Gemeente Amsterdam

9 November 2026

The New Heart of Kraaiennest with OBA Next

Selection guidelines for the international design competition (phase 1)

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1 Introduction

The City of Amsterdam is holding an international design competition for the project 'The New Heart of Kraaiennest with OBA Next'. The purpose of the procurement procedure is to select a design team. The assignment calls for a cohesive design addressing the public realm, civic and community facilities, socioeconomic growth, and the spatial integration of the housing programme. Essential to the assignment is the integration of urban design, landscape, architecture and socioeconomic value.

This procurement procedure consists of two phases:
- Phase 1: Application phase
- Phase 2: Design phase

These selection guidelines cover the first phase of the procurement procedure: the application phase. During this phase (phase 1), interested firms may apply to participate, either individually or as a consortium. On the basis of the requirements for eligibility (phase 1a) and selection criteria (phase 1b) set out in these guidelines, up to 10 candidates will be selected for interview (phase 1c). During the interviews, the jury will hold discussions with the selected candidates. Based on these discussions, up to three candidates will be selected. The three selected candidates will then be invited to take part in the design phase (phase 2), in which they will be asked to submit an integrated outline design.

These selection guidelines comprise:
- A description of the assignment.
- The structure of the procurement procedure.
- The timetable for the procedure.
- The requirements candidates must meet.
- The selection criteria.
- The information to be provided when applying.
- The other provisions governing the procurement procedure.

The City of Amsterdam also draws particular attention to the accompanying brief and its appendices, which explain the underlying considerations, the process to date and the significance of this assignment. In the event of any inconsistencies, these selection guidelines take precedence over the brief.

The City of Amsterdam is specifically seeking a team, rather than an individual architectural practice, capable of addressing the various spatial, social and programmatic aspects of the assignment as a coherent whole. Candidates' teams are expected to include expertise in at minimum urban design, architecture, landscape architecture, interior architecture, housing, sustainability and socioeconomic growth. Before applying, candidates are asked to assess carefully whether they have the disciplines, expertise and experience required for this assignment, either independently or as part of a consortium.

1.1 The contracting authority and client

The contracting authority for this procurement procedure is the City of Amsterdam. The procedure is managed by the City's Engineering Bureau (Ingenieursbureau), Weesperstraat 430–432, 1018 DN Amsterdam. The client for the contract to be awarded is the City of Amsterdam, represented by its Civic and Community Facilities Department (Directie Maatschappelijke Voorzieningen). The City's Project Management Bureau (Projectmanagementbureau) manages the project on behalf of the client. The City of Amsterdam attaches great importance to ensuring that the appointed team carries out this unique assignment with the utmost care, openness and sensitivity to the social context. Through this procedure, it seeks both a high-quality design and a team that can help ensure a carefully managed, integrated and participatory process in the subsequent stages.

1.2 The appointed design team

The commission is for the integrated design of the new heart of the Kraaiennest area of Amsterdam Zuidoost, the city's south-eastern district. The assignment comprises the development of a cohesive urban area incorporating civic and community uses, public facilities, public realm and housing. It calls for a multidisciplinary approach in which urban design, landscape, housing, architecture, interiors, public realm, participation, socioeconomic design and integration within the local community are considered as an integrated whole. The team needs not only design capability, but also the ability to work with the City, stakeholders and the local community throughout the subsequent process. The commission comprises the preparation of an integrated design vision and its further development through the various design stages. The City of Amsterdam is seeking a team that:

- Can combine spatial quality, feasibility and social value.
- Can handle participation and community interests with care.
- Can collaborate across disciplines.
- Has strong design capabilities.
- Has experience of complex projects in urban areas.

These requirements and preferences are also reflected in the selection criteria set out in Section 5. The assessment will consider not only the candidate's experience and team composition, but also how the candidate explains the relevance of previous projects and their suitability for this assignment.

These requirements and preferences will also inform the interview phase, as described in Section 6 of these selection guidelines. During this phase, the jury will discuss the documents submitted in phase 1 with the shortlisted candidates, of whom there will be no more than 10.

2 Assignment

2.1 Context and background

The New Heart of Kraaiennest is an important part of the ongoing development of Amsterdam Zuidoost. In K-Midden, the central area of the K-buurt,[1] the City of Amsterdam is working on an integrated urban development that connects housing, civic and community uses, culture, socio-economic development, social interaction and the public realm. The aim is to create a new heart for the area with a clear identity, accessible to residents, visitors and all other users. It will play a role at several scales: as the heart of the neighbourhood, as a meeting place for the city and as part of the ongoing development of Amsterdam Zuidoost.

Providing civic and community uses, facilities for young people, neighbourhood amenities and housing, and designing the public realm are key elements of the assignment. The public realm will form the common foundation for the development, connecting different facilities, users and communities. In Amsterdam Zuidoost, the public realm plays an important role in the daily lives of residents and others who use the area. Social interaction, and informal, stationary and physical activities, are integral to the neighbourhood's character and the way it functions. The public realm is therefore central to the development. The design will extend beyond the buildings themselves to encompass the relationships between buildings, public space and its comfort and appeal, routes, social interaction and everyday use of the area.

The assignment has a strong socioeconomic dimension. The New Heart of Kraaiennest must not only function well spatially but also contribute to the development of K-Midden as a place for social interaction, talent development, entrepreneurship, learning, culture, and community building. Candidates are therefore expected to consider how the programme, public realm, building design and use can help strengthen the neighbourhood socially and economically.

The full programme for the competition comprises the following spatial components:

- OBA Next
- Youth centre
- Huis van de Wijk
- Rehearsal space
- Complementary neighbourhood programme
- Housing and facilities programme
- Public realm

[1] The K-buurt, or 'K neighbourhood', is named as such because most of the names of its streets and apartment blocks begin with the letter K. Its central area is known as K-midden.

2.2 OBA Next

A distinctive element of this design commission is the OBA Next library, a new branch of Amsterdam Public Library (Openbare Bibliotheek Amsterdam, OBA). OBA Next will be a major city-wide facility bringing together knowledge, culture, technology and social interaction. Firmly rooted in Kraaiennest, it will also be a destination for residents, visitors and partners from across Amsterdam and far beyond. OBA Next will be the Amsterdam Public Library's space for experimentation: a place to create and test new forms of library programming, spark curiosity, develop talent, and work together to shape Amsterdam's future.

OBA Next will be a constantly evolving environment that invites people to explore. It will combine a library, a lab, a performance venue, a makerspace, a learning environment and a living room for the city. People will learn with their heads, hearts and hands. New digital technology and innovation will be integral to the programme, enabling people to explore ideas and work together on solutions for tomorrow's world. The building must be designed with the future in mind. It must be adaptable, readily accommodating changing programme requirements and technical specifications. Rather than a finished product, it should be a place that can evolve in response to new insights, technologies and needs. The building will support this evolution, showcase what happens inside and invite people to keep discovering what a library can be.

2.3 Housing and facilities programme

The housing programme consists of houses intended for first-time tenants as well as regular prospective tenants in the social housing sector with room for various facilities, such as commual spaces for residents. The residents of the new houses in Kraaiennest will be a mix of first-time tenants and regular tenants. Both groups are part of the social housing sector. The starter homes are being developed primarily for young people between the ages of 18 and 35. At this stage in life, they often enter the housing for the first time. This group is characterized by a fairly wide range in housing preferences, socio-economic status, and financial means. The future residents of these houses will likely come from varied backgrounds in housing, but often with roots in Amsterdam Zuidoost. The building and housing concept should both embrace and reflect this diversity. This will be achieved through, among other things, a diverse range of communal facilities. It also contributes to creating a sense of community among residents. By offering a variety of apartment layouts, different preferences in housing can be accommodated. A well-functioning and intensive property management model will offer support for new residents who have limited experience with independent living. The combination of the number of starter homes and the relatively vulnerable state of part of the target audience requires a suitable balance between residents who are self-sufficient and those requiring assistance. This balance will also be supported by management and community services.

2.4 Project location

The assignment concerns the new heart of Kraaiennest in Amsterdam Zuidoost. Located around Kraaiennest metro station, the area is an important part of the development of the K-buurt. It plays a distinctive role within the neighbourhood as a meeting place for residents, users and visitors, and its public spaces are therefore particularly important to everyday neighbourhood life. The combination of the city-wide library OBA Next, civic and community uses, culture, sport, public amenities, and settings for informal activities makes this a lively, intensively used urban area. The new heart's location around the metro station and De Kameleon, together with its connections to nearby housing, routes, green spaces and facilities, gives it a significance that extends beyond the neighbourhood to the city as a whole. The aim is to create an accessible, future-proof environment with a clear identity that serves a wide range of users and groups.

2.5 Study area and development site

The three selected candidates will prepare an outline design for the public realm within the **study area** and the buildings within the **development site**. The outline design for the housing programme forms part of the design competition, but the subsequent commission will not directly include developing this design further. Housing association Lieven de Key, the client for the housing programme, may appoint its own architect for this work.

2.6 Participation

The City is specifically seeking an integrated team with not only strong design skills, but also experience of complex urban processes and collaboration with residents, users, stakeholders and the client. It places particular value on the ability to listen, take a range of interests into account and translate different perspectives into design proposals that are easy to understand and have broad support.

The development will be based on K-Midden Urban Design Plan (Stedenbouwkundig Plan K-Midden), adopted by Amsterdam City Council in February 2026. The plan was developed jointly with the local community. In October 2025, a research-by-design study explored how the proposed programme could be accommodated within the area. The findings of this study, together with the Urban Design Plan, will form the basis for developing the design proposals. The full report from this week-long exercise will be shared with candidates in phase 2. A key premise is that the development of the K-buurt not only involves spatial considerations, but must also address societal and socioeconomic concerns.

Community participation will be an important part of the commission in the subsequent stages, and the designers' role in this process will be an essential aspect of their work. The team will be expected to work with residents, users and other stakeholders as it develops the outline design in greater detail.

2.7 Design team

These guidelines cover the selection of the architect, landscape architect, interior architect and specialists providing socioeconomic expertise within the design team. They will form the core team and will be selected first through this procedure. In phase 2, the candidate must expand the selected team to include consultants for structural engineering, engineering services, sustainability, construction costs, and interior technical design, plus an intern. Together, they will constitute the candidate team responsible for developing the design. The engineering services include the technical detailing of the architectural design and all aspects of building services engineering and building physics. A draft project timetable and a detailed schedule of services will be provided before the start of phase 2, the award phase.

The commission is to be carried out by the design team as proposed. Team members designated as key personnel must be available and actively involved throughout the commission. Key personnel may be replaced only with the client's prior consent and by someone with at least equivalent expertise, experience and a comparable role within the team. Changes to the other members of the design team are permitted, provided they do not compromise the team's quality or its ability to work as an integrated whole and are agreed with the client in advance.

The disciplines and key personnel to be proposed by the candidate are:

Integrated design team	
Participation from phase 1 (selection)	**Participation from phase 2 (award)**
Architect	Structural engineering consultant
Landscape architect	Engineering services consultant
Socioeconomic expertise	Sustainability consultant
Interior architect	Construction cost consultant
	Interior technical design consultant
	Intern

The following requirements apply to the team:

- The architect, landscape architect, interior architect and team member(s) providing socioeconomic expertise must apply jointly as a candidate in phase 1.
- At the start of phase 2, the candidate must propose consultants for structural engineering, engineering services, sustainability, a construction costs, and interior technical design, plus an intern. They will be checked against the minimum requirements and assessed.
- One person may cover several disciplines, provided they meet all the relevant requirements, including the minimum requirements. Similarly, one practice or company may cover several disciplines.
- The architect or landscape architect must act as lead representative, coordinator, party to the contract, and the client's point of contact at all times.
- The architect must either have demonstrable urban design expertise or draw on that expertise from another member of the candidate team.
- The architect must either have demonstrable housing expertise or draw on that expertise from another member of the candidate team.
- Engineering services include building services (electrical, mechanical, transport and data systems), active and passive climate control, fire safety, acoustics, burglary prevention and building physics.
- Each candidate must propose at least one intern, preferably a talented individual from the K-buurt. The intern must receive an internship allowance paid by the candidate.
- At the end of each design stage, from preliminary design through to construction-ready design, a cost consultant acting on behalf of the City will review the construction cost estimate prepared by the design team.
- Interior technical design expertise must include knowledge of and experience with educational, digital and library technologies.
- Design team members may not be replaced without the client's approval.

2.8 Form of contract

This procurement procedure is for a contract for services within the meaning of Article 7:400 of the Dutch Civil Code. A draft contract will be made available to the selected candidates during the tender submission phase. The contract will be subject to the Amsterdam Terms and Conditions (Bepalingen Amsterdam, BA), version dated 1 March 2022. These conditions will be attached to the contract and are also available at the following link (in Dutch):
https://assets.amsterdam.nl/publish/pages/1084929/bepalingen_amsterdam.pdf

2.9 Subsequent commission

The subsequent commission will comprise the following:

- Development of the outline design for the civic and community facilities through to construction-ready design, including aesthetic supervision through to handover.

- Development of the outline design for the public realm through to final design, including aesthetic supervision through to handover. After the final design stage, the City of Amsterdam will take over the remaining design work.
- Aesthetic supervision during development of the outline design for the housing programme. This design work will be commissioned by housing association Lieven de Key.
- Should the commission for the housing programme be awarded to a third party, the aesthetic supervision of the development and implementation of the outline design for the housing programme will be part of the subsequent commission. This is offset by an included commission amount of € 100,000.
- The City will prepare a development brief for the housing programme based on the outline design. Once formally adopted, this brief will provide the basis for the subsequent design work. The architect who will be awarded the commission may develop this in further consultation with Lieven de Key, but this is not a requirement.

	Public realm	Civic and community facilities	Housing programme
Outline design (competition stage)	✓	✓	✓
Preliminary design	✓	✓	✓
Final design	✓	✓	✓
Technical design	✓	✓	✓
Pricing and contract award	✓	✓	✓
Construction-ready design	✓	✓	✓
Construction	✓	✓	✓
Construction budget	€10 million	€50 million	€ 80 million
Fee	6% = €0.6 million	8% = €4 million	€ 100,000
Area	Approx. 90,000 m²	12.075 m2 GFA	Approx. 29,600 m2 GFA
Construction budget (average per m²)	Approx. €111/m2	Approx. €4,135/m2	Ca. € 2,700/m2

✓ Design responsibility
✓ Aesthetic supervision
All amounts are exclusive of VAT
Aesthetic oversight/supervision is an integral part of the main contract (€ 4.7 million).
The stated size and construction budget are indicative and subject to change.

2.10 Construction budget

The civic and community facilities must be delivered within a total construction budget of €50 million, equivalent to an average of €4,135 per m² of gross floor area. The housing programme must be delivered within a total construction budget of €80 million, equivalent to an average of €2,700 per m² GFA. The budget for the public realm is based on an investment of €10 million. This represents an average level of investment; its allocation to individual elements will depend on the design. These budgets exclude VAT and are based on January 2026 prices. The client may adjust the construction budget before the start of any design stage. For the public realm, the construction budget excludes site preparation and underground infrastructure. It therefore covers the works at ground level specified in the outline design. The construction budget for the housing programme will be announced before the start of phase 2.

2.11 Fixed fee

The City of Amsterdam intends to award the commission on a fixed-fee basis. The decision to use a fixed fee is based on the nature of the assignment and the client's wish to focus the procurement procedure primarily on quality, design approach, collaboration and added social value. A fixed financial framework will make submissions easier to compare and encourage candidates to develop high-quality solutions within the budget. The design team's fee has been set at 8% of construction costs for the civic and community facilities and 6% for the public realm. The resulting fees will be apportioned across the stages as follows:

Fee per phase	Public realm 6% of €10 million		Civic and community facilities 8% of €50 million		Housing programme (supervision of design development)	
Preliminary design	40%	€240,000	20%	€800,000	30%	€30,000
Final design	40%	€240,000	20%	€800,000	30%	€30,000
Technical design and specifications	5%	€30,000	30%	€1,200,000	10%	€10,000
Pricing and contract award	5%	€30,000	5%	€200,000	10%	€10,000
Construction-ready design	5%	€30,000	20%	€800,000	10%	€10,000
Construction supervision	5%	€30,000	5%	€200,000	10%	€10,000
Total	**100%**	**€600,000**	**100%**	**€4,000,000**	**100%**	**€100,000**

Basis of the fixed fee:

- The total design team fee of €4.7 million covers the architect, landscape architect, interior architect and team member(s) providing socioeconomic expertise; the consultants for structural engineering, engineering services, sustainability, construction costs, and interior technical design; and the intern(s).
- The civic and community facilities comprise the buildings for OBA Next, the youth centre, the Huis van de Wijk community centre, rehearsal space and an additional neighbourhood facility.

- The City reserves the right to commission elements of the subsequent work in phases or separately, for example by facility.
- The outline design for the public realm, civic and community facilities and housing programme will be prepared during phase 2 of the international design competition.
- The construction budget for the civic and community facilities is €50 million.
- The construction budget for the public realm is €10 million.
- The construction budget, and therefore the fee, will be adjusted by indexation before the start of each new phase.
- All amounts exclude VAT.
- The amounts include travel expenses and disbursements.
- The appointed design team will be responsible for all changes needed to meet planning requirements, obtain planning permission and ensure financial viability.
- Only additional tasks arising from a clear and specific request from the client may be treated as additional services.
- The Amsterdam Terms and Conditions (Bepalingen Amsterdam, BA), version dated 1 March 2022, apply.

2.12 Internship

The City of Amsterdam considers it important that this commission contributes to talent development and knowledge transfer. The design team must therefore offer at least one paid internship during the subsequent commission. The work involved must be relevant to the assignment, and the intern must have a genuine opportunity to contribute and learn.

The design team must make demonstrable efforts to reach young talent from Amsterdam, preferably from the K-buurt or Zuidoost, when recruiting for this internship. The team may collaborate with local educational institutions, community organisations and networks to reach these potential applicants. However, eligibility for the internship must not depend on where a candidate comes from or lives.

The intern must receive an appropriate internship allowance. The design team must provide adequate professional guidance and appoint a designated supervisor from within the team. The costs of the internship allowance and supervision are included in the fixed fee.

3 Procurement procedure

3.1 Structure of the procedure

The procurement procedure consists of two phases:

Phase 1 – Application phase	Phase 2 – Design phase
X ➜ 10 ➜ 3	3 ➜ 1
Eligibility	Outcome
	
1a. During phase 1, the contracting authority will check applications against the grounds for exclusion and requirements for eligibility, and verify that they are complete. 1b. The jury will then assess the applications, after which up to **ten** candidates will be invited for interview. 1c. The jury will conduct the interviews, after which up to **three** candidates will be invited to participate in phase 2.	During phase 2, the **three** selected candidates will prepare an integrated outline design for the public realm and buildings. Three workshops will be held with the selected candidates as they develop their outline designs. The public will be consulted on the designs and will make a non-binding recommendation to the jury. Selected candidates will receive a participation payment of €100,000 (excluding VAT) for each valid submission in phase 2.

Phase 1 – Application phase
The purpose of phase 1 is to select up to three candidates through a three-step process. The first step (phase 1a, described in detail in Section 4) will establish whether any grounds for exclusion apply to each candidate and whether they meet the specified requirements for eligibility. If at the end of phase 1a there are more than 10 candidates to whom no grounds for exclusion apply and who meet the specified requirements for eligibility, a selection will be made in phase 1b using the selection criteria set out in Section 5. Up to 10 candidates will be invited for interview (phase 1c). During the interview phase, the jury will discuss the documents submitted for phase 1 with the selected candidates. In phase 1c, up to three candidates will be selected to participate in phase 2. Further details are provided in Section 6.

Phase 2 – Design phase
Three candidates will prepare an integrated outline design for the socioeconomic programme, public realm and buildings. During this process, the candidates will take part in three workshops, the detailed content of which will be developed in due course. At the first workshop, the local

community will brief the candidates. At the second, the candidates will have the opportunity to seek feedback from the community. At the third, the candidates must demonstrate that their outline designs are socially, financially and spatially feasible. This process will be set out in detail in the guidelines for the award phase, which will be shared with the three candidates before the start of phase 2.

3.2 Timetable for the procurement procedure

The provisional timetable for the procurement procedure is set out below. The timetable published on TenderNed, the Dutch government's online tendering platform, will always take precedence.

Phase 1 – Application phase	**Dates**
Deadline for questions	Mon 23 November 2026
Responses to questions	Mon 30 November 2026
Application deadline	Mon 14 December 2026, 13:00 CET
Notification of selected candidates (max. 10)	Mon 18 January 2027
Interviews 1 – 4 (jury and teams)	Mon 25 January 2027
Interviews 5 – 7 (jury and teams)	Wed 27 January 2027
Interviews 8 – 10 (jury and teams)	Thu 28 January 2027
Notification of selected candidates (max. three)	Fri 8 February 2027
Period for legal challenges	7 days
Phase 2 – Design phase	**Dates to be confirmed**
Workshop 1 – Briefing (local community, jury and teams)	
Deadline for questions	
Deadline for responses to questions	
Workshop 2 – Design (local community, jury and each team separately)	
Deadline for questions	
Deadline for responses to questions	
Workshop 3 – Feasibility (City and each team separately)	
Deadline for questions	
Deadline for responses to questions	
Deadline for competition entries	
Final presentation (local community, jury and teams)	
Exhibition	
Notification of competition results	
Period for legal challenges	20 days

3.3 Works Procurement Regulations 2016

The procurement will be conducted as a European restricted design competition in accordance with Chapter 13 of the Dutch Works Procurement Regulations 2016 (Aanbestedingsreglement Werken 2016, ARW 2016). A negotiated procedure without prior publication will then be conducted with the competition winner.

3.4 Jury

The jury will comprise experts in landscape, public realm, urban design and architecture, sustainability, cultural history, youth culture, economics and transformation management. One or more intermediaries with knowledge of and ties to the local community will also sit on the jury. The jury will receive advice from the multidisciplinary design review subcommittee of the Committee for Quality of the Built Environment (Integrale Commissie Omgevingskwaliteit). This advice will be non-binding and will inform the jury's overall assessment.

3.5 Correspondence

All correspondence relating to this procurement procedure, other than complaints, must be conducted exclusively through TenderNed. Candidates must not contact City of Amsterdam employees or other persons involved in the procurement about this competition except as permitted under the procedure set out in these selection guidelines. Requests for additional information or clarification must be submitted exclusively through TenderNed within the specified deadlines. The client reserves the right to answer questions without identifying the candidate who submitted them and to make the responses available to all candidates. Failure to comply with this section may result in exclusion from further participation in the procurement procedure.

3.6 Language

The client will make the procurement documents available in both Dutch and English. In the event of any discrepancies between the two versions, the Dutch version will take precedence. The notes of information will also be made available in both languages. The presentation during the interviews (see Section 6), lasting no more than 15 minutes, may be given in Dutch, English or a combination of the two. Both languages may also be used during the subsequent discussion with the jury. Candidates should bear in mind that the jury's working language is Dutch and that jury members may have differing levels of fluency in English. The discussion may therefore take place partly in Dutch and partly in English. Candidates are expected to ensure that the team attending includes members with sufficient command of Dutch and English to enable a productive and considered discussion with the jury. Internal deliberations, individual assessments and consensus meetings will be conducted in Dutch, and assessment reports will be written in Dutch.

TenderNed is available only in Dutch. Companies based outside the Netherlands can participate in this procurement procedure through TenderNed and are themselves responsible for registering and activating their accounts in good time. Further information is available on the TenderNed website.

3.7 Questions and clarifications

Candidates may submit questions about this procurement procedure through the TenderNed messaging module. Questions must be submitted through TenderNed by the date and time specified in Section 3. The client will not answer questions submitted after this deadline. Candidates are asked to limit their questions as far as possible to matters relevant to these selection guidelines and the assessment in phase 1 of the procurement procedure. The client may defer questions relating solely to phase 2 until later in the procedure. Questions will be answered in one or more notes of information without identifying the candidates who submitted them. The notes of information will form an integral part of the procurement documents and will take precedence over previously supplied information.

3.8 Publication of documents

The assessment process for the competition will be public. Candidates should be aware that all documents submitted for assessment will be published on the City's website and discussed publicly. The jury meeting at which the final assessment is agreed will be held in private.

3.9 Conflicts of interest

The contracting authority may exclude a candidate from further participation in the procurement procedure on grounds of the candidate's current or past involvement in preparing the procurement on the contracting authority's behalf. This also applies if, in connection with the procurement, the candidate draws or has drawn on the services of companies, consultants, employees or other natural or legal persons currently or previously involved in preparing the procurement on the contracting authority's behalf. It also extends to such involvement by natural or legal persons belonging to the candidate's group. The contracting authority will not exclude a candidate if the candidate demonstrates that, in the specific circumstances of the case, the involvement in question poses no current or future hindrance to competition.

3.10 Dutch Competition Act

The contracting authority draws candidates' attention to the prohibition on entering into agreements that have the object or effect of preventing, restricting or distorting competition on the Dutch market or any part of it.

The contracting authority reserves the right to report to the Netherlands Authority for Consumers and Markets (ACM) any candidates whom it suspects of having entered into a consortium agreement for the purposes of carrying out the work in breach of the Competition Act and/or other competition law, and/or to exclude those candidates from further participation in the procurement procedure.

3.11 Contribution towards participation costs

- The City of Amsterdam will make no payment for participation in phase 1 – Application phase.
- For participation in phase 2 – Design phase, the City of Amsterdam will pay €100,000 (excluding VAT) to each party that submits an outline design complying with the applicable requirements.
- The expected workload for phase 2 is spread over a period of five months and structured in the following manner:
    - Outline design buildings and public realm 400 hours
    - Socio-economic vision 200 hours
    - Attendance and preparation workshops and presentations 60 hours
    - Preparation and participation competition 40 hours

3.12 Inconsistencies and shortcomings

The candidate must notify the client without delay if these selection guidelines clearly contain errors or deficiencies such that following them would breach applicable laws and regulations or the requirements of reasonableness and fairness.

3.13 Privacy and data protection

The City of Amsterdam and, in some cases, its contractors process personal data relating to members of the public in carrying out various tasks. Personal data means information relating to natural persons who can be identified directly or indirectly. The rules governing the processing of personal data are set out in the General Data Protection Regulation (GDPR). These include requirements for the notification of personal data breaches.

3.14 Information on taxation, environmental protection, employment protection and working conditions

Information on obligations relating to taxation, environmental protection, employment protection and working conditions, as referred to in Article 13.7.4 of the Dutch Works Procurement Regulations 2016 (ARW 2016), is available on the following webpages:

- Taxation: https://www.government.nl/themes/taxes-benefits-and-allowances
- Environmental protection: https://www.government.nl/themes/nature-and-the-environment
- Employment protection and working conditions: https://www.government.nl/themes/work

3.15 Integrity and Agreements Provision (BIO) and sanctions against Russia

The City of Amsterdam takes care in managing the public funds at its disposal. It therefore seeks to do business only with parties that act with integrity and to avoid supporting those that do not. Before entering into or extending a contract, the City therefore screens its prospective contracting partners. This screening is required under the Integrity and Agreements Provision (Beleidsregel Integriteit en Overeenkomsten, BIO). Further information about this policy and the integrity clause is available (in Dutch) at: https://www.amsterdam.nl/bestuur-organisatie/beleid/integer-handelen

The BIO applies to this procurement procedure and any resulting contracts. By submitting a tender, the tenderer confirms that it has read and accepts the BIO and consents to integrity screening. The tenderer also accepts the integrity clause as part of the contract. Under this clause, integrity screening may be carried out during the term of the contract if the City considers sees reason to do so. The tenderer also agrees to and will cooperate with the screening of any subcontractors on whose capacity it relies.

The first phase of screening (a basic check) will draw on sources including documents supporting the declarations made in the European Single Procurement Document (ESPD) and publicly available information. The tenderer may be asked to provide additional documentation, including details of its ownership and control structure, annual accounts and other documents providing a clearer picture of its organisation and, where applicable, its subcontractors. These documents must be supplied as soon as possible upon request so that screening can be completed promptly. Failure to supply additional information requested as part of screening under the BIO may result in exclusion. If there are grounds for further investigation, this will be carried out by the specialist Screening Unit of the City of Amsterdam's Integrity Office.

As part of the investigation, sources that are not publicly accessible may, in certain circumstances, be consulted or an advisory opinion requested from the National Bibob Bureau under the Public Administration Probity Screening Act (Bibob). The tenderer will be notified in advance if either step is to be taken. The findings of the screening or the Bibob advisory opinion may lead to a

tenderer's exclusion on mandatory and/or discretionary grounds for exclusion. They may also lead to additional safeguards being incorporated into the contract.

Sanctions against Russia
Under the fifth EU sanctions package, adopted on Friday 8 April 2022, EU Member States agreed to prohibit contracting authorities and entities from awarding new contracts to Russian entities established in the Russian Federation, including subsidiaries established in the European Union that are controlled or directed by those entities. The City of Amsterdam will therefore exclude an economic operator from further participation in the procurement procedure if:

a. The economic operator conducts its business on behalf of a Russian national or a natural or legal person, entity or body established in Russia;
b. More than 50% of the economic operator is owned, directly or indirectly, by an entity referred to in point a;
c. The economic operator acts on behalf of or on the instructions of an entity referred to in point a;
d. The economic operator uses a subcontractor, supplier or other entity whose contribution represents more than 10% of the contract in question and to which any of the conditions in points a to c applies.

By submitting a tender, the economic operator declares that none of the conditions in points a to d applies to its business. If screening by the City of Amsterdam after the contract has been concluded reveals that any of these conditions applies to the appointed design team, the City will be entitled to terminate the contract with immediate effect.

3.16 Socially responsible commissioning and procurement

The City of Amsterdam aims to create social value for the city through the contracts it awards. Its policy on commissioning and procurement for impact identifies eight social themes: sustainability; supply chain responsibility; health; inclusion and diversity; innovation; local businesses; regional businesses and small and medium-sized enterprises; and social opportunities. Given the nature and social significance of The New Heart of Kraaiennest, sustainability, health, inclusion and diversity, innovation, local and regional involvement and the provision of social opportunities are particularly relevant to this commission. The guidelines for phase 2 will set out how these themes are to be addressed in this project.

3.17 Complaints and disputes concerning the procurement procedure

Complaints about this procurement procedure may be submitted to klachten.IB@amsterdam.n . Complaints may concern non-compliance with legal provisions or breaches of general procurement principles. Complaints must be submitted in writing, clearly identifying the aspect of the procurement procedure concerned and explaining the grounds for the complaint. This

complaints procedure does not suspend the procurement procedure. Complaints will be handled by officials with relevant expertise who are not involved in the procurement procedure in question. Complaints will be dealt with as soon as possible, and the complainant will be informed of the outcome.

3.18 Legal remedies and standstill period

Proceedings for interim relief challenging the content of the competition notice and these selection guidelines, the answers provided in the notes of information or the client's response to the team's complaints must be brought before the court in Amsterdam before the deadline for submitting applications.

If a candidate objects to the selection decision (following completion of phase 1) or the decisions referred to in Article 13.25.2 of ARW 2016 (following completion of phase 2), they must bring proceedings for interim relief against the relevant decision within 10 calendar days for phase 1 or 20 calendar days for phase 2, calculated from the date on which the contracting authority sends the decision. Proceedings commence on the date the summons is served (Article 125 of the Dutch Code of Civil Procedure).

The time limits of 10 and 20 calendar days are strict deadlines, after which the right to challenge the relevant decision lapses. This means that a candidate who has not brought proceedings for interim relief within 10 calendar days of the selection decision being sent, or within 20 calendar days of the decisions referred to in Article 13.25.2 of ARW 2016 being sent, can no longer challenge the decision(s) concerned. The contracting authority will then be free to implement, or continue implementing, the relevant decision. The candidate will also have forfeited the right to bring a claim for damages relating to the decision(s) in subsequent proceedings, including proceedings on the merits. This is because the candidate has, for reasons of their own, not taken the opportunity to safeguard any rights they may have by seeking interim relief. Any claim for damages arising from the decision(s) will therefore also be barred.

3.19 Termination of the procedure or withdrawal of a team

The contracting authority may terminate the procurement procedure at any time. If it does so, it may decide to reimburse tenderers for costs incurred.

Candidates may not claim compensation from the contracting authority (or related parties) for costs or losses arising from actions or omissions by the contracting authority, including:

- Not making a selection or award decision.
- Not implementing a selection or award decision.
- Not entering into a contract.
- Postponing or suspending selection or award, or amending the conditions.
- Terminating or cancelling the procurement procedure.

By participating in the procurement procedure, candidates accept these conditions.

Candidates may withdraw from the procurement procedure at any time before submitting their outline design without being liable to pay compensation to the contracting authority.

4 Phase 1a: Grounds for exclusion and requirements for eligibility

The contracting authority will assess whether any grounds for exclusion apply and whether candidates meet the requirements for eligibility, as set out in this section. Candidates must meet the requirements specified in this section. If, at any point, a candidate is found to have provided incorrect information or, in the contracting authority's judgement, to be acting in breach of applicable laws and regulations or the rules and requirements set out in the procurement documents, that candidate may be excluded from further participation in the procurement procedure.

Grounds for exclusion
The grounds for exclusion applicable to this procedure are set out in Part III of the European Single Procurement Document (ESPD). If a candidate is unable to demonstrate that no grounds for exclusion apply to either the candidate or any third parties on which they rely, the candidate may be excluded from further participation in the procurement procedure.

Requirements for eligibility
The requirements for eligibility are the minimum requirements that a candidate must meet. In a consortium, at least one member must meet each requirement. Candidates must demonstrate that they meet the specified requirements.

Selection
If more than 10 candidates apply who meet the requirements for eligibility and to whom no grounds for exclusion apply, a selection will be made on the basis of the selection criteria set out in Section 5.

4.1 Technical competence 1: Experience with buildings serving the public (reference project 1)

To demonstrate the required technical competence, the candidate must provide a reference project showing **experience in designing buildings serving the public** and meeting the following requirements:

- The reference project must concern the design of a public building with a cultural function and a gross floor area of at least 2,000 m².
- The reference project must have been completed and handed over to the client's satisfaction after 1 January 2016 or be currently under construction.
- The candidate must have ultimate responsibility for the overall architectural design of the reference project.

The candidate must use the application form attached to these selection guidelines to demonstrate compliance with this eligibility requirement. The completed form must be submitted with the application through TenderNed.

Buildings serving the public include all buildings specifically intended for community use, commercial services or recreation that are freely accessible to the general public. The activities in such buildings are primarily geared towards the needs of visitors, consumers or other members of the public.

4.2 Technical competence 2: Experience with residential buildings (reference project 2)

To demonstrate the required technical competence, the candidate must provide a reference project showing **experience in designing residential buildings** and meeting the following requirements:

- The reference project must concern the design of a residential building, in combination with one or more public, social, cultural, or commercial facilities located within the building, with a gross floor area of at least 10,000 m².
- The reference project must have been completed and handed over to the client's satisfaction after 1 January 2016 or be currently under construction.
- The candidate must have ultimate responsibility for the overall architectural design of the reference project.

The candidate must use the reference form attached to these selection guidelines to demonstrate compliance with this eligibility requirement. The completed form must be submitted with the application through TenderNed.

4.3 Technical competence 3: Experience with landscape design (reference project 3)

To demonstrate the required technical competence, the candidate must provide a reference project showing **experience with landscape design** and meeting the following requirements:

- The reference project must concern the landscape design of a public space covering at least 2,000 m². Public spaces include both parks and squares.
- The reference project must have been completed and handed over to the client's satisfaction after 1 January 2016 or be currently under construction.
- The candidate must have ultimate responsibility for the overall landscape design of the reference project.

The candidate must use the reference form attached to these selection guidelines to demonstrate compliance with this eligibility requirement. The completed form must be submitted with the application through TenderNed.

5 Phase 1b: Selection

If more than 10 candidates apply who meet the requirements for eligibility and to whom no grounds for exclusion apply, as set out in Section 4, a selection will be made using the following selection criteria.

Criterion 1: Team composition
Criterion 2: Statement of motivation
Criterion 3: Experience with buildings serving the public
Criterion 4: Experience with residential buildings
Criterion 5: Experience with landscape design

A maximum number of points is available for each selection criterion. The jury will assess how well each application matches the nature, ambition and complexity of the assignment.

5.1 Criterion 1: Team composition

The candidate must submit a description of the team's composition using the form provided. The jury will assess this selection criterion on the basis of expertise in the following elements:

- **Community needs**: The extent to which the team has relevant knowledge and experience of the social significance and functioning of public facilities and urban areas. The jury will assess the relevance of this expertise to the various users and communities in the K-buurt, the roles and responsibilities of the relevant experts within the team and how this expertise will be applied throughout the design process.
- **Socioeconomic development**: The extent to which the team has relevant knowledge and experience in relation to supporting socioeconomic development. The jury will assess the relevance of this expertise to the assignment, the roles and responsibilities of the relevant experts and how socioeconomic opportunities can be linked to spatial and programme choices.
- **Participation**: The extent to which the team has relevant knowledge and experience of participatory processes in complex urban or social projects. The jury will assess the team's experience of involving a wide range of residents, users and stakeholders, addressing differing or conflicting interests and incorporating the outcomes of participation into the design.

The jury will assess these elements in conjunction with one another. A larger team or more years of experience will not automatically result in a higher score. The decisive factors will be the relevance and quality of the expertise for this assignment, the clarity of roles and responsibilities and the extent to which the various areas of expertise demonstrably form part of the team's integrated approach.

5.2 Criterion 2: Statement of motivation

The candidate must submit a statement of motivation of no more than 500 words, using the form provided. The statement must explain why the team wishes to work on The New Heart of Kraaiennest with OBA Next and how the assignment fits the team's background, working methods and ambitions. The motivation must be specific to this commission and go beyond a general expression of interest in the assignment. At this phase, candidates are not asked to submit a design proposal, a vision for a solution or a plan of approach. The jury will assess the statement of motivation on the basis of the following elements:

- How specifically and convincingly the candidate explains why the team wishes to work on this assignment.
- How convincingly the candidate explains why the team's background, working methods and ambitions are suited to this assignment.
- How well the motivation demonstrates that the candidate understands the nature, ambition and social significance of the assignment.
- How well the candidate presents a successful collaboration, in which urban design, landscape, building and interior seamlessly complement each other.

The jury will assess the motivation statement as a whole, considering how specifically it addresses the assignment, the cogency of its argument, and its credibility.

5.3 Criterion 3: Experience with buildings serving the public (reference project)

The jury will assess the reference project submitted under Section 4 for 'Experience with buildings serving the public'. The candidate must explain why the reference project is relevant and appropriate to this assignment. The assessment will cover both the interior and exterior of the reference project. The jury will assess this selection criterion on the basis of the following elements:

- How relevant the reference project is to The New Heart of Kraaiennest with OBA Next.
- How well the project demonstrates an ability to address social, spatial and/or participatory issues.
- How comparable the complexity of the reference project is to that of this assignment.
- How well the reference project contributes to a coherent design, in which urban design, landscape, building and interior reinforce each other both spatially and functionally.

5.4 Criterion 4: Experience with residential buildings (reference project)

The jury will assess the reference project submitted under Section 4 for 'Experience with residential buildings'. The candidate must explain why the reference project is relevant and appropriate to this assignment. The jury will assess this selection criterion on the basis of the following elements:

- How relevant the reference project is to The New Heart of Kraaiennest with OBA Next.
- How well the project demonstrates an ability to address social, spatial and/or participatory issues.
- How comparable the complexity of the reference project is to that of this assignment.
- How well the reference project contributes to a coherent design, in which urban design, landscape, building and interior reinforce each other both spatially and functionally.

5.5 Criterion 5: Experience with landscape design (reference project)

The jury will assess the reference project submitted under Section 4 for 'Experience with landscape design'. The candidate must explain why the reference project is relevant and appropriate to this assignment. The jury will assess this selection criterion on the basis of the following elements:

- How relevant the reference project is to The New Heart of Kraaiennest with OBA Next.
- How well the project demonstrates an ability to address social, spatial and/or participatory issues.
- How comparable the complexity of the reference project is to that of this assignment.
- How well the reference project contributes to a coherent design, in which urban design, landscape, building reinforce each other both spatially and functionally.
- How much the landscape design has been a guiding principle and supports potential construction.

5.6 Assessment

Each jury member will independently assess the team composition, statement of motivation and reference projects against the selection criteria. The jury will then discuss their assessments and agree the scores by consensus. Assessment in phase 1 will be based on the five selection criteria, each with an equal weighting:

Phase 1 – Selection criteria	Weighting
1. Team composition	1/5
2. Statement of motivation	1/5
3. Experience with buildings serving the public (reference project 1)	1/5

4. Experience with residential buildings (reference project 2)	1/5
5. Experience with landscape design (reference project 3)	1/5

5.7 Assessment framework

The jury will use the following assessment framework:

Rating	Points
Excellent	10
Very good	9
Good	8
More than satisfactory	7
Satisfactory	6
Poor	5
Unsatisfactory	4

If two or more candidates are tied on total points for the final place, the candidate with the highest score for criterion 1 will be selected. If those scores are also equal, the scores for criterion 2 will be compared, followed by those for criteria 3, 4 and 5 in turn. If a tie remains, the final place will be allocated by drawing lots among the tied candidates. The draw will take place before a civil-law notary. An official record of the draw will be prepared afterwards and made available to candidates on request. The candidates will receive the scores from phase 1b following the completion of phase 1c.

6 Phase 1c – Interview

The selected candidates, up to a maximum of 10, will be invited to take part in the interview phase (phase 1c). This phase is an essential part of the procurement procedure; the client considers it important not only to assess candidates' written applications, but also to engage in discussion with them. Candidates will not be required to submit any new documents for the interviews. The City of Amsterdam will not provide any new documents either, and there will be no opportunity for a further round of questions and answers through a note of information.

6.1 Interview format

Separate interviews will be held with each candidate. Candidates will be notified of the venue, date and time through TenderNed. A screen will be available at the venue.

Presentation of no more than 15 minutes (in Dutch, English or a combination of the two)
During the presentation, the candidate will be asked to expand on the documents submitted in phase 1. The key team members expected to play a significant role in carrying out the commission must attend. They will deliver the presentation together and take part in the discussion with the jury. The presentation may not include any visual material that was not included in the application.

Discussion of no more than 45 minutes (in Dutch, English or a combination of the two)
The jury will discuss with the candidate the documents submitted in phase 1 and the topics covered in the presentation. To ensure that assessments are thorough and consistent, the client will use a discussion format prepared in advance, covering comparable themes and topics with each candidate. The jury reserves the right to direct questions to specific members of the design team during the interview. Candidates are expected to ensure that the team attending includes members with sufficient command of Dutch and English to enable a productive and considered discussion with the jury.

6.2 Assessment of interviews

The jury will assess the interviews using the same selection criteria as in phase 1b. Based on the interviews, the jury may adjust the scores awarded in phase 1b. The jury will also assess the following additional selection criterion during the interview:

- Criterion 6: Collaborative mindset and interaction

The jury will assess the extent to which the team's conduct and responses during the interview inspire confidence in its ability to collaborate professionally, constructively and effectively in carrying out the commission. The jury will consider:

- How team members listen to one another and to the jury, respond to questions and build on one another's contributions.
- The team's openness, depth of insight and capacity for reflection.
- How the team addresses dilemmas, uncertainties, differing perspectives and potentially conflicting interests during the discussion.
- The extent to which the team's conduct and responses inspire confidence in its ability to collaborate professionally and effectively throughout the remainder of the commission.

The jury will consider these aspects as a whole when forming its assessment. The decisive factor will be what the team demonstrates during the interview about its attitude, interaction and ability to collaborate, rather than presentation skills or the personal preferences of individual jury members. The jury will award between 4 and 10 points for this additional selection criterion, using the same assessment method and framework as described in Section 5. Each jury member will first assess the criteria independently, after which the jury will discuss their assessments and agree the final scores by consensus. The three candidates with the highest total scores after the interviews will be selected. The scores of the 10 candidates will not be disclosed before the interviews.

Each candidate will receive a breakdown of their scores. If two or more candidates are tied on total points for the final available place, the candidate with the highest score for criterion 6 will be selected. If those scores are also equal, the scores for criterion 1 will be compared, followed by those for criteria 2, 3, 4 and 5 in turn. If a tie remains, the remaining place or places will be allocated by drawing lots among the tied candidates. The draw will take place before a civil-law notary. An official record of the draw will be prepared afterwards and made available to candidates on request.

Example of assessment in phases 1b and 1c:

Criteria	Phase 1b	Phase 1c
1. Team composition	8	9
2. Statement of motivation	9	9
3. Experience with buildings serving the public (reference project 1)	8	8
4. Experience with residential buildings (reference project 2)	7	7
5. Experience with landscape design (reference project 3)	8	9
6. Collaborative mindset and interaction	N/A	8
Total score	**40**	**50**

In this example, the jury has adjusted the scores for criteria 1 and 5 based on the interviews. It has also awarded a separate score for the additional selection criterion 6: collaborative mindset and interaction. The total score after phase 1c is the sum of the scores for criteria 1 to 5, including any adjustments, plus the score for criterion 6.

7 Requests to participate

By submitting a request to participate, the candidate unconditionally accepts the procurement procedure described in these selection guidelines, including its structure.

7.1 Documents to be submitted

The candidate must include the following documents with their request to participate:

For publication:

- Form 1 – Team composition (English and Dutch)
- Form 2 – Statement of motivation (English and Dutch)
- Form 3 – Reference project for a building serving the public (English and Dutch)
- Form 4 – Reference project for a residential building (English and Dutch)
- Form 5 – Reference project for landscape design (English and Dutch)

Not for publication:

- Form 6 – Application form

Forms 1 to 5 will be published on the City's website during the assessment process.

7.2 Applying as a consortium

Natural or legal persons may submit only one application, whether individually or as part of a consortium with other natural or legal persons, unless, at the contracting authority's request, they can demonstrate that their participation in more than one application has not affected and will not affect competition.

For the purposes of this provision, natural or legal persons meeting any of the following conditions will in any event be treated as a single natural or legal person:
a. They are affiliated in the manner described in Article 24a of Book 2 of the Dutch Civil Code; or
b. They form part of a group as defined in Article 24b of Book 2 of the Dutch Civil Code; or
c. They are affiliated through legal structures under the law of another country comparable to those referred to in point a or b.

On the form describing the team's composition, the candidate must identify the person who will act as lead representative and therefore bear overall responsibility for the candidate. In the event of a dispute, the lead representative will be held responsible.

7.3 European Single Procurement Document (ESPD)

To demonstrate that no grounds for exclusion apply, the candidate must, upon invitation to phase 2, complete the European Single Procurement Document (ESPD) in full and have it signed by a person authorised to represent them. In the case of a consortium, the candidate must submit a separate ESPD for each natural or legal person within the consortium.

7.4 Reliance on the capacities of third parties

If a candidate relies on the capacities of one or more third parties, they must identify those parties in Part II, Section C of their ESPD and demonstrate when submitting their tender that they will have access to those parties' experience. The candidate must provide a signed ESPD for each third party.

The candidate and any third parties whose capacities they rely on must continue to meet the conditions confirmed in their declarations throughout the procurement procedure. If during the procedure a ground for exclusion becomes applicable to the candidate or any such third party, the candidate must notify the contracting authority in writing without delay.

Replacing or removing a third party engaged by the candidate to carry out the work during the commission is permitted only with the contracting authority's prior written consent.

Any subcontractor to whom the candidate intends to assign part of the commission, but whose capacities the candidate does not rely on to meet the eligibility requirements, must be listed in Part II, Section D of the ESPD.

7.5 Deadline for providing supporting evidence and further clarification

The contracting authority must receive the supporting evidence referred to in Articles 13.9.9 and 13.18.5 of the Dutch Works Procurement Regulations 2016 (Aanbestedingsreglement Werken 2016, ARW 2016) within five working days of the date on which the request is sent.

The declaration from the Dutch Tax and Customs Administration referred to in Article 13.9.9(c) of ARW 2016 must be a statement of payment history confirming compliance with tax obligations (Verklaring betalingsgedrag nakoming fiscale verplichtingen). This statement must be no more than six months old when submitted.