project.

The implementation is illustrated below of an assessed time axis where the red dashed line marks the scope of the work that is connected with the implementation decision.

## **2.6 COSTS**

The investment volume will constitute a large part of the housing companies' coming investments, and thus impose exceptionally high demands for sound economic control and management.

The purpose of the Stockholmshusen Project is, inter alia, to develop tenancies at lower production costs. The rents will then be negotiated with the Tenant Owner Association in exactly the same way as the housing companies' other forms of new production.

The return on investment requirement for the individual housing projects shall be commercially oriented. Existing utility value levels and demands on the land for direct return for the geography set the requirement preconditions for the return on project investment.

It is impossible to make direct exact calculations of the total economic framework of the project since the individual projects have not been identified and the exact number of housing units has not been established.

Each specific project will be able to be costed accurately once the concept has been developed and tested. Direction and implementation decisions concerning these separate projects will be made separately on the basis of the parties' normal attestation and delegation procedures.

## **2.7 ENVIRONMENT**

The starting point for the product development of the Stockholmshusen Project is the requirements that are specified in the City's Environmental Programme. The ambition is that the buildings shall correspond with the silver level according to the assessment in Miljöbyggnad (Environmental Construction).

The environmental ambition is thus high, but cannot be expected to increase in conjunction with the production design, when the project focus is primarily to reduce the total production cost.