

## **Emory University**

Campus Life – Dobbs University Center Project

September 25, 2014

### **REQUEST FOR QUALIFICATIONS – ARCHITECTURAL PROFESSIONAL SERVICES**

#### **The Project:**

Emory University – Campus Life is moving forward with a project to design and construct a new Student Center in the heart of campus. The new Student Center will be located at the site of the current Dobbs University Center, a three building complex, and will consider demolition, renovation, and new construction as viable design/construction opportunities to create a balanced building assemblage to render the best possible project. The goal is to build a Center supporting and nurturing a strong Emory community.

Your firm has been identified as both experienced and knowledgeable of the current trends in student culture. We are looking for creative thought and implementation. If your firm is interested in this project please forward your firm's qualifications package and information as described in the attached request for qualifications.

#### **Background:**

Emory University is one of America's preeminent research universities located in Atlanta, Georgia.

Please visit: <http://www.emory.edu/home/about/index.html>

Emory's many Points of Pride reflect investment in our reach out to the world, a commitment to academic leadership, meaningful research, and community service. We integrate our learning with peoples and locations across the country and around the world. At this time we are asking ourselves, "Should this reach to the outer world be balanced with a healthy reach within?" In other words, are we sharing our academic knowledge, our skilled research, and our sense of community development on our own campus? Are these sharing opportunities occurring within formats that excite, broaden and create dialogues maximizing the collaborative potential of students, faculty and staff? Emory has a student culture currently complimented by Campus Life programs, the variety of Atlanta's urban venues, and the comfortable physical environs of an intentionally planned campus.

Yet what is missing on campus is the gathering spot to facilitate the internal sharing of our Points of Pride, our developing culture, and the growing of an Emory community identity. Emory lacks a physical central hub for discourse, social gathering, cultural exploration, and service opportunities. Although

there are many such labeled student spaces existing in the Dobbs University Center, they do not excite and gather, create collaborative opportunities, or promote reflection and growth.

Two high priority programs to be integrated into the project's total area are a new residential dining experience and a new multi-purpose gathering space. Other project program spaces include a new black box theater, student organization components, retail and post office, Community Life Offices, administration, and student lounge and study space.

The proposed project focuses on redefining the Dobbs University Center to be a place for gathering, dialog, reflection, fun and collaboration. It will be open and transparent, with simple circulation around areas of lounging, study, eating and meeting. Eating will be a shared socializing opportunity, a healthy boost to the rigors of academic learning, and bring connective engagement with the campus environs. The sense of maintaining a sustainable community will pervade the functional spaces as well as exterior terraces and green walkways.

Envisioned to be simply elegant, visually cohesive and fun to explore, the new DUC will be radiant, bringing night time glow to the ritual evening sharing of study, performance, and foods. It should become the space that collects the various forms of Emory culture into a dynamic whole, a constant source of energy renewal and personal definition for students, faculty and staff.

Resources are limited for this project; Emory is looking for new ideas about the use of space, integrating the most contemporary audio visual environment with functional areas, and creating a sense of "Emory" as place through a variety of community spheres.

**Project Site:**

See attached campus plan

**Project Schedule:**

See attached schedule

**Project Budget:**

The construction cost is estimated not to exceed \$56 million. This figure includes all new construction and renovation as well as site work, infrastructure, kitchen equipment, and abatement and demolition costs.

**Qualifications Response:**

If interested please send your firm's qualifications package and additional information as requested to Jen Fabrick, University Architect, by **10:00am on October 22, 2014**. Please contact Corey Long at 404.727.7783 for questions regarding delivery instructions. For all other questions please call me at 404.727.1593 or email me at [jen.fabrick@emory.edu](mailto:jen.fabrick@emory.edu).

It is Emory's intention to select a short list of 3 -4 qualified firms in mid-November, 2014 who will be asked to consider participating in the outlined multi-tasked "advanced" selection process below. The shortlisted firms fully participating in the Advanced Selection Process will be compensated at an all-inclusive stipend of \$25,000 per short-listed firm not selected. The successful firm will be invited to enter into negotiations with Emory University for a final agreement.

**Advanced Selection Process Outlined: (two parallel tasks)**

*This process will be scheduled and more fully explained with the short-listed firms. The planned schedule for this process is from December, 2014 – April, 2015*

- 1. Concept Development Task - provides the opportunity for creative thinking, shared dialog and application of expert knowledge.**
  - a. The architectural firm will visit the project site, review program needs and site configuration in order to assemble design concepts for presentation and discussion with the Emory Review Team. Presentation graphics will be limited. Site visit to occur in December, 2014.
  - b. There will be an individual progress review session with Emory to discuss ideas and observations regarding a design direction including preliminary layouts of spaces and adjacencies; currently planned for late January, 2015.
  - c. A final interview and presentation that describes a unique approach to the design for this project as well as discussion of the firm's proposed method of Emory student participation in the project process; currently planned for the first week of April, 2015.
  - d. Short- listed firms will have access to an Emory project web site for information. The feasibility study, surveys, photos and other information will be distributed.
  
- 2. Team Technical Task – provides the strategic overview of the proposed design team, project milestones and points of decision making, ability to maintain a budget and schedule for similar size work, and acceptance of Emory University's standard agreements, contracts, and policies.**
  - a. The architect will submit resumes, role description, and a working matrix of the proposed key design team members along with the amount of time projected by each person for participation in all phases of work.
  - b. Outline of project process from start of design through construction, with estimated durations of key phases and milestones. The time required for Emory's review and comment process should be incorporated into the strategy.
  - c. Identify recent similarly scoped projects for which the firm has completed architectural design. Client references will be required.
  - d. Fee information
  - e. Understanding and acceptance of Emory University contracts and policy documents.

**Request for Qualification Response Package:**