



Reinventing
Cities

Reinventing Cities

A global competition for zero-carbon and resilient
urban projects in Bilbao

Venerable Priests Residence

Regulation for the Expression of Interest Phase

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INTRODUCTION

Foreword by the Mayors

Climate change and global warming present an existential threat to humanity and will require a unified global response at all levels of society. Scientists estimate that we are currently on a trajectory that will increase average global temperatures by two degrees above pre-industrial levels by 2100. If these emissions are not appropriately addressed, cities will become increasingly vulnerable to the adverse impacts of climate change.

At the heart of the city lies an opportunity, as urban density presents a greener way of living. Urban density can create the possibility for a better quality of life and a lower carbon footprint through more efficient infrastructure and improved urban planning.

Therefore, cities and private actors must work together to showcase new models for decarbonized development, buildings, and services to households and businesses in hopes of their widespread uptake and adoption.

As Mayors, we are committed with C40 to move a step forward in our fight against climate change and to organise Reinventing Cities, an unprecedented global competition to stimulate sustainable development and to celebrate innovative solutions to environmental and urban challenges.

We hope Reinventing Cities will set new standards of carbon-neutral and resilient development and will enable the implementation of projects across a wide range of architecture practices, typologies and uses. With this competition, we are calling the private actors to work with us to identify new solutions and to deliver the city of tomorrow, today.

Mayors of the participating Cities

REGULATIONS

Organisers

About C40: C40 is a network of mayors of nearly 100 world-leading cities collaborating to deliver the urgent action needed right now to confront the climate crisis. C40 represents 700+ million people and one-quarter of the global economy. To learn more please visit the website. www.c40.org

About BBK Foundation: BBK FOUNDATION is a private entity that supports the regional economy by investing in local companies, and are the owners of the building. The **BBK Foundation** is dedicated to promoting the social, economic and cultural development of Bizkaia, with a strong emphasis on sustainability, social inclusion and community well-being. Through initiatives such as BBK NEXT, the foundation seeks to universalise sustainability through gastronomy, promoting programmes that train new generations of professionals and encourage responsible gastronomic practices. In addition, BBK supports projects that generate impact in various areas, such as job creation, social cohesion and environmental protection. www.bbk.eus/es/

About BISUBI Foundation: BISUBI Fundazioa is a non-profit organisation that was established in 2022 to provide value through gastronomy and help society. The **BISUBI Foundation** focuses on the transformative power of gastronomy as a tool to promote social, economic and environmental change in Bizkaia. Created by more than 190 chefs from the region, the foundation seeks to promote a more sustainable and supportive gastronomy that has a positive impact on society and the territory. Among its key projects are the *Utopia Restaurant*, a solidarity gastronomic space that offers culinary experiences to families at risk of social exclusion, and *Gastrotopia*, an international movement that promotes responsible cuisine committed to the Sustainable Development Goals (SDGs). BISUBI also supports culinary innovation, the training of young professionals, and the reduction of food waste, integrating sustainability into every aspect of its work. www.bisubifundazioa.eus

OVERVIEW OF THE COMPETITION

Objectives of the competition

Reinventing Cities is an international competition initiated by C40 to stimulate zero-carbon developments across the globe and to transform underutilised sites identified by cities into beacons of sustainability and resiliency.

Reinventing Cities will:

- Foster collaboration between the private and public sectors to deliver zero-carbon urban regeneration.
- Support the implementation of innovative ideas that can be rolled out on a global scale.
- Help drive forward public policy to support decarbonized, sustainable, and resilient cities.
- Accelerate the change and innovation in the global building sector, which is responsible for 40% of emissions.

Therefore, each Reinventing Cities project should serve as a model for carbon-neutral development, demonstrating innovative and replicable climate solutions and providing local community benefits.

Competition framework

The competition consists of two phases: an Expression of Interest (phase 1) open to all, and a Final Proposal (phase 2) restricted to the finalist teams.

The competition is structured by two main documents:

- The **Regulation** document (this document). In Appendix B, teams will find *Guidance to Design a Low-Carbon, Sustainable and Resilient Space* that aims to support teams in preparing their proposal.
- Teams will find a **Site Requirements** document (SR) on the website, that outlines the site specifications, including local rules, the expectations for the redevelopment, the type of property transfer and the project timeline. Note that in addition, specific competition documents and information regarding the site (maps, plans, urban planning rules etc.) are available through a dedicated *dataroom*.

Teams are expected to submit proposals that comply with the general objectives and requirements detailed in this Regulation document and the ones provided in

the SR. Note that the local rules and legislation prevail over the common requirements defined in this Regulation document.

Eligibility criteria

Reinventing Cities aims to encourage new types of collaborations that can create novel approaches and innovative projects. Participating teams are encouraged to be multidisciplinary and to engage with the community and future users of the site to give substance to the project and adapt it to their specific needs.

Teams must at least comprise:

- A qualified person in charge of the project design such as an architect or an urban designer (mandatory from the Expression of Interest).
- An investor with the financial capacity to implement the project together with BISUBI (recommended for the Expression of Interest phase and mandatory for the Final Proposal phase).

An operator to manage project activities and an environmental expert is also recommended. In addition, bidding teams are also encouraged to include other stakeholders including other operators, creative project holders, start-ups, and others.

While not required, the bidding teams may combine international and local expertise. The presence of a local partner is recommended to assist in complying with the local rules and to facilitate the involvement of local stakeholders.

Finally, teams must designate the person who will be the main point of contact for the exchange with the organisers.

Throughout the rest of the document, the term “bidding teams” will refer to all the members involved in a consortium applying to the competition.

Implementation

BISUBI has a 15-year agreement with the building owners, with an option to extend for an additional 15 years. The winning team will enter into a contract with BISUBI Foundation to implement the project jointly. Teams are encouraged to propose different forms of collaboration with BISUBI Foundation. BISUBI Foundation is open to exploring different contract typologies and proposing ways to support the winning team with implementation. For more information, please refer to SR.

More details on additional financial support for project implementation will be provided in Phase 2 and will be negotiated with the finalist teams.

General timeline

The general timeline of the competition is outlined below. The specific calendar and deadlines for the site are specified on a dedicated page on the website and in the SR.

- **Competition kick-off**, the information about the site is released and available at www.c40reinventingcities.org
- **Phase 1 'Expression of Interest'**: 7 November 2024 - 6 February 2025
- **Analysis of the expressions of interest and selection of the finalist teams** (1 month)
- **Phase 2 'Final Proposal'**: March 2025 - June 2025
- **Analysis of the final proposals and selection of the winning project** (2 months)

Please refer to Appendix A for information on the content and requirements of phase 2 submissions.

The 10 design approaches

The competition defines the 10 design approaches outlined below and that teams are invited to address.

The pathway to achieving sustainable and resilient projects requires a combination of solutions. The choice of these solutions should be made in consideration of the site, its configuration and how it fits with its surroundings. In the SR, specific environmental challenges and objectives for the site are indicated.

1. Energy efficiency
2. Sustainable food
3. Adaptable spaces
4. Low-carbon materials
5. Circular resources
6. Climate resilience and adaptation
7. Biodiversity and green spaces
8. Sustainable lifestyle and green jobs
9. Social inclusion and community engagement
10. High-quality urban design

Teams are not required to respond to all 10 design approaches. Please find in the Appendix the general *Guidance to Design a Low-carbon, Sustainable and Resilient Space* that teams can consider as an inspiration while developing their proposal.

EXPRESSION OF INTEREST GUIDELINES

Submission content

The Expression of Interest submission shall include the following main documents:

- **Team form**
- **The presentation of the project**
- **Illustration board**
- **The legal set-up and implementation plan**

The documents must be written in English and/or in the language indicated in the SR and use the local currency. Each of the documents will be dated and signed by the team representative.

1. Team form

A team form is provided and can be found available in the *dataroom*. The bidding teams must fill in the form and include it within their Expression of Interest proposal. The form has three main sections:

1. Information regarding the team representative.
2. Information regarding each team member, including their profession, role in the project, experience and skills.
3. Appendices:
 - References of past experiences on similar projects for each team member (a maximum of three references per team member).
 - A letter of authorization signed by all team members officially endorsing the entity of the team representative and certifying that all members agree with the conditions of their participation.
 - Relevant documentation highlighting the legal and financial qualifications of the team representative.

2. The presentation of the project

The project concept (**maximum of 8 pages in A4 or US-Letter format**) will include the following information:

- A presentation of the project's general approach and contribution to the objectives of the competition.
- A description of the planned activities for each floor and the outdoor area.
- A presentation of the strategy developed by the team to reduce carbon emissions and the solutions proposed to address the 10 Design Approaches.

3. Illustration board

One **A3-sized (or tabloid format)** board of simple concept illustrations: basic sketches, schemes, diagrams, tables to present the concept, the physical organisation and integration of the project in its urban and natural surroundings. In the Expression of Interest phase, the bidding teams are not required to provide detailed architectural drawings or designs. Architectural drawings will therefore not be evaluated.

4. The legal set-up and implementation plan

Teams must include a note (**maximum of one page in A4**) presenting the:

- Type of collaboration and contract proposed with BISUBI.
- The proposed implementation plan

Note that at this stage it is only a declaration of intent by the bidding team. The team's definitive commitments will be defined in the final proposal.

Submission process

The Expression of Interest must be submitted electronically using the "Submit a project" button visible on the webpage.

The deadline for uploading submissions is indicated on each SR. Late uploads or other formats will not be accepted.

Please upload all documents in one file (e.g. a compressed zip file) which must not exceed 1.5 GB.

Evaluation of submissions

The Expression of Interest will be judged and selected according to the following criteria:

1. **Relevance of the project to the specifics of the site.** The jury will assess the team's understanding of the specific challenges of the site and the adequacy of their proposal to the city's objectives and local rules as outlined in the SR. Particular attention will be given to assessing the proposed activities for the site and each floor, as outlined in the SR.
2. **Quality of the proposed ideas and solutions to transform the site into a low-carbon, sustainable and resilient space.** The jury will assess the quality of the proposed design and solutions in delivering on the 10 approaches defined by the competition. Teams must emphasise solutions that are most relevant to the site, meaning those that support the city and local communities to catalyse change towards a low-carbon, sustainable, inclusive and resilient urban future.
3. **Suitability of the team.** The jury will also assess the coherence between the competencies of the team and the nature of the project. The capabilities and experience of the team, and in particular of the team representative to successfully support the implementation of the proposed project will especially be considered.

Furthermore, additional evaluation criteria and compliance requirements may be defined in the SR and must be read in conjunction with this regulation document.

Information on local and/or national planning and bidding rules is provided within the SR and the *dataroom* of the site. It is important to note that the information may not be exhaustive, and it is the responsibility of the bidding teams to inquire about the rules that apply to the development of the site. If a proposed project does not comply with the local or national planning or bidding rules, the application may be judged inadmissible.

Following the submission of the Expressions of Interest, a technical analysis of the Expressions of Interest will be carried out, based on the evaluation criteria defined above.

The organisers may ask the bidding teams to provide any additional information or clarification to evaluate the Expressions of Interest. Responses must be provided in the form requested and within the set deadline.

The organisers will set up a selection committee that will issue recommendations to retain the finalist teams. The general rule is that 3 finalists are selected per site, but in certain cases, more finalists may be retained, with a maximum of 5 finalist teams.

The selected bidding teams will be invited to submit a proposal in the final phase of the competition. They will be directly informed by email. After the selection process has concluded, a discussion may be organised with the shortlisted teams

according to local rules in a format which will be specified subsequently. The selected bidding teams will also be informed of the comments made by the selection committee on the project's strengths and weaknesses, of areas where there is room for improvement, and may be able to discuss the legal/financial arrangements.

ACCESS TO INFORMATION AND SUPPORT

Dedicated website

www.c40reinventingcities.org is the website dedicated to the Reinventing Cities competition. It is open and accessible to all. The bidding teams can consult the competition regulations and the presentation of the site, including a page dedicated to the site. Further information about the competition procedure may be published at any time on the website.

Shared *dataroom* and information

During the Expression of Interest phase, the bidding teams will have access to a shared database (*dataroom*) accessible from the site's webpage. To access the *dataroom*, bidding teams must fill in a form using a regular e-mail address.

The *dataroom* will host one folder and will contain information and background documents gathered by each city for the competition. These information files will be updated regularly up to two (2) calendar weeks (equal to 14 consecutive days) before the deadline for the submission of the Expressions of Interest.

Each folder will include site information, such as photos, maps, land or building surface areas, regulatory information, urban planning documents, submission/compliance requirements, risk and flood prevention plans. This information will allow the bidding teams to assess the technical, environmental, administrative and financial elements associated with the site.

Up to three (3) calendar weeks (equal to 21 consecutive days) before the deadline for the submission of the Expression of Interest, questions relating either to the site or to the competition may be asked through the question box on the page dedicated to the site on the website. The organisers will analyse the questions and respond.

Site visits

Site visits may be organised. Registration for visits can be done through the website.

CONDITIONS AND COMMITMENTS OF BIDDING TEAMS, CITIES AND C40

Conditions of the competition

The organisers reserve the right to make modifications to the files up to two calendar weeks (equal to 14 consecutive days) before the submission deadline. Bidding teams must therefore respond based on the latest uploaded files.

The organisers prepare these files in good faith. They contain all relevant documents in their possession. They may not be held accountable or liable for any reason whatsoever, particularly regarding the information and content of the files and their incomplete or inexact nature.

The organisers reserve the right to interrupt this procedure at any time and/or to not follow up with the proposals received. The bidding teams will not be entitled to ask for any compensation in return.

Public meetings

The organisers reserve the right to organise public meetings during the Expression of Interest phase. These public meetings have the following objectives:

- Provide information on the objectives, the procedure and the timeline of the competition.
- Gather public input and ideas on the project goals.

Note that the bidding teams will not present their projects during these events.

Where relevant, the minutes of these meetings will be published in the *dataroom*.

Additionally, an open space on the website, under the “Meet-up” button, allows users to contribute by expressing their opinions and proposals.

Confidentiality

Throughout the bidding process, the organisers and the bidding teams must enter into a Non-Disclosure Agreement to ensure strict confidentiality of:

- The proposals submitted by the bidding teams, paying particular attention to the intellectual property rights of the latter which may be linked to the contents of their proposals.
- Any information regarding the site that the bidding teams may have received from the site owner or C40 or obtained in any way other than the public information published on the website.

Notwithstanding the above clauses, bidding teams may disclose any confidential information:

- To their administrators, social or other representatives and their employees, as well as to their board representatives, insofar these persons must have knowledge of such information for the preparation of the land and/or property agreements (it being agreed that the aforementioned persons must be informed of the confidential nature of the information and the bidding teams must ensure that these persons respect this confidentiality).
- To any bank, financial institution or investor with which the said party has financed its participation in the planned operation, as well as to the representatives of the boards for the preparation and execution of the financing arrangement.
- If the disclosure of the information is required by law or regulation.

APPENDIX A – PROVISIONAL SECOND PHASE GUIDELINES

(If selected to submit a final proposal)

At the beginning of phase 2, the finalist teams will receive an additional regulation document prepared by the organisers with the support of C40. This document will include the necessary information regarding how phase 2 will be structured, conditions and requirements for the final proposals and selection criteria. In this Appendix, bidding teams can find an outline of the second phase of the competition. **This information is purely provisional, subject to change and provided for reference only.**

Content of the final proposal

The final submission will be considered as a commitment from the representative of the finalist team in all aspects, specifically the financial aspects and the implementation methods. The final proposal will be considered as a commitment for a minimum period of eighteen months from the date of the deadline for submissions.

The proposal will show evidence of the commitments made by the team representative and the bidding team members. The final proposal will be in the language indicated and must consist of four different documents:

- **Team form**
- **The presentation of the project**
- **The legal setup and financial arrangement**
- **Illustration boards**

More details on these documents can be found below.

1. Team form

Finalist teams must complete a new team form which will be provided to them at the beginning of the Final Proposal phase. This form substitutes the one submitted for the Expression of Interest phase and will report any changes in the composition and organisation of the team.

2. The presentation of the project

The final proposal will include a project description document of **a maximum of 15 pages in A3 or tabloid format**, made of text, sketches and drawings in a format of the candidate's choice. All the details (calculation, justifications, etc.) should be outlined in a dedicated appendix which must not exceed 5 pages.

The presentation of the project will specifically include:

- **A presentation of the project's general approach**, design and contribution to the objectives of the competition.
- **A detailed presentation of the activities proposed for the site**, specifying the surface areas broken down by sub-sector, together with a table summarising the distribution of the entire area for each future use or activity.
- **A presentation of the ideas and solutions proposed by the team to transform the site into a low-carbon, sustainable and resilient space.** Teams should clearly demonstrate how their project contributes to reducing carbon emissions.
- **An evaluation of the community benefits of the project** and details about the strategy/ initiatives undertaken or planned for engaging with the local community in the design and operational stages of the project. Teams should clearly demonstrate how their project benefits communities and improves the overall quality of life of the area for all.
- **A presentation of the design of the project**, including:
 - Integration of the project into its urban and/or natural environment.
 - Design choices in terms of methods and materials (where applicable).
 - Analysis of the project's alignment with the local urban plan to verify whether it is subject to specific authorisation or permits (e.g. prior declarations, rezoning, environmental approval, heritage approval, etc.)
 - Drawings and plans to provide a comprehensive understanding of the project (e.g. drawings, site plan, floor plans and articulation with the public space etc.)
- **A detailed presentation of the project's timeline and phasing.**

3. The legal setup and financial arrangement

For phase 2, the finalist teams will describe the legal and financial set-up of the project.

This will include the estimated budget, timeframes and phasing, its compliance with the planning rules as well as specific technical challenges, key actors and responsibilities. This includes the provisional schedule.

4. Illustration boards

Each finalist team must provide **one board (A0 (864 x 1118 mm) or 3:4 (36x48 inches) format)** to present their project. The boards may include drawings, illustrations and text. They can be set in a portrait or landscape viewing.

Submission process

The final proposals must be submitted electronically using the tab named “Submit a project” on the webpage of the site. Please upload all documents in one file (e.g. a compressed zip file) which must not exceed 1.5 GB.

Selection criteria

The final proposals will be evaluated and selected based on the following criteria:

1. Quality of design and relevance of the project to the specifics of the site.

The jury will assess the team’s understanding of the specific challenges of the site and the adequacy of their proposal to the city’s objectives and local rules as outlined in the SR. Particular attention will be given to assessing the proposed activities for the site and each floor, as outlined in the SR.

2. Quality of the proposed ideas and solutions to transform the site into a low-carbon, sustainable and resilient space.

The jury will assess the quality of the proposed design and solutions in delivering on the 10 approaches defined by the competition. Teams must emphasise solutions that are most relevant to the site, meaning those that support the city and local communities to catalyse change towards a low-carbon, sustainable, inclusive and resilient urban future.

3. The suitability of the team and relevance of the legal and financial agreement

The jury will assess the coherence between the competencies of the team and the nature of the project. The composition, capabilities and experience of the team, and in particular of the team representative, must establish the technical and financial capacity of the team to successfully implement the proposed project. The jury will also assess the financial feasibility of the project development and its economic viability over time.

Nomination of winners

After the submission of the final proposals, the organisers will proceed with the analysis and evaluation of the proposals with the support of C40.

The organisers may ask the finalist teams to provide any additional information or clarification required for further understanding and the assessment of their proposal. In exceptional cases, if the organisers considers that, based on the final proposals received, the evaluation jury will not be able to make a final selection, the organisers reserves the right to organise a negotiation meeting with each of the finalist teams, and to ask them to submit an updated proposal before the evaluation jury.

The evaluation jury will be set up by the organisers.

The finalist teams may be invited to make an oral presentation of their proposal to the jury and answer any subsequent questions.

The evaluation jury will issue recommendations to retain the winning team. After the final decision, the name of the winning team will then be notified to the selected team who will be obliged to maintain their proposal up to the signature of the deeds for the site transfer, with a maximum period of 18 months after the notification.

If the selected bidding team does not, at a later stage, keep its commitments as stated in the proposal, the organisers reserves the right to withdraw from the finalisation of the site transfer with the selected candidate. In that case, the organisers may decide to negotiate with the other finalists teams who submitted a final proposal, with respect to the ranking draw-up by the jury, validated by the deciding body. Finally, the organisers may retain another proposal according to the specific methods and procedures applicable in the city.

Access to information

During phase 2, each *dataroom* will be secured, with restricted access to the finalist teams of the site.

APPENDIX B – GUIDANCE TO DESIGN A LOW-CARBON, SUSTAINABLE AND RESILIENT SPACE

C40 has developed a guidance document that aims to support teams in developing a low-carbon, sustainable and resilient space. This document provides guidance and requirements on the 10 design approaches and information on the main principles for evaluating the carbon footprint of a project. Teams can find this document [here](#).