



GROUES

un nouveau quartier pour Nanterre
une autre idée de La Défense

CALL FOR EXPRESSIONS OF INTEREST

**TENDER OF RULES
BUILD**



**ÉTABLISSEMENT PUBLIC D'AMÉNAGEMENT
DE LA DÉFENSE SEINE ARCHE
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PURPOSE OF THIS SECTION

The purpose of the BUILD section of the Call for Expression of Interest for Les Groues is to assist in selecting project teams for the new construction commencing in 2018 with delivery starting in 2020 at the heart of Les Groues development zone. This section thus addresses real estate promoters, investors, developers, managers and users.

Constituting a consortium will be obligatory in responding to this consultation. These consortiums will be multidisciplinary, bringing together real estate promoters with innovative businesses, start-ups, experts, etc. Each consortium should combine at minimum an architectural and urban planning firm (whose mission is described in the METHOD section), and a structural and infrastructural engineering firm, in the particular case of the Station complex. The mix of end users of developed programs, particularly special and atypical programs, will be high priority. The consortiums will choose a leader, as well as a project team charged with the project's implementation. A consortium can be modified during the procedure, assuming sufficient justification by the consortium leader and agreement from EPADESA.

INNOVATIVE THEMES

Candidate teams will seek to respond to challenges laid out in Spirit of Les Groues (see Spirit of Les Groues, starting p.3). Since this BUILD section is based on new construction, the following themes of innovation will be more specifically detailed.

Well-being and nature in the city

It might seem paradoxical to intertwine city and nature. Nevertheless, it is possible, and even desirable: there is strong public demand for a substantial place reserved for nature in the city, which contributes to the quality of life for all. All opportunities should be seized to increase the presence of nature in the future Les Groues district, in both public and private spaces (by balanced management, as well as by appropriation, frontage, the use of all building faces, façades, roofs, balconies, etc.). Creating opportunities to plant endogenous species will revive and maintain vivid biodiversity. Nature will be deployed for the well-being of users. Green practices (composting, balanced gardens, sustainable urban agriculture) will be facilitated and encouraged. Reflections on urban and architectural forms should permit an alliance of density and quality of life, with special attention paid to the interface between buildings and public spaces.

Life tomorrow

New housing should adapt to new uses and lifestyles. To that end, it will be necessary to disrupt the normal way of doing things and to invite innovation into new homes. At the heart

of Les Groues, the residential offer should allow for a maximum of diversity. There should be varied forms, beyond the usual categories: consider flexible housing, generic plan, house-sharing, unfinished or ready for move-in, etc. The common areas of collective housing should be rethought to find a true use in the common interest, for residents and the city in general. They could integrate shared services: fleets of electric cars, building concierges, shared spaces, shared facilities (sport, culture, leisure, home-based businesses, etc.). Model homes on the ground floor, which permit dialogue with the public spaces, are also desirable. Finally, financial innovations are equally important, to encourage cooperative housing or to reduce the exit price: share ownership, atypical leases, etc.

Work tomorrow

Concerning commercial real estate, the positioning of Les Groues should be complementary to the existing offer in the business district of La Défense. That helps avoid possible competition, while answering an emerging demand for buildings that respond to new ways of working. So commercial and service sector surfaces should be thought of as diverse, mixed and open to the city. Various types of surfaces will be constructed to facilitate residential walkways at businesses, to welcome artisans, start-ups, micro- and small-to-medium-sized businesses, and not just large companies. Social mix in a building is not obligatory, but it is desirable even at the scale of a city block. Finally, service-sector surfaces should break out of their introversion and contribute real added value to the city, for example by offering public open spaces in their base or by externalizing certain services such as the new RIE (interdepartmental IT network).

Linking future with present

The Groues project is founded on the refusal of a “blank slate”: it will address what is already in place. New programs should seek to establish synergies and mutual benefits with existing assets, in particular with Cœur des Groues. This dynamization of Cœur des Groues, which will be launched by the ACTIVATE section of the Call for Expression of Interest, should be embodied in the new construction, by developing an offer addressing the same economic targets. Synergies between what exists and the new constructions should be considered in terms of possible mutual benefits, sharing of services, facilities, heat exchange, etc. What is new should enrich and build on the identity of Les Groues.

Environment and the circular economy

Development of Les Groues will be accomplished with a circular economy, exemplary in its environmental impact. Approaches involving local production (of energy, urban agriculture, etc.) will utilize circular economy concepts (own-consumption, for example). Particular attention will be given to waste management, especially worksite and excavation waste, with an eye to reuse and upcycling onsite. At the same time, innovative construction techniques should anticipate the life cycles of buildings and materials. This approach is part of the EcoQuartier program, so developed projects should concentrate in parallel on environmental, societal and economic challenges.

Active bases and reversibility

Creating a lively atmosphere in Les Groues will require smart use of buildings' bases. By "base" we mean the ground floor and the first storeys, which can open out to city life. This floorspace can welcome shops, and much more: at the interface of public and private, these areas of urban animation will form the heart of social and civic innovation for the future district. Activities, new services, facilities, cultural areas, and service offerings for businesses can take place here, for example with active ground floors and duplex apartments, which permit a wide flexibility of use. Time required for transformation will be taken into account at the start of project design, to avoid discrepancies between planning and real needs as much as possible. To this end, floorspace will be designed to be use-reversible to allow for flexibility in planning, with affordable cost-of-transformation or regrouping/division of modules. Design of public facilities, especially schools, which could be integrated into ground floors if required, will also be considered, with a view towards reversibility in order to adapt to the demographic evolution of the neighborhood.

Radiating into the city

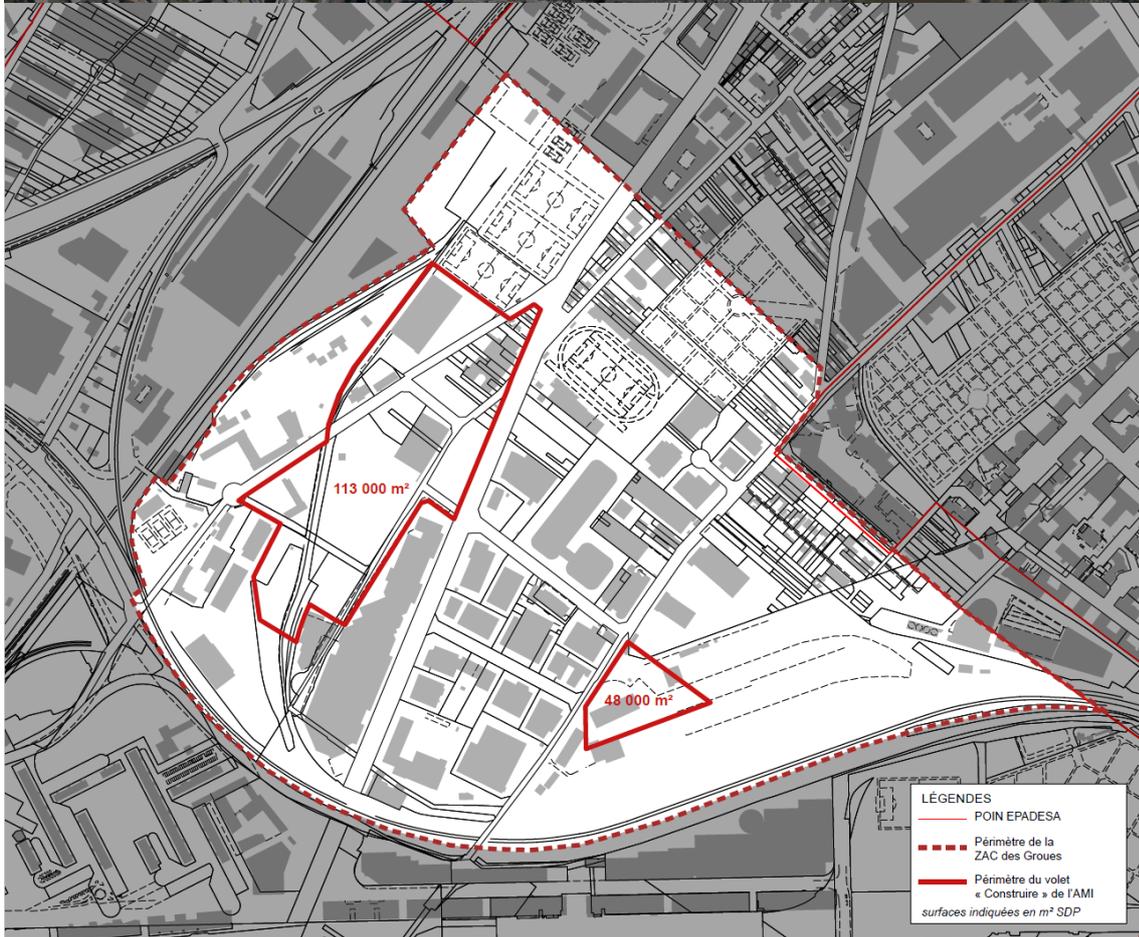
We think that Les Groues has the potential to welcome a program that radiates out into other parts of the city. Its closeness to Arena, the Grande Arche and Les 4 Temps, is an opportunity for "planned spillover" starting at Les Groues. This requires planning complementarity with existing facilities with strong drawing power. Thus, programming the complex of Nanterre-La Folie, an iconic station of the Grand Paris line and future architectural marker of the district, must be considered in this way. Les Groues should become a "destination" and a lively place to be rather than an area one simply lives in or passes through.

SCOPE AND PROGRAM

The "Build" section covers two separate areas: the Hanriot-Arago gateway sector and the Nanterre-La-Folie transportation hub. These sectors, shown hereafter, account for a total floor area of approximately 160,000 m² to be built, based on current estimates. They represent the first development phase for the Les Groues Mixed Development Zone (ZAC), whose total program calls for approximately 630,000 m² of floor area. Consequently, they will symbolize the start of the operation and set the tone for the entire program.

These sectors were considered as an initial coherent phase in urban and functional terms. The timeline of the operation means that, for a certain amount of time, the first deliveries will sit side by side with construction sites, especially railway jobsites. This will require thought in terms of relative autonomy for these sectors, especially regarding facilities and services, as well as an optimal connection with the rest of the city.

The characteristics and schedule of each of these sectors are described below.



Hanriot-Arago Gateway

This sector covers a total area of 8.4 ha (19.8 acres). Control has been taken of most of the land, under an agreement to sell to EPADESA. The Call for Expressions of Interest (CEI) concerns the entire sector, with the exception of the land owned today by Plastic Omnium (shaded on the map). The current estimate for the preliminary building schedule on this land is indicated in the following table (in floor area). As specified in the following rules, this sector will be divided, as of the initial proposal phase, into two to three macro-lots plus a maximum of three separate lots.

Housing	Economic activity (including offices)	Shops/services	Public facilities	Total
from 100,000 to 110,000 m ²	from 4,000 to 6,000 m ²	from 2,000 to 4,000 m ²	from 5,000 to 7,000 m ²	from 113,000 to 120,000 m ²



This sector is highly strategic for the entire Les Groues Mixed Development Zone (ZAC). It constitutes a gateway to the district from La Garenne-Colombes and its new Champs-Philippe neighborhood, and will therefore be highly visible. Moreover, the areas to be developed may be delivered during the first phase, as of 2020, and will therefore set the tone and announce the next phases of the operation. These deliveries will be spread over time starting from the delivery of RER E at the end of 2020, according to EPADESA's initial estimate.

The Nanterre La Folie RER E station will be operational when the first deliveries are made. However, the Grand Paris Metro line 15 will not be commissioned before 2025. Consequently, construction will continue on buildings and

railways in Les Groues for many more years. Special attention will be paid to ensure that this first phase can operate autonomously, that it features appropriate facilities and high-quality shops and services to meet the needs of the first users and can welcome residents from day one. The optimal connection with the rest of Nanterre and La Garenne-Colombes will be considered in the initial phase so the first inhabitants of Les Groues feel that they are part of the city.

This predominantly residential sector will be structured around the “Oasis,” a new linear esplanade that will serve as a veritable green heart for the neighborhood (see the Master Plan). Moreover, a new downtown area centralizing local shops and services, vehicles for urban vitality, will be built around the future Place d'Arras. The objective is to promote the emergence of a social hub that can generate the critical mass necessary to attract shops. The retail plan, which is not yet definitive, will be oriented towards local shops and include a mid-sized supermarket. Consequently, the programs to be proposed must centralize urban services and help this new downtown area to emerge. Economic activity planning measures may play a role in this development by giving priority to businesses that contribute to the

local fabric or provide services. In this context, deliberations on ground-floor shop locations (see Innovation themes) become essential; teams will be asked to propose innovative management and investment solutions for these premises. Bidders should carefully study the relationships their programs establish with the major public spaces in this sector, especially concerning organization, security, safety and management. The question of temporary occupancy of the future Place d'Arras should also be examined in order to give the area an initial burst of energy consistent with new or existing structures on these three sides.

This sector will feature a school complex to meet inhabitants' needs. Ideally, this school will be built near Place d'Arras and the Oasis in order to take advantage of and contribute to the dynamism of this site. An initial sizing survey indicates a need for 20 classrooms (kindergarten and primary school) as well as a daycare center. This plan will be updated once the data-room opens. Teams will be asked to submit site and urban layout proposals for these facilities with the dual objective of optimizing space and energizing public areas. Teams can propose volumes that can accommodate the school complex and daycare center, which may be joined, either horizontally or vertically, although this is not a requirement, and show how they fit into the financial arrangement as an off-plan sale with the local government as direct project owner. In the case of an off-plan sale, an indication of the sale price will be required.

With the objective of building housing for everyone, the residential program is varied and includes the following categories:

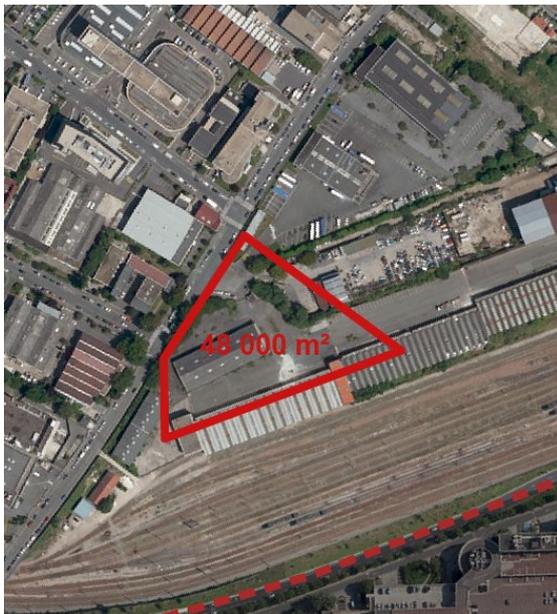
Social housing (PLUS/PLAI social lending programs)	Intermediate housing (rental and/or subsidized home ownership)	Housing for purchase
30%	20%	50%

These proportions will be applied to the entire sector and the macro-lots. Diversity will be sought and encouraged in Les Groues, in terms of both lots and, ideally, individual buildings.

Nanterre-La Folie transportation hub

The transportation hub is made up of the macro-lot located between Rue de la Garenne, the railway tracks and the extension of Rue d'Arras, covering a surface area of approximately 12,000 m². This lot will be the nerve center of the station neighborhood, driving its metropolitan intensity. Here, exceptional planning as well as architectural prowess are needed to create a station that embodies Greater Paris and provides a new gateway to the Les Groues neighborhood. The estimated provisional planning to date is shown in the following table (in floor area). As indicated in the following guidelines, the transportation hub macro-lot is considered indivisible due to its specific technical complexity. Bids should be developed for the entire program.

Housing for purchase	Offices	Shops / services / private facilities	Total
10,000 to 15,000 m ²	~30 000 m ²	~5 000 m ²	45,000 to 50,000 m ²



These areas will be developed based on the commissioning schedule for line 15 west of the Grand Paris Metro. Part of these surfaces are related to and built atop the station infrastructure project. Construction on this lot could start as early as 2022, once the civil engineering aspect of the station is completed, to synchronize delivery with the commissioning of the line in 2025. Given the technical complexity of implementing such a property development project, feasibility studies should be started immediately on how to integrate appropriate technical and architectural constraints into the infrastructure and superstructure, thereby optimizing total construction cost.

The architectural program has yet to be decided upon, but regional stakeholders have clearly identified some issues. First of all, this structure must be optimally integrated into the urban setting, interacting fluidly with adjacent projects and the rest of the station neighborhood. Vegetation will be a priority in this high-density urban sector, for both aesthetic and climate control purposes. The building's relationship with the surrounding major public areas (La Place, Le Balcon and Rue de la Garenne) should be studied closely. The location and bioclimatic studies indicate that it would be beneficial to build high-quality housing for purchase here, given the sunlight exposure and exceptional views of the Arena and the Grande Arche.

Lots & macro-lots

The CEI is meant to be as flexible and open as possible: within the scope of the call, EPADESA has chosen not to partition lots before marketing the lots shown on the master plan. Consequently, bidders are free to bid on a single lot, a set of coherent lots on the scale most relevant to them, or on one or more macro-lots including the internal services, without the size of the chosen groups entering into the selection criteria for proposals. There is no obligation to bid on both sectors.

Bidders will pre-position their expression of interest by indicating in their file their preference for working on any given scope. They will define this scope by specifying the lots therein. The proposals must be consistent with the Master Plan for Les Groues in terms of the road network, lot partitions and levels of desired readiness.

The transportation hub macro-lot is considered as a coherent group and cannot be subdivided: bids shall be developed for the entire program.

Once phase 2 starts (preparation of initial proposals), EPADESA will define a maximum of three macro-lots and a maximum of three separate lots in the Hanriot-Arago sector via an additional clause in the rules. These lots will be defined based on bidders' proposals and should make it possible to develop especially innovative and/or atypical projects.

Levels of property costs

To maintain the overall financial equilibrium of the development of Les Groues, EPADESA will guarantee the following minimum average property costs, by sector (per m² of floor area excl. VAT, at March 2016 values):

Entrance to Hanriot-Arago		
Housing (all categories)	Offices	Shops and other activities
€920/m ²	€1,400/m ²	€250/m ²
Nanterre-La Folie transportation hub		
Housing (for purchase and controlled intermediate rent)	Offices	Shops and other activities
€1,200/m ²	€1,600/m ²	€500/m ²

Therefore, the initial and final proposals may include variations to these reference prices, based on the programs proposed, as long as the proposed property costs are sufficient to reach the expected overall volume (which would be achieved with the levels above).

Housing prices

The selling prices for housing units must avoid contributing to speculation, as well as any windfall effects that would place buyers in a position of realizing abnormal capital gains. Concerning the housing program specifically, the following exit price reference levels are

announced in the following range, on average in the Les Groues Mixed Development Zone (ZAC) (in €/m² net floor area, VAT included, with appendages and one parking space included and thus not valued separately, at March 2016 values):

Social housing (PLUS/PLAI social lending programs) 5.5% VAT	Intermediary housing 10% VAT	Rent-to-purchase 20% VAT
€3,000	€3,600 to €3,900	€5,400

These prices will be definitively set at the outset of phase 2 of the Call for Expression of Interest.

METHOD

Mission of architects-urban planners

EPADESA has entrusted the mission to develop a coherent town plan to the Güller&Güller - HYL - FBC - mrs - Setec - Alphaville – Concepto group. The Güller group developed the Master Plan for Les Groues, provides coordination and ensures the plan is implemented coherently in the neighborhood. It will also produce the CPAU (Architectural and Urban Specifications) and CPE (Estimate at Completion). During the CEI, the Güller group will carry out a consulting mission with EPADESA, the Quality Team and the selection committee: it will help analyze bids and proposals, and submit a reasoned opinion.

In line with the overall mission of the Güller group, the architectural and urban planning firms included in the bidders' groups shall carry out the following missions:

- **In the Hanriot-Arago sector :** *During the CEI:* consulting mission, architectural and urban feasibility study and volumetric representation of the urban structures (neutral, no texture); *after the CEI, if the group is selected:* macro-lot coordination, production of lot sheets, where applicable, and project management on a maximum of two buildings
- **In the transportation hub sector:** *During the CEI:* consulting mission, architectural and urban feasibility study and volumetric representation of the urban structures (neutral, no texture); *after the CEI, if the group is selected:* Project Management Assistance mission with the developer; the transportation hub property development project will be subject to an international architectural competition, for which displays will be produced by the Güller group.

First round: Expression of Interest (2 months)

The publication, both online on the web platform <http://epadesa-playgroues.achatpublic.com> and through newspaper announcements, of the elements of the consultation starts off this first phase of the selection process. At this stage, potential candidates are asked to express their interest in participating in this step. Candidates, in consortiums represented by a team leader, should make themselves known by submitting the dossier of Expression of Interest described below. Consortiums must consist of at minimum a land developer and an architectural and urban planning firm whose mission is described earlier.

For the station complex, consortiums must also include an engineering firm or firms with experience in railway structure and infrastructure.

Informational and networking meetings and a site visit will be organized by EPADESA, during the three weeks following the publication of the Call for Expression of Interest, permitting the candidates to investigate the sites and evaluate its challenges. The dates and application forms will be published on the platform for the Call for Expression of Interest <http://epadesa-playgroues.achatpublic.com> (see Overview).

In the first round, selection will be based solely on the basis of the dossier submitted by the candidates, to be evaluated by EPADESA. Candidates will be selected by the Cotech (see Overview), on the basis of quality and competence of the team, their understanding of the approach, the planning challenges and of the Spirit of Les Groues, and the possibilities for innovation they favor, their choice of site on which they wish to develop their concepts, and their acceptance of the land costs per unit and exit price indicated in the consultation regulations. Several teams may be retained for the same lots/macro-lots, and thus will be invited to submit competitive initial bids.

Second round: Initial bid (3 months)

At the end of the first round of selection, retained candidates will be invited to expand on their initial offer. EPADESA will produce an addition to the present regulations, preparing how this phase will proceed, based on the following principles:

- a first work session with Cotech will be organized, for each candidate team, as a workshop, which will permit candidates to best orient their project, strengthen its program and hone its for innovative ideas.
- Once their projects are maximized, teams will give oral presentations of the advances in their work.

This addition will also define the macro-lots and lots in the Hanriot-Arago sector, on the basis of which the candidates should prepare their initial bids. This addition could modify and complete the present consultation regulations, for which candidates may file no claim.

EPADESA will provide an online data-room dedicated to the BUILD section of The Call for Expression of Interests on <http://epadesa-playgroues.achatpublic.com>, providing candidates with the Strategic Plan of Les Groues, more details on the expectations for programming, requirements for quality of construction, a model protocol sales agreement detailing the conditions of transfer, a model manual of specifications of technical services between planner and developer, as well as the complete technical data available on the site to guide them in the elaboration of their project.

At the end of this phase the candidates will submit an “initial bid”, the content of which will be detailed later on.

Cotech will evaluate the initial bids and render a technical opinion. The candidates will be interviewed by the selection committee, based on the advice of Cotech and the Quality Team (see Overview) to select the candidates retained for the third phase.

Third round: Final bid (3 months)

At the end of the second round, two to four teams per lot or macro-lot will be invited to participate in the third round. All technical documents necessary for the finalization of architectural projects will be published online in the data room. EPADESA will produce an addition to the consultation regulations, assigning parts of the lots and macro-lots, the programming, the brief for the final bid and the approval criteria for the bids, and the detailed rollout of this phase based on the following principles:

- A new work session with Cotech will be organized for each project team, in the form of a workshop, in order to define the framework and guide the direction of the final bid.
- Candidate teams will be interviewed twice, which will permit them to revise certain aspects of their projects, if necessary. The first work session will focus on the planning and added value of the project, and the second will be about the project itself (volume, density, atmosphere, overall shape, relationship with public space, environmental innovations).

The addition to the present consultation regulations will spell out the content of the elements of the document referred to as “final bid”. It will contain a feasibility study on the architecture and urban plan as well as a financial offer. This addition could modify or complete the present document, for which candidates may file no protest.

Candidates will be heard in final interviews by the selection committee, who will base their decision on advice from Cotech and the Quality Team. The selection committee will then establish a ranking of the bids. EPADESA will commence negotiations with the successful candidates before the final protocol signature (see below), by order of rank.

End of BUILD phase

The goal of the BUILD component of the Call for Expressions of Interest is to encourage teams to make firm commitments regarding acquisition of land in the Les Groupes Mixed Development Zone (ZAC). This commitment will take the form of a protocol equivalent to a bilateral sale commitment and setting out the schedule, land base, price, qualitative commitments and associated guarantees, as well as the timeline and conditions precedent for the sale. It will furthermore grant the winning team exclusivity on the land in question. An initial protocol template specifying the terms of sale and the extent of services to be provided by the public and private developers, will be communicated to the teams via the platform’s data room at the start of the second round to allow them to prepare their initial financial proposal.

Compensation of candidate consortiums

Candidate consortiums that submitted an appropriate bid but which were not awarded the project, will be paid 40,000 € (before tax). Neither the winners, nor candidates not selected in preceding phases, may claim any compensation from EPADESA.

CONTENTS OF EXPRESSION OF INTEREST DOSSIER TO BE SUBMITTED BY CANDIDATES

EPADESA reserves the right to modify details in the rules of the consultation, notifying candidates at least 10 days in advance of the deadline date for reception of Expression of Interest dossiers. Candidates should respond to the modified dossier, for which candidates may file no claim.

Starting from the Call for Expression of Interest from EPADESA, the candidates should submit a dossier of Expression of Interest, completely in the French language, including imperatively the elements described below:

Detailed presentation of the team

- *A signed and dated application letter*, detailing the organization of the team and the allocation of tasks among all the members.
- *A document describing the powers* of the person authorized to hire the candidate and each member of the team.
- *A complete presentation of each of the consortium members, including examples of work*. The candidate should favor an interdisciplinary approach by partnering with innovative enterprises, start-ups, experts, and other urban participants who can help guide the prospective reflection. Consortiums must include a qualified architect and urban planning firm with the role of designer/coordinator, and for the station complex, consortiums must also include an engineering firm or firms with experience in railway structure and infrastructure.
- *A complete presentation of the project team*. The candidate will form a project team charged with project design, and will present its members, organization, etc.
- *Audited financial statements* for the candidate team and each member of the consortium, going back 3 years (balance sheet, profit and loss, explanatory notes);
- *A medium-term development plan* allowing EPADESA to understand how the Groues project fits into the strategy of the candidate and of each member of the consortium.
- *Sworn statement* from the candidate and each member of the consortium that none of them are in the process of a legal settlement or liquidation, nor personal bankruptcy, that they are up to date with their fiscal and social obligations, and that none are the object of judicial conviction (model of declaration attached in Annex).
- *Copies of current insurance coverage* for the candidate and every member of the consortium.
- *Illustrated reference factsheets of innovative building projects* of comparable size and diversity, completed since 2010 or in the process of realization by the candidate, in France or abroad. Factsheets will include the following information: assigned tasks of the candidate and each consortium member on the project presented, organization of the leadership of the project, amount of investment, quantitative data (surface areas, planning type, sales price, certifications).

Note of intent

This presentation file will show how well the candidate understands the Spirit of Les Groues, the stakes of this urban project and the approach of the Call for Expression of Interest. It will contain the following elements:

- *Understanding of the approach:* the candidate's comprehension of the context, territorial stakes and approach;
- *Possibilities for innovation:* candidate's preference of thematic focus, which is particularly pertinent given the stakes of the site;
- *Preferred location:* the area where the candidate wishes to develop their project;
- *References:* to illustrate their proposals, the candidate can present reference illustrations and comments about similar projects, whether executed by the candidate or simply a source of inspiration.

This note of intent will be no more than 10 pages, front and back.

Communication documents

An overview of the project, in Powerpoint form, will be submitted by the candidate.

Letter of commitment

Candidates will submit a letter stating their commitment to respect the per-unit level of property costs laid out in the brief, and to the exit prices stated therein. EPADESA has provided a form to fill out in the Appendix.

File formats and language

Computer files will be submitted exclusively in the following formats: pdf, doc, docx, ppt, pptx.

All documents will be exclusively in French.

Selection criteria

Dossiers that conform to these standards will be analyzed; and the teams authorized to proceed to the second round will be selected according to the following criteria:

Compatibility with the Spirit of Les Groues: teams will be judged on the best expression of the spirit of the future district, on its understanding of the territorial challenges, showing how its plan faces the challenges of Les Groues at the scale of the whole district.

- *Comprehension of the stakes of the Call for Expression of Interest:* the team will be judged by its comprehension of the stakes of the approach, demonstrate its ability to

commit to this open and flexible procedure, and describe how its working method fits in with this process

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- *Innovative thrusts are a priority:* the team will be judged on the quality of its chosen thrusts of innovation, chosen from those proposed, or freely proposed; its level of commitment and experience in the subject
-
- *Competences and composition of the team:* the team will be judged by the variety of skills it can bring to the project, the different roles it can play; the recent achievements of its members; the inclusion of end users for specific programs
-
- *Method:* the team will be judged by the work method that it will use within its members, but also in regards to the developer and stakeholders in the project. This method should facilitate the design of an innovative project but also guarantee adherence to goals announced in execution and operation phases.
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- *Complete acceptance of the levels of property costs and exit prices*

CONTENTS OF THE INITIAL BID DOSSIER TO BE SUBMITTED BY CANDIDATES

After final selection by Cotech, candidates will be invited to submit an initial bid which they will have 3 months to prepare. At the end of this period, will submit an initial bid document including:

- *Explanatory note* (maximum 10 pages front-back) detailing the philosophy of the project, concrete interpretations of innovative thrusts described in the first phase, the associated urban vision, justification of the layout of the project and proposed planning, the added value that the project brings to the whole Groues district, the candidate's response to the question of transition, of the daily life of the district during the worksite phase with inovative solutions. Candidates should make sure to clearly state how their project expresses the goals and orientations of the Strategic Plan, or even the liberties taken with it, if applicable. Intentions for the city and the ambiances envisioned will be illustrated by illustrated project references (not confined to those conceived by the architectural firm or other members of the consortium) with an explanation of how these references serve to represent the ambiances envisioned.
- *A map of the lot or macro-lot selected.*The candidate will position itself on one or more lots, one or more macro-lots, according to a “whole” which seems to the team to be coherent to the urban context. In the special case of the station complex, candidates are asked to position themselves over the whole macro-lot, since it is not divisible.
- *An urban and planning diagram* highlighting the qualities of form and fit within the urban context, architecture and landscaping of the programs and the receptivity of the site. This diagram will show in detail the proposed construction plan, and clearly show the coherence of the project with the Strategic Plan.
- *How the legal and financial strucures are conceived* for different programs envisaged, spelling out the responsabilites of owners, management conditions, etc. The question of public facilities (deal structures, when applicable the off-plan prices), specific planning for the bases of buildings (planning, deal structure, investment and management models over time), and parking lots (installation, deal structure) will be particularly carefully detailed.
- *A financial offering and developer's statement* laying out the exit price level targets, detailed by program (according to the table provided by EPADESA).

Plan views and sections, drawings of façades, are not necessary at this phase of consultation. It is about understanding the main orientations of each team, stong points and unusual points in their proposal, understanding its principles of financial structuring, as well as the major financial balances, in order to be able to organize the work yet to come during the third phase of the consultation.

Communication documents

An overall presentation of the project, in Powerpoint form, will be submitted by the candidates.

An A0-sized panel presenting the project will be submitted by each candidate, in a digital file.

Letter of commitment

Candidates will submit a letter stating their commitment to submitting a final bid if their initial bid is accepted. EPADESA will provide a form to fill out at the launch of the second phase.

File formats and language

Computer files will be submitted exclusively in the following formats: pdf, doc, docx, ppt, pptx.

All documents will be exclusively in French.

Selection criteria for bids

Initial bids will be judged on the following criteria:

- The interest and innovative character of the project, the team's ability to translate in concrete terms, in the project, the thrust of innovation described in the first phase
- Coherence of project installation to the urban context, in view of the specific context of Les Groues, relevance of the choice of lot or macro-lot
- Response to the question of transition, of the daily life of the district during the worksite phase.
- Value added by the project towards the goals of the whole Groues district, especially for environmental performance, and bringing life to the area: how the project contributes to the urban context, how it "creates a city";
- Planning balance, a balanced mix and density
- Legal and financial viability of the project and the capability of the consortium to bring it to completion
- Amount of property costs by program type, exit price of housing by type, rent levels of businesses when applicable
- Taking into account and urban insertion of public facilities program when applicable

CONTENTS OF THE FINAL BID DOSSIER

The contents of the final bid dossier, as well as the primary criteria of its analysis, will be laid out in the addition to the consultation regulations which will be supplied by EPADESA at the third phase.

HOW TO ACCESS INFORMATION AND SUBMIT DOSSIERS

All the data, information and files for the Call for Expression of Interest will be published on the platform at <http://epadesa-playgroues.achatpublic.com>

This platform will permit candidates to log in, go to a personal space (data room) where they will access their dossier and any events relating to the Call for Expression of Interest (information meetings, on site tour). They can address any questions to EPADESA . The responses to which will be sent to all candidates as a FAQ sheet.

Submission of dossiers can be done online on the platform <http://epadesa-playgroues.achatpublic.com>. Dossiers can also be:

- Sent in digital format via a USB key, special delivery letter with return receipt requested, or delivered directly to the reception counter of EPADESA, on working days from 9:00 to 18:00, with a receipt;
- Sent on paper by special delivery letter with return receipt requested, or hand-delivered directly to the reception counter of EPADESA, on working days from 9:00 to 18:00, with a receipt.

In the two latter cases, candidate dossiers should be submitted in a sealed envelope labeled (in French) “Groues – Appel à Manifestation d’Intérêt – Volet Construire”, as well as “ne pas ouvrir” as in the model below:

EPADESA
Direction de l’Aménagement Urbain Secteur Ouest
55 place Nelson Mandela 92 024 Nanterre Cedex | France

(Candidate name)

Groues – Appel à Manifestation d’Intérêt – Volet Construire
“Ne pas ouvrir avant la séance d’ouverture des plis”

SCHEDULE

Expression of interest

Deadline for submission of dossiers is 27 June 2016 at precisely 11:00.

Dossiers submitted online on the platform <http://epadesa-playgroues.achatpublic.com> should be sent BEFORE the deadline for candidate dossiers. The date and hour registered by the platform will serve as proof.

Packages delivered by special delivery letter with return receipt requested, or hand-delivered directly to the reception counter of EPADESA, must arrive at the above address BEFORE the deadline.

After this deadline, the unopened package will be returned to the candidate. Postmarks will not be accepted as proof of delivery.

Following steps

Deadline for bids in the following stages will be fixed by additions to the present consultation regulations which will be communicated to candidates by EPADESA at least 30 days before the deadline.

Provisional schedule:

- Launch of the Call for Expression of Interest: 25 April 2016
- Deadline for submission of candidatures: 27 June 2016
- Pre-selection of candidates: beginning of July 2016
- Launch of the second round: July 2016
- Deadline for submission of initial bids: October 2016
- Candidate interviews: November 2016
- Launch of the third round: End of November 2016
- Deadline for submission of final bids and candidate interviews: March 2017
- Signature of protocols (contractual agreements): Q2 2017