



“GRÜNEWALD-STEICHEN” PROJECT

APPENDIX 2
Compliance, selection and appointment criteria



1. The criteria in phase I of selection

Compliance criteria

Application files must contain all the documents requested in Appendix 3 "Documents to be submitted".

The panel reserves the right to exclude non-compliant applications.

Selection criteria

The selection criteria in phase I of selection are as follows:

	Lot 1	Lot 2
For the Developer section: <ul style="list-style-type: none"> - The economic and financial capacity relating to: <ul style="list-style-type: none"> o the solvency, liquidity and profitability ratios o the financial stability of the commercial structure o the identified risk factors - the quality of references in construction for comparable projects - the professional qualifications of the company or companies and the people in charge of the project 	40%	50%
For the Architect section: <ul style="list-style-type: none"> - the architectural quality and urban integration of comparable project references - the complexity and comparable situation of the references - the professional qualifications of the company and the people in charge of the project 	35%	40%
For the Landscape Architect section: <ul style="list-style-type: none"> - the quality of comparable project references - the complexity and comparable situation of the references - the professional qualifications of the company and the people in charge of the project 	15%	0%
For the Team: <ul style="list-style-type: none"> - methodological note and the work and organisation approach (including planning and organisation chart) 	10%	10%
Total:	100%	100%

The definition of 'comparable references' is specified in appendix 3.1 Livrables.

The assessment will be made relatively by comparing the applicants.

Only teams selected by the Fund in phase I of selection will be allowed to participate in phase II of appointment and submit an economic bid and an architectural project.



2. Assessment criteria for phase II

For the interim submission

Projects will be analysed based on the criteria listed below.

For the intermediate submission, no project rating will be given. The participating teams will be informed of the panel's recommendations for the further development and finalisation of their project with a view to the final submission.

The criteria according to which the panel will analyse the projects are:

- urban integration criteria
- architectural criteria
- landscaping criteria
- functional and layout criteria, etc.

with in particular:

For lots 1 and 2:

- the quality of integration into the existing and planned urban context,
- the quality of the architectural identity and its integration into the site: materials, balance of volumes and openings, layout of spaces, scale of the project, horizontal and vertical sequences, social quality, quality of the ground floor and its relationship with the exterior space, landscaping treatment of frontages and transitions between public/private spaces,
- the quality of the landscaping concept and the spatial quality of the exterior facilities with the prioritisation of exterior spaces, the richness of the proposed programme and the comfort of use of the exterior spaces, the integration of the concept of living together in both private and public spaces, the appropriation of private spaces, the management of the transition from public to private, the place of ecology in the project, the types of vegetation and their seasonal qualities
- the environmental quality of the project
- the operating/maintenance costs and the durability of the quality of the construction over time

For lot 1:

- the quality of the homes, with their interior layout, the habitability of the homes and balconies/loggias, the preservation of privacy, the quality of green/horizontal traffic routes and other spaces, the views generated towards the exterior with a view of the sky and greenery, access to light (for lot 1)
- the spatial and functional quality of spaces other than housing (shops, services, crèches)
- the quality of the basement facilities, particularly the car park
- the quality of the landscaping concept and the spatial quality of the exterior facilities with the prioritisation of exterior spaces, the richness of the proposed programme and the comfort of use of the exterior spaces, the integration of the concept of living in the spatial quality, the appropriation of private spaces, the management of the transition from public to private, the place of ecology in the project, the types of vegetation and their seasonal qualities, the quality of the layout proposed for school purposes (crèche).



For lot 2:

- the spatial and functional quality of the office and shop/service spaces on the ground floor
- The quality of the landscaping and the user-friendliness of the proposed outdoor facilities and interfaces between private and public space.

For the final submission

In the final appointment phase, the projects will be analysed and assessed on the basis of the criteria and weighting listed below:

	Lot 1	Lot 2
Economic section	60%	
<ul style="list-style-type: none"> - Competitiveness of the financial proposal <p><i>Lot 1 :</i> financial proposal for the emphyteusis right minus the cost of developing the public square to be developed as part of lot 1 (the highest result)</p> <p><i>Lot 2 :</i> financial proposal for the emphyteusis right (the highest)</p>	60%	60%
Project	40%	
<ul style="list-style-type: none"> - Urban integration criteria - Architectural criteria - Landscaping criteria - Functional and layout criteria 	5%	6%
	20%	22%
	10%	6%
	5%	6%
Total:	100%	100%

The panel reserves the right to propose a different weighting of the criteria listed above.