

Invitation to Submit an Expression of Interest

Varvsstaden AB hereby invites architectural teams to submit an expression of interest to participate in a parallel assignment for the architectural design of a 23-storey building (75,5 m in total height) in the award-winning district of Varvsstaden, located in the historic heart of Malmö's harbour. The building is planned as a residential tower with a public ground floor. The parallel assignment is organised in collaboration with the City of Malmö and will take place in conjunction with the public consultation stage of the detailed development plan in which the building is included.

The intention is to carry out the parallel assignment in two stages:

Step 1: Invitation to prequalification for the parallel assignment

Step 2: Execution of the parallel assignment for selected teams



Varvsstaden Malmö





**”Wherever you are,
you should feel that you are
in a former shipyard.”**

Jury Statement, Swedish Association of Architects’ Planning Prize 2024:

“By consistently starting with the question ‘what is already here?’ Varvsstaden has paved the way for circular planning, where materials, places, and buildings are preserved instead of being removed. The step-by-step transformation of an abandoned industrial area into a distinctive and beautiful urban environment has been given clear direction thanks to innovative planning and policy documents. The winner demonstrates that curiosity about the past – about the place and the people who have been there – is key to a more sustainable way of planning the city.”

“In the heart of Malmö, historic industrial land is being transformed into a place for both life and work. Where Kockums once laid the foundation for the multicultural and forward-looking Malmö, we are planning an entirely new city district – right by the sea. Right by the city center.”

For more information, see: www.varvsstaden.se

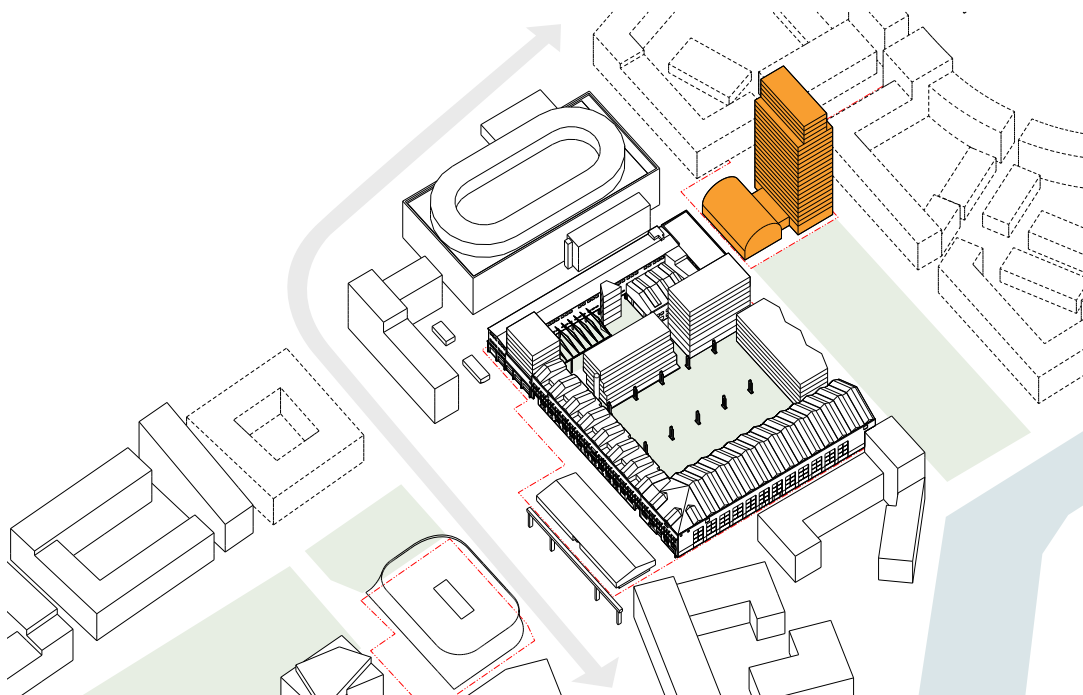
The Brief

The latest detailed development plan within Varvsstaden is now out for public consultation. The planning area includes several blocks with existing and new buildings as well as new urban spaces. This parallel assignment concerns a part of the plan consisting of a tall building of 23 storeys and a low building of two storeys. The tall building will have a major impact both on its immediate surroundings and on Malmö's skyline. Therefore, in line with the City of Malmö's Guidelines for Tall Buildings, the building's form and relationship to the surrounding context should be more thorough analysed and defined at the planning stage, as part of the detailed plan process.

The consultation material for the detailed plan represents an outline proposal developed jointly by Varvsstaden and the City of Malmö. The site analysis, urban development strategy, and descriptions of streets and public spaces found in the plan's design guidelines (or 'gestaltningssprogram') are to be regarded as conditions for the parallel assignment. The proposed height and maximum footprint of the tall building in the consultation material are also conditions, as is the site for both the tall and low buildings. The proportional relationship between the two buildings is also a given condition, but their exact placement within the site, their positioning and relation to one another, and whether they form two separate buildings or one building with two parts are questions to be explored within the parallel assignment.

The focus of the parallel assignment is to develop sustainable, place-based architecture that creates high-quality housing and adds value both to Varvsstaden and to the city's skyline. The proposals should address how the structural design of the building can be achieved in a feasible way and how it meets the ground to contribute positively to the social life and microclimate of the surrounding neighbourhood. To ensure the quality and deliverability of the building volume, the placement and design of the internal functions must also be studied; including the dwellings and their various social and technical ancillary spaces as well as other public areas within and around the buildings.

Illustration showing potential volumes and placement of the tall and low building from the Design Guidelines for Detailed Development Plan 5886 (consultation version)





The nine theses in Malmö's architectural policy *Arkitekturstaden Malmö* and the more detailed questions in *Mer malmöitisk arkitektur* must be considered and integrated into the proposals, along with the site-specific context provided by Varvsstaden's *Stadslivskompassen* (Urban Life Compass) and *Estetisk kompass* (Aesthetic Compass). Background materials regarding conditions and evaluation criteria related to the housing design will be provided to the selected teams at the start meeting.

Selected teams should be able to work holistically with environmental sustainability as part of the design proposal and produce data for carbon assessments. The submitted competition proposals must demonstrate that the project as a whole has the potential to comply with the current criteria documents in accordance with Malmö's local LFM30 methodology when a building permit is sought. A template for reporting data for the climate assessments will be provided to the selected teams at the start meeting. Based on the submitted material, the organiser will prepare calculations for all proposals as part of the evaluation.

With this brief as a background, the organisers ask the teams submitting an expression of interest to reflect on the following question:

How can a new tall building embody both the heritage of Varvsstaden and the future of sustainable residential and urban design?



Östra Varvsgatan

Stora Varvsgatan

Site

DP 5886

Varvsstaden

Einar Hansens Esplanad

Neptunigatan

Styrmansgatan

Step 1: Prequalification

Schedule

17 November 2025

12:00 p.m. (CET)

Deadline for questions regarding the expression of interest

26 November 2025

11:59 p.m. (CET)

Deadline for expression of interest

9 or 10 December 2025

Interviews with selected teams

18 December 2025

Selection announced

Team

Two key individuals must be named in the expression of interest to participate in the parallel assignment, at least one of whom must be an architect. The key individuals may come from the same company or from different ones. It is essential that the named individuals are those who will actually work on and lead the project, and that they are available to participate on site in Malmö at the times specified in the schedule for the parallel assignment.

Administration

The prequalification can be downloaded at www.varvsstaden.se/parallelltupdrag

Questions during the prequalification and parallel assignment must be submitted to parallelltupdrag@varvsstaden.se.

Link to answers to submitted questions about the prequalification will be published on www.varvsstaden.se/parallelltupdrag after November 17th.



Submission

The expression of interest shall be submitted as one (1) compiled vertical A4 PDF (max 25 MB). It must be sent as a compressed file to **parallelltupdrag@varvsstaden.se** no later than 11:59 p.m. on 26 November 2025.

Expressions of interest submitted in any other way, such as split files, by e-mail, or after the specified deadline, will not be considered. Expressions of interest that lack any of the required content or administrative components listed below will not be considered for evaluation.

Contents of the Expression of Interest

The expression of interest shall be a maximum of 14 pages and contain the following in the specified order:

- **Cover page** page with the name of the main applicant company including organisation number, number of employees, address, website, and contact details for a contact person. (Max 1 page)
- **Description of the team.** Describe the two key individuals and explain how they together are expected to form a strong team capable of addressing the central design question of the parallel assignment. At least one of the key individuals must be an architect. The named key individuals shall, if the team is selected to participate in the parallel assignment, be the ones who work on and lead the project. They must also, without exception, participate physically at all meetings in Malmö. In addition to the key individuals, up to three supporting experts may be briefly described if deemed necessary. (Max 1 page)
- **Reflections in words and images** describing the team's relevant approach to the central design question formulated on page 4. The reflection may be freely designed and illustrated with the team's own and/or others' works, provided that proper attribution is given. The reflection may include both text and images, but this is not a sketch exercise and proposals for the site should not be included. (2,000 characters excluding spaces, and any number of images up to a maximum of 2 A4 pages)
- **Three reference projects**, one of which shall be a relevant urban development project and two shall be residential buildings (at least one completed). The residential buildings shall be presented with floor plans for a ground floor plan and a typical floor plan. For each reference project, include contact details for a referee/client and a brief description of why the project is relevant for the application. It shall also be clearly stated what role the key individuals had in the reference projects. (Max 1 page/project)
- **CVs for each person in the team**, i.e., for the two key individuals and up to three additional participants. (Max 2 pages/key individual + 1 page/additional participant)

Agreement and Declarations

By submitting an expression of interest to participate in the parallel assignment, the applicant company confirms that it will engage experts as needed—in sustainability, landscape architecture, structural engineering and/or other relevant fields—to enable the key individuals to deliver credible concepts and designed proposals for new development.

By submitting the expression of interest, the main applicant company also confirms that it holds liability insurance and collective agreements. One of the applicants must be registered for F-tax (Swedish corporate tax status for self-employed and companies), VAT, and as an employer.

An agreement for the work of the parallel assignment will be signed with the main applicant company and will regulate the code of conduct, sanction provisions, and environmental and occupational health and safety requirements. Upon signing the agreement, creditworthiness will be verified, as well as confirmation that there are no tax debts or payment defaults.

Selection

At least seven teams will be invited to interviews based on their expressions of interest. Teams not invited to an interview may still be selected to participate in the parallel assignment. After the interviews, three or four teams will be selected to participate in the parallel assignment. Selection will be based on a comprehensive assessment of the submitted material and interviews, according to the following criteria (in no particular order):

- How well the team's reasoning captures relevant approaches and questions for handling the interplay between site-specific architecture, structure, and sustainability in a tall residential building that contributes social and experiential value to its surroundings.
- How well the named key individuals, team composition, and reference projects demonstrate relevant experience, competence, and a high level of architectural quality.

The selection group will consist of representatives from Varvsstaden, the PEAB team, and Malmö City Planning Office, as well as the process leader.



Step 2: Parallel Assignment

Schedule

The parallel assignment will take place during spring 2026. All meetings will be held on site in Malmö. An additional individual review between the interim review and the final presentation may be added and held at the participating team's premises.

19 January Start meeting

12 March Mid-project review

7 May Final presentation

Winner announced in June

Programme

A *Programme for the Parallel Assignment* containing purpose, background, objectives, task descriptions, questions, planning conditions, presentation requirements, and evaluation criteria will be sent to the teams before the start meeting.

Jury

The evaluation of the parallel assignment will be carried out by a group of seven people: two representatives from Varvsstaden, two from the City of Malmö, and two independent external architects. The jury's work will be led by the process leader.

Experts appointed by the client in special fields such as structural engineering, fire safety, and sustainability will be involved in the project for the start meeting and the evaluation process at the mid-project review and final presentations.

Further Assignment

The winning architect team will be given the continued commission to further develop the proposal and participate in the ongoing design and implementation up to completion, provided that Varvsstaden and the architect team, after negotiation, agree on the terms for such continued work. Should Varvsstaden at any stage wish to change architects, this must be done in consultation with the City of Malmö.



Process Leader

Åsa Bjernell,
Evigheten studio

Organizers

Hanne Birk, Varvsstaden Malmö
Elias Hallberg, PEAB Malmö
Karl Landin, City of Malmö
Felix Lorentzon, City of Malmö

Submission Requirements for the Parallel Assignment

The proposals shall be presented on landscape A1 panels with illustrations and concise supporting texts. The panels must be legible in A3 format. The material shall be submitted as high-resolution PDFs and shall provisionally include:

- Concept in words and images
- Axonometric drawing 1:1000 from specified view
- Site plan 1:400
- Ground floor plan 1:200, two typical floor plans 1:200
- Elevations 1:400
- Maximum of 2 photorealistic renderings: one close-up street-level view from within Varvsstaden and one view showing the entire building in its context
- The proposal inserted into a city skyline section provided by the organisers
- Volume study – Physical model (Teams will be given access to a 3D model; a physical model will be printed by the organisers based on 3D files provided by the teams)
- Material for climate and wind analysis (3D model, surfaces, and quantities)

Ownership, Use, and Copyright

The organisers, Varvsstaden AB, retain ownership of the physical proposals. The authors retain copyright and usage rights to their proposals. However, the organisers have the right to make use of the collective results and ideas from all proposals within the project, provided that this does not violate Swedish copyright law.

If the organisers wish to directly use an individual proposal, in whole or in part, such use must be expressly agreed upon between the organisers and the relevant author(s).

The organisers have the right to publish the proposals in print and digitally and to exhibit them without additional compensation to the participants. Confidentiality applies to the parallel assignment. Participants may not publish or otherwise make their proposal public without written approval from the organisers.

Compensation and Invoicing

The architect teams selected to participate in the parallel assignment will each receive a fee of SEK 200,000 (excluding VAT). Travel and expenses are included.

Fees are paid against invoice: SEK 50,000 may be invoiced after the mid-project review, and the remaining amount after the approved final presentation and delivery.

Language

The project language, both written and spoken, is Swedish for both the prequalification and the parallel assignment. The invitation to prequalification and the programme for the parallel assignment are available in English.

Other

Unless otherwise stated, ABK09 applies to the assignment.

Contact

Communication from the organisers takes place via the team's designated contact person.

Communication from the teams takes place via
paralleltupdrag@varvsstaden.se.

Appendices

The following appendices will be included in the programme:

- Consultation document for Detailed Development Plan 5886, City of Malmö
- Design Programme for Detailed Development Plan 5886 (consultation version), City of Malmö
- Base map – dwg
- SketchUp 3D model
- Arkitekturstaden Malmö architecture policy, City of Malmö
- Mer malmötisk arkitektur (consultation version), City of Malmö
- Urban Life Compass, Varvsstaden
- Aesthetic Compass, Varvsstaden
- Street Life Strategy & Ground Floor Concept for Varvsstaden
- Preconditions and evaluation criteria for housing solutions
- Data for reporting quantities and material choices for carbon assessment

The City of Malmö strives to continuously raise the quality of the built environment and to ensure all Malmö residents have equal rights to good living environments. Architecture should create lasting value that strengthens Malmö's unique character and reflects our geography and the people who live and work here. In Malmö, we believe that quality in the built environment consists of good design that transforms function and need into beautiful form in a way that endures and relates well to its context – the building, the place, and the city. Architectural competitions and parallel assignments are means to achieve unique values of truly high quality. A well-conducted process explores, tests, compares, and evaluates several different alternatives to achieve goals and expectations.

The City of Malmö aims to be a role model in global climate and environmental efforts. Malmö's climate impact is to be significantly reduced while improving the city's living environment and natural health. The City collaborates with residents, businesses, and other stakeholders to create a city with high quality of life and low climate and environmental impact. For example, the City works in dialogue with developers in Malmö to achieve climate-neutral construction by the year 2030.



Varvsstaden Malmö

