Expo West Belfast
Preliminary Briefing Paper

Introduction
This competition is for proposals to regenerate the former site of a security facility in an area of Belfast that suffered greatly from the effect of Northern Ireland’s political conflict over more than 30 years, a time that became known simply as “the Troubles”.

The Northern Ireland Department for Social Development see the construction of the Expo West building as a statement of the Department's determination to regenerate an area that witnessed the worst effects of conflict.

The Northern Ireland Department for Social Development Belfast Regeneration Office has developed this design competition brief in partnership with West Belfast Partnership Board (WBPB) and PLACE the Architecture & Built Environment Centre.

Background
The former Andersonstown Police Barracks is at the junction of Falls Road and Glen Road in west Belfast. The site housed a Police Station since before the partition of Ireland when the Royal Irish Constabulary had a station that later transferred to the RUC in the 1920’s. The Andersonstown Police Station (now demolished) was a looming presence in the area for many years, and its commanding location at the junction of the Falls and Glen Roads in west Belfast provides a first class opportunity to construct a landmark building. The previous concrete watchtowers and walls were dominant features of west Belfast.

The proposal for an Expo Centre at this site comes from the Andersonstown Gateway Feasibility Study published by the Department in March 2010, which looked at the potential for economic development. The Expo Centre will be a venue to showcase the wider regeneration and transformation of west Belfast and a building that will set a new standard in west Belfast in terms of innovation and design. The Department is seeking a building that the local community can value and be proud of and has shown commitment to working with the community in developing the design brief.

Context
The Client and owner of the site is the Belfast Regeneration Office of the Department for Social Development for Northern Ireland. The main focus of the client is Urban Regeneration including the establishment of policy and strategy, and the implementation of programmes reflecting targeting social need, by addressing the social, economic and physical regeneration of cities, towns and villages in Northern Ireland. http://www.dsdni.gov.uk/index/urcdg-
urban_regeneration/belfast_regen_office.htm. However another agency may be engaged to deliver the project in due course.

West Belfast is an area with a vibrant community despite a history of conflict and multiple deprivation. DSD have established strong community participation in this project by working with the West Belfast Partnership Board. Information on the West Belfast Partnership Board is contained on the website www.wbpb.org

Competition entrants are invited to familiarise themselves with the locality of the site. To assist this process, PLACE and WBPB have established web resources which outline many views expressed in compiling this brief. The main website for the project is www.expowestbelfast.com. This website contains responses gathered from the local community at meetings held during February and March 2010, and acts as update. Visitors to the site and to the project’s Facebook page were also invited to submit their opinions.

The Vision
The Department for Social Development sees the redevelopment of the former Andersonstown Police Station site as an opportunity to showcase regeneration in holistic terms, highlighting the interconnected potential of cultural, economic, social and physical regeneration. DSD require that any building on the site include a large space for displaying regeneration initiatives such as Andersonstown Gateway together with offices for workers engaged in regeneration activity.

There is currently an ongoing review of Library provision in Belfast and the current Andersonstown Library is one of the facilities likely to be closed. However there was strong community support demonstrated during the PLACE & WBPB brief development process for the former barracks site to be considered for a modern, replacement library-type development.

This would include a community archive, local history section, genealogy resources and mediatheque co-located with the regeneration exhibition facility, offices and a community arts space.

The role of the proposed redevelopment includes social, economic and cultural regeneration and sustainability objectives. The development includes a modern library-type facility, arts resource, regeneration offices and exhibition/event space and some aspect of open space or landscape.
The Site

The site is as identified within the red line. **Competition entrants are encouraged to visit the site.**
Invitation
Selection will take the form of an invited design competition preceded by expressions of interest from architect-led design teams. From the expressions of interest five teams will be identified to take part in the design phase. They will prepare design concept proposals in response to a design brief and will present these ideas to a Panel of Assessors. It should be noted that the jury panel will be looking for capacity within the team to deliver the project.

The jury panel particularly welcome submissions from emerging architects and these applications should highlight the experience and capacity of the overall team. Where appropriate this may require a collaborative approach, for example a practice with insufficient resources may choose to team up with an executive/delivery architect. Such collaborations are welcomed providing the proposed delivery arrangement is clearly explained in the submission.

The competition is being organised by the Royal Institute of British Architects (RIBA) Competitions Office on behalf of Place and the Belfast Regeneration Office of the Department for Social Development for Northern Ireland (DSD). The competition will be organised in two stages as follows:

Stage 1: Expressions of interest
Stage 2: Five teams invited to develop design ideas

Stage One – Expression of Interest / Selection of Shortlist
a) Expressions of Interest (EoI) and PQQ invited from Architect led design teams.

The PQQ will be subject to an independent financial check, and in order to proceed further in the competition teams will need to meet the essential criteria outlined in the PQQ.

Stage Two – Submission and Presentation of Design Concepts
b) Five teams invited to the design stage, which will involve:
   site visit and open ‘briefing session’ to include presentations from the client team
c) Submission of design proposals, to include indicative cost plan and construction schedule.
d) Final judging will involve an interview with each shortlisted team.

Expressions of Interest: Submission Requirements
Expressions of interest should be submitted on a maximum of 20 single sided A4 pages in total. Six copies should be provided.

The 20 pages should include the following information:

- an introduction to the team, reasons for applying for this project and what specialist skills the team is able to provide
- details of previous related projects, including illustrations
- details and brief CVs of key people within the team proposed for this project
A maximum of 2 A3 Sheets in response this brief and should show evidence of candidates suitability for selection to the design phase of this competition. These should include only hand-drawn sketches and diagrams with hand-written supporting text if necessary. No photographs or computer-generated content is permitted at this stage. The content should address the proposed approach to design and context. The jury analysis of the composition and content will be critical to assessment of design skill. These sheets should be folded to A4 size and be included within the 20 pages document.

The 20 page submission should be accompanied by the completed pre-qualification questionnaire (PQQ).

NOTE: Six hard copies of the submission are required along with an electronic version in pdf format on a CD ROM. In addition six hard copies of the PQQ must be provided along with an electronic version (Microsoft Word 2003) on a CD ROM. One of these paper copies must be labelled as MASTER COPY.

Expressions of interest should be submitted to the RIBA Competitions Office to arrive no later than 1400 hours on Friday 17th December 2010.

Criteria for Selection of the short list
The panel will use the following criteria to assess the Expressions of Interest:

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<th>Criteria</th>
<th>Demonstrated by</th>
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| Working as a team and with the client | - an ability to work and empathise with clients and interpret briefs  
- the relationship and collaborative approach between team members  
- the resilience to respond to client review of the design whilst ensuring there is no deviation from agreed design principles. | 15%    |
| Proposed key players in the design team | - ability/experience of collaborating with other architects  
- profile and balance of the team - proposed key personnel responsible for the delivery of the project | 10%    |
| Design Flair & Capability       | - design flair & creativity  
- evidence of a strong design philosophy  
- response to and compliance with the preliminary briefing paper  
- previous experience of relevant projects  
- capacity with the team for the delivery of projects of similar value | 40%    |
| Cost & Time Management          | - ability to meet programme dates  
- ability to work within budget constraints  
- ability to deliver a building which meets the clients’ expectations within available budget | 20%    |
| Sustainability                  | - track record in minimising energy consumption and emissions in building design | 15%    |
- track record in using materials from sustainable sources
- track record in creating and sustaining local supply chains on projects.

Details of the Stage 2 Selection Criteria will be included in the Design Brief and Invitation to Tender documents, but are expected to include:

- architectural quality of the design
- response to and compliance with brief
- response to budget and programme

Teams should note that as part of their stage two submission they will be expected to demonstrate that their scheme can be built within budget and will be expected to produce an elemental breakdown proforma. This will be subject to an independent check by a QS as part of the assessment process.

Eligibility
The competition is open internationally to registered architects. Architects should name the consultants with whom they would work in their application.

Timescale, Budget and Procurement
The Client wishes ideally to complete the development by the end of 2013. The total value of the project is estimated to be in the region of £12 million inclusive of fees and VAT (where applicable). Subject to funding the successful design team would act as a professional consultant to the client to appoint a Design and Build Contractor and provide professional guidance to the client through to project completion. The design team is likely to be appointed using an NEC3 Professional Services contract.

Competition programme
The timetable for the selection process, which may be subject to variation, is as follows:

- Wednesday 17th November – Competition Launch
- Friday 10th December 2010 – Deadline for any questions relating to PQQ documentation
- Friday 17th December 2010 – Deadline for expression of interest
- Saturday 29th January 2011 – Jury Panel meet to agree shortlist
- March 2011 – Site visits for the shortlisted teams
- March 2011 – Deadline for competitors to submit questions (in writing) relating to the briefing.
- March 2011 – Responses to questions raised issued to competitors
- May 2011 – Submission of design work for consideration
- Monday 1st August 2011 – Final interviews with the team and Jury Panel
- September 2011 – Result announced
Jury Panel
The Jury Panel will include:
Daniel Libeskind, Architect
Barrie Todd, Architect
Aidan McGrath, Architect
Mark O’Donnell, Department for Social Development
Geraldine McAteer, West Belfast Partnership
A.N.Other, West Belfast Partnership

Honoraria
Each team invited to take part in stage two of the competition will be paid an honorarium of £6,000 + VAT for the preparation of design work.

The winner’s honorarium represents an advance on professional fee.

Registration / Documentation Charge
There is a registration/documentation charge of £35 (plus VAT). Upon payment of this charge RIBA Competitions will issue you with a unique registration number, plus copies of the PQQ documentation. Only submissions bearing the unique registration number and accompanied by the PQQs will be accepted. See the ‘How to Register’ section of this paper for more information.

How to Register
Registrations can be made online via the website www.architecture.com/competitions. Please go to the Live Competitions page where you will be required to sign in to make your payment. If you have not used the website before, you will need to go through a short sign up process before proceeding to the payment area.

Once your payment has been processed you will automatically receive confirmation of your registration. RIBA Competitions Office will send your unique registration number and copies of the PQQ documentation to the email address provided within 2 working days.

For alternative payment methods please contact the Competitions Office.

Enquiries
All enquiries should be made to RIBA Competitions Office at the following address:

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6 Melbourne Street
Leeds LS2 7PS
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E. riba.competitions@inst.riba.org    W www.architecture.com/competitions