



**Stadt Bern**

**“Zukunft Kunstmuseum Bern”  
(Museum of Fine Arts Bern of the future)**  
Fact sheets

**Fact sheets on the “Zukunft Kunstmuseum Bern” (Museum of Fine Arts Bern of the future)**

1. New museum
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## **1. New museum**

### **Reasons for a new museum**

#### **Why is the “Zukunft Kunstmuseum Bern” project necessary?**

The Atelier 5 building is urgently in need of a comprehensive renovation. Everything from the building services to the HVAC system, illuminated ceiling and seismic retrofitting up to and including cultural heritage protection no longer comply with modern-day standards and, in some cases, can only continue to be used with special permits. Even after a renovation, the Atelier 5 building would no longer meet up to current expectations of a museum. The new building will enable the Kunstmuseum Bern to create visitor-friendly exhibition and depot rooms that satisfy modern-day standards, open the museum up toward the city and the hillside on the Aare while also offering new art experiences. A new building is the only way for the Kunstmuseum Bern to fulfil its mandate of protecting, caring for and educating the public about the first-rate cultural assets entrusted to it and to evolve in a forward-looking way as the canton’s cultural beacon.

#### **What do museums have to be capable of in today’s world?**

Museums compete against one another for attractive loans and visitors’ attention. Zurich, Basel and Lausanne have made enormous investments in attractive new buildings. Unless it improves its infrastructure, Bern will no longer be able to compete against these cities, some of which target the same audience. Even among visitors from abroad, the Kunstmuseum Bern is likely to gradually lose appeal unless it is modernised. Today’s visitors rightly expect the institution to be focused on people: From building access to food services, education and a high-quality atmosphere – the Kunstmuseum Bern wants to cater to the needs of its visitors. The new building will enable the Kunstmuseum Bern to meet international standards not only in terms of service quality and visitor friendliness, but also with respect to climate, safety and deliveries.

#### **What are the strengths and goals of the Kunstmuseum Bern?**

Bern aspires to be counted among Switzerland’s most important centres of art, with this goal specified in the strategy adopted at the time the umbrella foundation was created in 2015. The collections of the Kunstmuseum Bern and Zentrum Paul Klee as well as the exhibition programmes of the past years and their public and media resonance have demonstrated that this is possible. What the Kunstmuseum Bern lacks is a modern, sustainable infrastructure. More suitable exhibition rooms and a more modern infrastructure will enable the Museum to play more effectively to its strengths.

### **Art experience and audience**

#### **Which changes are planned for visitors?**

Going forward, the entrance and foyer will welcome visitors with an entirely different gesture. The new, spacious and brightly lit exhibition rooms will enhance their enjoyment of the art. Food services will now also be accessible outside exhibition hours. Non-commercial recreational areas and a modern events hall will transform the Kunstmuseum Bern into an inclusive, public place where people can congregate and communicate. Both analogue and digital offerings will be systematically geared toward visitors’ needs – the synergy created between contemporary architecture and a sustainable operating concept will give rise to a new, welcoming atmosphere.

### **Which new art experiences will this make possible?**

All artistic media can coexist without any restrictions in the new rooms: Works on paper can be displayed next to sculptures, paintings or videos. This will be possible thanks to a sophisticated lighting system. The Museum also wants to tread new paths in the area of education: The new formats will intertwine analogue and digital art education and open up new ways for people to come in contact with art.

### **How will the Kunstmuseum Bern reach a larger, more diverse public?**

The Museum plans to address groups that are not currently accustomed to using the museum in a more targeted manner and get them involved in the programmes. The Kunstmuseum Bern embraces a broad understanding of diversity that comprises different generations, places of origin, social classes, genders, etc. Interactive formats and opportunities to participate are to play a stronger, more important role in the Museum's educational work.

### **Does the new concept include an improvement in the food service offerings?**

Visiting a museum is a holistic experience. With that in mind, the plans include an attractive bistro offering that is available even outside the Museum's hours of operation and for large-scale events. No actual restaurant is planned, however, since that is not one of a museum's core tasks. This issue was explored in clarifications undertaken in the run-up to the competition; they confirmed the fact that the food service offerings in the nearby city centre are already extremely good and comprehensive.

## **Green Museum**

### **How will the Museum make good on its promise of becoming a "Green Museum"?**

The Museum's renovation is to satisfy sustainability criteria in every dimension. These criteria will form part of the competition programme and be in line with the sustainability strategy of the City of Bern (see the fact sheet on the competition). That means energy-efficient solutions for renovation, conversion, new construction and operation are guaranteed. Plans for the Stettler Building, which was built in 1879, include insulation for the roof and windows, which will also help optimise the building service installations both in terms of dimensioning and operation. The property at Hodlerstrasse 6, which was built in the 1950s, will also be renovated and converted in such a way that it meets modern-day energy efficiency guidelines and will become more environmentally friendly and economical to operate. The building that will replace the Atelier 5 building, which is currently in such bad condition that a renovation would not make sense from an environmental perspective, will be constructed in line with the principles of sustainability. The Communal Parliament views the project as an opportunity to set new standards with respect to climate protection, energy efficiency and grey energy. The "Green Museum" will also meet up to sustainability criteria in another sense: by optimising its costs over the course of the building's lifecycle, it can contribute positively to the region's economy and drive digital transformation forward in every area.

### **What about the energy supply?**

The Kunstmuseum Bern of the future will be able to operate with a minimal amount of non-renewable energies and minimal amounts of greenhouse gas emissions. It will purchase renewable energy from local suppliers. The Museum's goal is to design its operations in such a way that minimises emissions

and it is also required by law to do so. Even today, the Kunstmuseum is already connected to the municipal district heating supply of Energie Wasser Bern. This efficient thermal energy supply is to be maintained and contractually secured.

## **Closure**

### **When and for how long will the Kunstmuseum Bern be closed?**

The Museum is expected to be closed from 2027 to 2029, depending on when construction work begins.

### **What will be offered on the "Tour de Berne" scheduled for during the closure?**

While the Museum is closed for construction from 2027 to 2029, exhibitions and co-productions are being planned in collaboration with a major art institutions in the Canton of Bern. There will be close collaboration with Spiez Castle, for example, which has exhibition facilities where important sets of items from the collection of 19th century Swiss art can be put on display. Along the Tour de Berne, it will be possible to experience many of the Museum's masterpieces that are not normally allowed to travel in new constellations or uncommon settings. This will be complemented by a playful offering that grants new digital access to the collection.

## **Museum district**

### **Will the renovated Kunstmuseum Bern compete with the museum district near Helvetiaplatz?**

No, the offerings complement one another. The triangle formed by the art venues on Hodlerstrasse, Zentrum Paul Klee and the museum district will strengthen the profiles of both the City and the Canton of Bern. The Kunstmuseum Bern aims to collaborate with the museum district, particularly with respect to marketing – with the goal of creating a joint presence for Bern's cultural institutions at both Bern Welcome and Schweiz Tourismus – and also to facilitate activities for groups with special needs such as people who are blind and visually impaired or deaf. And as in the past, close mutual support is also possible through works on loan. Burgergemeinde views the further development of the Kunstmuseum Bern and Zentrum Paul Klee in conjunction with the development of the museum district as a major opportunity for Bern to position itself as a place of culture and museums, both nationally and internationally.

## **2. Project competition**

### **Background regarding the project competition**

#### **Which considerations formed the basis for the competition's specifications?**

Several studies over the past few years have examined ways that the Kunstmuseum Bern would be capable of meeting up to the expectations of a professional museum in future while also safeguarding its ability to organise exhibitions of national and international calibre. A new perspective was offered by a feasibility study from spring 2018: Instead of renovating the Atelier 5 building at great expense, the best solution would be to replace it; the inclusion of the property at the adjacent Hodlerstrasse 6 plays a major role in this. Thanks to efficient, resource-friendly operation, the renovated building complex and new building would make it possible to enlarge the space while still keeping operating costs stable. If renovated using the sustainable approach described, the Kunstmuseum Bern – nestled between pulsating city life and the hillside on the Aare – invites people to congregate, communicate and offers space for extraordinary art experiences, contemplation and research. Together with the project planned by the City of Bern to upgrade the area between the Federal Palace and Hodlerstrasse, this opens up an opportunity to link urban spaces to the new Kunstmuseum and upgrade the entire upper part of the Old City in the process.

#### **Why isn't contemporary art being housed in a building somewhere else in the city?**

The new building is to offer space for all of the Kunstmuseum's collections and exhibitions. Integrated planning and education as well as a blend of art from all genres and eras are the only way to keep operating costs low while simultaneously offering extraordinary cultural experiences. Relocating the contemporary art would also lead to higher costs, since presentations of collections like this are generally among the costliest while simultaneously drawing the fewest visitors. The additional costs incurred through a separate location would also be high due to separate admission, guards and other parallel structures.

### **New building in the Old City**

#### **According to the competition programme, the new building will stand taller than the Stettler Building. Will that fit into Bern's skyline?**

The height of the new building was determined based on the eaves height of the fly tower of Bern Theatre. The fact that higher, imposing constructions stand along the edges of the Old City is one characteristic that distinguishes the City of Bern. The new building must take the logic of the city's skyline into consideration, both in terms of its volumetrics and its impact. The final height will be defined by the architectural competition based on a variety of different criteria and the building permit.

#### **Bern's Old City has been designated as a UNESCO World Heritage site – is a new building compatible with that?**

Being listed as a UNESCO World Heritage site does not imply any construction ban. The Office for the Preservation of Historical Monuments of the City of Bern has been involved in the renovation project from the very start. The sensitive Stettler Building (1879) will be freed up by the new connection to the new building, which would even result in an improvement in the historic

cityscape from a historical monuments standpoint. What's more, the use of certain materials that would be suitable for the Old City forms an integral part of the competition task: It should be viewed as an opportunity to design a contemporary museum building that will become an integral new part of Bern as a UNESCO site.

### **Is demolishing the Atelier 5 building from 1983 justifiable from an architectural history perspective?**

A detailed architectural history report explored the quality and significance of the building in detail. The Office for the Preservation of Historical Monuments has reached the same conclusions as the report and is open to the possibility of a high-quality new building. Unfortunately, the substance of the Atelier 5 building is in such poor condition that any renovation would not make sense from an environmental perspective. A replacement building will make it possible to embrace a sustainable, environmentally friendly method of construction.

## **Sustainability**

### **Was grey energy also factored into the decision to demolish the building?**

The Atelier 5 building currently requires a disproportionately large amount of energy, which is typical for its year of construction. When expanding the Kunstmuseum, the "Sustainable Architecture - Building Construction" and "Swiss Sustainable Building Standard" standards will be applied. They will be examined in detail and from a regional standpoint. The new Cantonal Energy Act, which requires that energy be used efficiently in buildings calls for a reduction in the reliance on fossil fuels with a negative carbon impact through the use of renewable, regionally generated energy. Sustainability is to play a pivotal role in the Museum's renovation. With respect to the Atelier 5 building, that could mean that certain structures will be left standing and that construction materials will be reused. That would help reduce carbon emissions.

### **How will sustainability be ensured during the Museum's renovation?**

The Museum's renovation is to satisfy sustainability criteria in every dimension. During the first phase (prequalification), a list of criteria including all relevant sustainability-related aspects shall serve as a guideline for the jury. The sustainability criteria will then flow into the competition programme in consolidated form during the second phase. They will be in line with the sustainability strategy of the City of Bern. Experience from Kunsthaus Zürich shows that it is possible to implement project specifications that are ambitious with a view to sustainability. To ensure that these targets are met, various aspects need to be addressed: building shape, energy supply, construction materials, HVAC and lighting technology. The cubatures of the buildings offer enormous potential. A building with a compact shape and a favourable relationship between the building envelope and the volume lets materials be put to optimal use while reducing the amount of grey energy at the same time.

### **Will the "Zukunft Kunstmuseum Bern" project improve the urban climate?**

A row of green trees will be planted along Hodlerstrasse. With respect to the Museum's expansion itself, the rooftops would be ideal for planting greenery or photovoltaic systems. However, that is not currently possible within the perimeter of the UNESCO World Heritage site, unlike cooling systems, which are already allowed. Given ongoing climate change, the urban management

plan currently being developed will reassess the issue as needed. The Museum project actively incorporates the hillside on the Aare in the development project. Provided that it can be covered by the City's finances, this offers a longer-term opportunity to implement the "Schütte Park Maintenance Project" (Parkpflegewerk Schütte) prepared by Stadtgrün Bern Tree Competence Centre.

## **Public input and permits**

### **Why was it decided to refrain from issuing building development regulations – which also means no public referendum?**

The perimeter is located in the zone subject to the Upper Bern Township Zoning Ordinance. Refraining from issuing building development regulations when conducting a quality assurance procedure is common practice and an option provided for by the Canton of Bern. As a result of this procedure, project proposals must comply with the provisions of the building regulations. That makes the procedure comparable to that of a regular building permit, which is also not subject to a public referendum.

### **So far, no new buildings have been constructed in this zone. Will the building inspectorate approve the new building?**

This is, in fact, one of the first cases of new buildings being planned in the zone subject to the Upper Bern Township Zoning Ordinance. The relevant key figures were discussed with all official bodies and specialist agencies affected.

## **Process and jury**

### **Why was a multi-stage process selected for the competition?**

The jury expects this process to attract a diverse range of international participants comprised not only of established firms but up-and-coming teams, as well. Thanks to a prequalification round, the multi-stage nature of this process makes it possible for an unlimited number of participants to demonstrate their suitability to the task. After that, selected teams will address the urban planning aspects of the project in a targeted manner during Stage 1. The contributions deemed most suitable by the jury will then be developed into detailed project proposals during Stage 2.

### **Why not hold an open architectural competition for all interested teams?**

The prequalification round is open to all and the criteria to participate are very non-exclusive. The most suitable entries will be selected to move on to the next stage during the subsequent steps of the project. Experience shows that open architectural competitions for museum structures receive far too many entries, which makes the projects much harder to handle without actually producing any greater variety. Additionally, the number of project proposals expected can prevent established firms from participating in open competitions. The jury is certain that these terms and conditions represent a good compromise.

### **Which considerations were key when assembling the jury?**

The jury is balanced in terms of expertise, geography, age and gender. Designing new buildings in a sensitive historical context is not a typically Bernese task, rather a fundamental architectural discipline – which is why the jury

members have a broad range of backgrounds. The teams that participate in the competition will also be provided with "Reading aids" on how Bern's Old City works. Peter Zumthor is on the expert jury by virtue of his extensive experience with museum buildings.

### **Chances of success and history**

#### **Three renovation projects for the Kunstmuseum Bern have failed. Are the chances any better this time?**

Past projects failed since they could not be approved (UNESCO World Heritage site) as well as due to the high costs and procedural deficiencies. Lessons have been learned from those past mistakes. Changes made include a feasibility study, in-depth geological and technical studies, inclusion of the Office for the Preservation of Historical Monuments and the involvement of process specialists.



### **3. Design of the surrounding areas**

#### **New Hodlerstrasse**

##### **How will Hodlerstrasse look in the future?**

Pavement and more intense greenery provided by a row of trees will lend Hodlerstrasse an entirely new look. A reduction in road surface will enable the Kunstmuseum and the PROGR or Turnhalle restaurant to open up outwards. Hodlerstrasse is to be transformed into a lively area where people meet up and communicate. Visually, it will also pick up on the look found at the paved Bärenplatz and Waisenhausplatz squares and improve the quality of the time people spend within this central perimeter inside the upper portion of the Old City. Hodlerstrasse is to serve as a link between the two cultural centres, Schützenmatte and Waisenhausplatz, strengthen the Kunstmuseum's presence in the city as an extended cultural district and, in doing so, attract a larger number of visitors with an interest in culture.

##### **Which traffic concept is planned?**

In the interest of maximising creative freedom for the space in front of the Kunstmuseum, the traffic zone will be reduced to a minimum. That means only one lane of traffic should be offered for individual motorised transport (IMT) in one direction (as is currently the case) as well as bike paths in both directions. That will transform Hodlerstrasse into a temporary public zone where people meet and spend time. The best variant that emerged was a traffic concept that blocks the street for IMT transit traffic outside peak hours. In line with the approach currently being pursued, this road block could be in effect from 11 a.m. to 4:30 p.m. and from 6 p.m. to 11 p.m, for example. Only shuttle service (deliveries, emergency services, road cleaning, etc.) would be permitted during these times. The precise times of the road block will be worked out during the upcoming project stage and based on congestion. The detailed design will be prepared in agreement with the business associations and residents. Restricted times will probably be indicated by means of signal lights.

##### **Will the traffic restrictions put a greater burden on the districts?**

Hodlerstrasse will only be closed to through traffic outside of peak traffic periods. This will not burden the districts significantly because traffic volumes during those times are small.

Some 7,000 vehicles currently pass through Hodlerstrasse every day; the majority of these – 51 percent during morning rush hour and 34 percent during evening rush hour – are through traffic along the Nydeggbücke-Schütttestrasse-Bollwerk thoroughfare.

##### **Will all parking spaces be eliminated on Hodlerstrasse?**

The parking and delivery situation will undergo an in-depth analysis during the detailed planning phase. The situation on Speichergasse will also be included in this. One important factor is that the interests of business traffic must be taken into consideration. In the interest of maximising creative freedom for the space in front of the Kunstmuseum, the traffic zone is to be reduced to a minimum and a new traffic concept introduced (see above). For the most part, no parking spaces are to be provided in the area in front of the Kunstmuseum. In the event that no satisfactory solution can be found for business-related parking (for cars and tradespeople), the competition programme provides for the option of indicating the same number of parking spaces as currently in place.

### **Is the planned relocation of the car park's exit technically feasible?**

In-depth clarifications have confirmed that the relocation of the exit is possible from a structural perspective. Doing so would create valuable space in front of the Kunstmuseum. The exit will be moved to the area where the entrance is currently located. And the entrance will be moved to the side on Schüttestrasse – where portions of the cleaning station are currently located. This arrangement makes it possible for people to leave the car park and drive toward the lower portion of the Old City; the old ramp at Hodlerstrasse can also be removed at the same time.

### **Link to the Aare**

#### **Are any new paths to the Aare planned?**

The "Zukunft Kunstmuseum Bern" project offers a perfect opportunity to link the hillside on the Aare to the city through criss-crossing, meandering trails. Due to the way the existing paths are arranged and their lengths, it would be possible to create a moderate gradient to overcome the difference in altitude between this area and the city. It is conceivable that the existing paths between the Blutturm (Blood Tower) and the Old City could also be completed, which would strengthen the link between the Aare and the city even further. This is only a vision and no specific project is being planned for the time being.

### **Bärenplatz and Waisenhausplatz**

#### **How will the two squares look in the future?**

Large portions of Bärenplatz and Waisenhausplatz will be paved to lend them a more attractive appearance. Also planned are more greenery to improve the urban climate as well as more seating. Both squares should continue to be put to a wide range of uses (recreation, food services, markets, events, deliveries). The main idea is to create a "municipal stage" that satisfies a wide range of different requirements and enables a diverse variety of uses. From a structural perspective, the majority of the area should not be designated as areas for specific uses, but instead designed as neutral in terms of use. As a result, the structural design elements are intentionally unobtrusive.

#### **Will traffic disappear entirely?**

The thoroughfare for individual motorised transport – except transit related to deliveries and business activities – is already prohibited and that will remain unchanged. Bärenplatz and Waisenhausplatz are integral components of the inner-city bicycle transit network. A meeting zone will be set up with the goal of enabling the various types of traffic to coexist. To prevent any usage conflicts from arising, the current proposal must include design elements that guide the various types of traffic (incl. slow traffic). The thoroughfare that includes Bärenplatz and Waisenhausplatz will continue to function as a hub for delivery and business transit.

## 4. Finances

### Financing

#### **How will the renovation of the Kunstmuseum be financed?**

There is a cost ceiling of CHF 80 million (plus reserves) for the “Zukunft Kunstmuseum Bern” project. It is to be financed through public sector funds, private sponsors, foundations and businesses. According to the financing plan, for the new building to replace the old building, the Canton of Bern will only be charged an amount equal to the costs that would have been incurred anyway for the renovation of the Atelier 5 building, which amount to CHF 40 million. Museum patron Hansjörg Wyss is contributing CHF 25 million through his generous commitment: CHF 20 million for the new replacement building and CHF 5 million for redesigning Hodlerstrasse. He will provide another CHF 5 million subject to the condition that at least another CHF 7.5 million in private funds can be raised for the Museum’s renovation. The financing plan expects a total of CHF 15 million in contributions from private individuals, foundations and businesses. Initial discussions with private sponsors are going well. Actual negotiations with potential donors (foundations, Burgergemeinde Bern, etc.) can only take place once the competition has been concluded and the final project is available. Pledges have already been received from some individuals. If efforts to raise the additional CHF 7.5 million that Hansjörg Wyss stipulated as a condition fail, there will be a total funding shortfall of CHF 12.5 million. The planned project would have to be pared down substantially.

#### **Given the current inflation, is the cost estimate of CHF 80 million still valid?**

In-depth clarifications were carried out during preparatory work ahead of the architectural competition. Based on the insights these yielded, a building cost planner reviewed the costs taken from the 2019 feasibility study. According to the principles of the SIA, the cost estimates are within the +/- 25% range. There is no way to predict how commodity prices or supply and manufacturing chains will develop until the anticipated start of construction in 2027. It should be possible to largely absorb the price increases with the reserve positions reported and the risk cover of CHF 10 million provided by the KMB-ZPK umbrella foundation in the financing plan.

### Museum patron Hansjörg Wyss

#### **Are the contributions by Hansjörg Wyss secured?**

Yes. The agreement between the Wyss Foundation and the Foundation of the Kunstmuseum Bern was duly signed in April 2022. The agreement with the Wyss Foundation is based on the basic “Zukunft Kunstmuseum” concept from 2021. The concept’s essential elements are made up of the building complex that includes the Stettler Building, the new replacement building (instead of a costly renovation of the Atelier 5 building) and Hodlerstrasse 6 (with building rights granted by the City of Bern as benefactor) as well as the upgrading of Hodlerstrasse with a temporary public zone created through a new traffic concept and rearrangement of the Metro-Parking car park’s entrance and exit. The overall concept was developed in a collaborative effort and the respective property developers will cover the costs. The Foundation of the Kunstmuseum Bern will fund the Museum buildings with a cantonal contribution and the support of patron Hansjörg Wyss as well as other private sponsors and foundations. The city will cover the costs for public spaces and streets with the exception of Hodlerstrasse 6, for which the city will transfer building and usage

rights to the Museum at no charge. The Kunstmuseum will compensate the City of Bern for the cost of changes made to Metro-Parking and for upgrades made to Hodlerstrasse through a public infrastructure contract; this will be negotiated once the results of the competition are available.

### **Costs to be borne by the Canton of Bern**

#### **In addition to CHF 40 million for the new replacement building, the canton must pay CHF 18.5 million for the renovation of the Stettler Building. There was no talk of these costs at first. Why not?**

The renovation of the Stettler Building is necessary independently of the "Zukunft Kunstmuseum Bern" project. The canton must only invest as much money in this renovation as it would have cost to renovate the Atelier 5 building. However, clarification work done in preparation for the project competition has shown that the greatest synergies can be expected from a simultaneous renovation of the Stettler Building and that this will minimise the burden on residents: The construction site will only have to be set up once and the Kunstmuseum will only have to be closed once; the Museum will be fully functional and accessible as soon as the construction work has been completed. In accordance with the Culture Promotion Act, the Canton of Bern facilitates the preservation and development of prominent cultural institutions, which also includes maintaining the properties of the Kunstmuseum Bern.

#### **The cost of the Stettler Building renovation had only been roughly factored into the considerations in the past – why?**

The previous cost estimate was based on a condition analysis and calculation of investment costs from 2012. Estimates had been made at the time regarding the residual life of the individual elements of the building. Many of the measures planned at the time were not carried out in the past ten years, which has caused the maintenance backlog to swell even further. The new estimate is based on an integrated renovation of the Stettler Building at the same time as the new building. More extensive work is needed to ensure that the building, which was most recently renovated in 1999, is also up to date in terms of energy efficiency and that it can be operated for as long as possible without any further interruptions. That work will create sustainable added value. As a result, the initially lower estimate for the renovation costs has to be adjusted to CHF 18.5 million.

#### **The canton will take over Hodlerstrasse 6 from the city. Why?**

Hodlerstrasse 6 plays a pivotal role in the renovation project: The Kunstmuseum will gain a new administrative building in the immediate vicinity, meaning it will not have to build any additional expensive office spaces in the new replacement building. That will enable more space for culture and is a contribution toward sustainable real estate use. The solution also offers organisational advantages: There are strong operational interdependencies between many departments at the Kunstmuseum, with some examples being art education, the archive, curation of the collection and exhibition management. Housing the Museum's administration elsewhere in the city or region would also be financially inadvisable: Additional rent would result in a permanent increase in the cost of operation going forward. The renovation of Hodlerstrasse 6 is included in the current cost estimate.

#### **How high are the total costs to be borne by the Canton?**

The costs for the new building and renovation of the Stettler Building and Hodlerstrasse 6 come to a total of CHF 58.5 million.

### **What happens if the Cantonal Parliament rejects the costs for the expansion and renovations?**

The Kunstmuseum Bern would very likely have to be closed in part. Specifically, operations at the Atelier 5 building may only continue until the end of 2030 for structural reasons. It was only thanks to a variety of immediate remedial measures taken in 2020 that operations could be guaranteed until the end of the decade. If Parliament rejects the planning or implementation loan, the competition would have to be reorganised. Whether a renovation could still take place on time is unknown. What's more, new funding would also have to be found, since the support from private individuals and businesses is linked to the "Zukunft Kunstmuseum Bern" project. The damage not only to the people of Bern but also the Canton of Bern as a place to live, a cultural centre and a tourist destination would be enormous. The planned renovations, which will be coordinated with the new building, are sustainable in every respect. Improvised solutions are not possible due to the buildings' poor structural condition and aspects related to energy efficiency. The renovation of the current expansion would not be sustainable since that would not make it possible to compensate for the operational and environmental disadvantages.

### **Operating costs**

#### **What is the advantage of integrated planning for the facility as a whole?**

The Stettler Building, the building at Hodlerstrasse 6 and the new building should form a functional complex. There are technical, structure and operational reasons that speak in favour of integrated planning and implementation. That is the only way to operate the three parts of the building sustainably and efficiently in future, since this makes it possible to coordinate the technical systems, like the heating and air conditioning systems, for example, as well as possible.

#### **Calculations show that the operating costs will remain stable, even despite the increase in floor space. How reliable are these calculations?**

The new building will enable major improvements to be made to internal procedures including art logistics, guard-related expenses and energy requirements. The managers at the Museum have worked together with external experts to prepare a detailed analysis of the operating costs as well as an operating cost plan. The calculations are also based on experience gained from construction projects at other museums (the new building for Kunsthaus Zürich, for example). The operating costs of the competition projects will be precisely evaluated on the basis of a Museum-specific valuation model as well as a requirement to provide evidence for lifecycle costs. The management concept is to be applied to all three building complexes; both technical synergies and organisational structures are to be planned for the Museum as a whole.

## **Economic and urban planning benefits**

### **According to one study, the museum renovation will boost visitor numbers by 25 percent and lead to higher consumer spending. On what is this forecast based?**

Experience gained through construction projects at other museums in Switzerland shows that a new building causes visitor interest to increase substantially in the first few years. Later, its popularity will hinge on the exhibition programme again. The new replacement building will make it possible to offer more attractive services and art experiences, and that will provide an opportunity to sustainably increase visitor numbers. Studies show that the cultural audience generally attaches great importance not only to the cultural but also to the food service offerings; they spend about CHF 200 per day of their stay on shopping, accommodations and food and drinks. Based on that, the renovation of the Kunstmuseum Bern can be expected to generate consumer spending in the amount of CHF 25 million per year.

### **To what extent will the City of Bern benefit from the new Kunstmuseum?**

The city, both in its role as a capital city and as the canton's main city, benefits in several ways from the "Zukunft Kunstmuseum Bern" project. In addition to the cultural policy benefits and the new opportunities it opens up for the hotel industry, the food service industry and retail trade, it also offers a unique opportunity to coordinate the redesigning of Hodlerstrasse with the Museum's new building, thereby upgrading the city from an urban development perspective. It will make Hodlerstrasse vibrant area where more people spend time up and communicate. Additional benefits will also come from the planned improvements to Bärenplatz and Waisenhausplatz, which are independent of the Museum's renovation but will be coordinated with it: Doing so will create a link between urban space and the more attractive Kunstmuseum Bern; the entire upper part of the Old City will become more important and gain appeal. All the improvements bundled into this overall project offer promising prospects for the City of Bern.

## **Costs borne by the City of Bern**

### **What will the City of Bern contribute?**

The Communal Parliament wants to contribute to the success of the "Zukunft Kunstmuseum Bern" project in several different ways. To enable the planned renovation, it decided to transfer building rights to the portion of the building at Hodlerstrasse 6 to the Foundation of the Kunstmuseum Bern at no charge. This is possible because the current tenant, the Bern Cantonal Police, intends to set up a new police centre in Niederwangen. Furthermore, the city plans to upgrade Hodlerstrasse in sync with the new museum building being planned; part of that includes moving the exit of the Metro-Parking car park to a different location and making a coordinated effort to press ahead with efforts to redesign Bärenplatz and Waisenhausplatz. The cost of redesigning Hodlerstrasse and moving the Metro-Parking exit are still being cleared up. A statement can be made on this once the results of the competition have come in.

### **What conditions is the City of Bern attaching to the transfer of Hodlerstrasse 6?**

The redesigning of Hodlerstrasse is a unique opportunity to upgrade the city both culturally and from an urban development perspective. Provided the can-

ton and Burgergemeinde have a comparable financial stake in the project, the Communal Parliament wants to relinquish the building rights to Hodlerstrasse 6 at no charge. The contribution from the canton is estimated at around CHF 40 million, which corresponds to 50% of the cost of the new building. The Canton of Bern has included its share of the financing, which amounts to CHF 40 million, as well as the funds required for the simultaneous renovation of the Stettler Building, in its investment planning. The Cantonal Parliament will reach a decision regarding project planning and implementation once the results of the competition are available. A funding application based on the specific project is to be submitted to Burgergemeinde Bern. Burgergemeinde Bern is already embracing its role as benefactor, however: It finances exhibition projects at the Kunstmuseum Bern and Zentrum Paul Klee during the year through a foundation it set up specifically for that purpose: Museumsstiftung für Kunst der Burgergemeinde Bern. Since the signed building rights contract must be on hand at the start of the competition, this contract is to be concluded without any restrictions or dependencies with respect to financial guarantees from the Canton or Burgergemeinde Bern. If participation in the project on the part of the Canton and Burgergemeinde is inadequate, something which is not expected to happen, ground rent of CHF 21.00 per m<sup>2</sup> shall become due from the time the new museum opens; this is the same arrangement as for Kunsthalle Bern. A corresponding provision is contained in the building rights contract.

### **What financial impact will the transfer of Hodlerstrasse 6 have on the city?**

Granting building rights to the Foundation of the Kunstmuseum Bern will cause the Municipality of Bern to miss out on income of CHF 56,280.00 per year. This corresponds to ground rent of CHF 21.00 per m<sup>2</sup> of floor space, which is charged to Kunsthalle Bern, for example. Taking an interest rate of 3.5% and the 80-year duration of the building rights into consideration, this corresponds to a cash value of CHF 1,505,421.00.

Hodlerstrasse 6 is owned by the Municipality of Bern (administrative assets). The building, which has a carrying value of CHF 460,496.40 (as at 1 January 2022), is to be transferred to the Foundation of the Kunstmuseum Bern without compensation as the City of Bern's contribution as benefactor. The same also applies to the reversion of ownership, at which time the property will be returned to the Municipality of Bern without compensation. Due to the free transfer of the portion of the building at Hodlerstrasse 6 to the Foundation of the Kunstmuseum Bern, an extraordinary write-down in the amount of CHF 333,254.60 must be made at the time of the transfer (presumably on 31 December 2028) to the 2028 global budget of Immobilien Stadt Bern (the real estate department of the City of Bern).

Based on current rental income and taking normal cost figures and necessary repair costs into consideration, the building's market value is

estimated at CHF 4,900,000.00. In this case, foregone earnings are comprised of the building's estimated market value and the capitalised value of the ground rent in the amount of CHF 1,505,421.00.

### **Where does financial authority lie when building rights are handed over?**

Pursuant to Article 100 of the Communal Constitution, foregone earnings are treated the same as expenditure for the purpose of determining authority. Authority for property transactions is governed by Article 143 of the Communal Constitution of the City of Bern of 3 December 1998 (GO; SSSB 101.1).

Accordingly, authority for sales transactions is determined on the basis of the sales price, but at least by the fair market value. In the case of limited rights in rem with annually recurring benefits, the capitalised value is decisive.

Based on current rental income and taking normal cost figures and necessary repair costs into consideration, the building's market value is

estimated at CHF 4,900,000.00. In this case, foregone earnings are comprised of the building's estimated market value and the capitalised value of the ground rent in the amount of CHF 1,505,421.00. Given the relevant total amount of CHF 6,405,421.00, that means authority to approve the handing over of building rights lies with the City Council pursuant to Art. 51(1) GO.

**How does the Communal Parliament justify such a high level of investments for developing the upper part of the Old Town between Bärenplatz and Hodlerstrasse?**

Like other public authorities, the Communal Parliament embraces its responsibility as a benefactor. The Kunstmuseum and the street in front of it (Hodlerstrasse) together with Bärenplatz and Waisenhausplatz are pivotal elements of the upper part of the Old City and important factors in the attractiveness of the city centre. These meeting places are urgently in need of upgrading and politicians have been calling for improvements for some time already. That means the overall project is highly important for Bern's appeal as Switzerland's capital city and as a UNESCO World Heritage site. Implementation is possible within the scope of the available funds.