

[NOTE: THIS IS A PARTIAL DOCUMENT]

**David L. Lawrence
Convention Center Expansion
Request for Design Qualifications
The Public Auditorium Authority of Pittsburgh and Allegheny County
The Southwestern Pennsylvania Convention Center Design Commission
July 1998**

6.0 Project Schedule

The Public Auditorium Authority and the Design Commission wish to advance the design process expeditiously and initiate construction at earliest possible date by adopting a fast track approach. It is anticipated that selection of the design competition entrants will be completed in early September and that competition materials will be due in late October or early November. Jury review will be scheduled for late November with architect selection in early December of 1998.

7.0 Submittal Requirements For Part 1

Applicants must prepare a Qualifications Submittal that is clear, concise and organized to respond to each of the items enumerated below. The Proposal should have a one page transmittal letter indicating the primary and secondary contact persons able to respond to questions during the review process.

7.1 Who is the lead designer, what major awards has this person won and what are the hallmarks of this person's design philosophy? Architects who have demonstrated a consistent ability to create buildings whose design meets the highest professional standards, as evidenced by major national and international design awards granted by peer group organizations are sought. Major awards include the Pritzker Prize, AIA Gold Medal, AIA Firm Award, AIA 25-Year Award, National AIA Design Awards, Progressive Architecture Awards, and/or the equivalents thereof. Award citations must include the date, identification of the building, and the building type. If the lead designer has not won awards of this caliber, a short list of lesser professionally granted awards (such as local or regional AIA awards) may be included. Non-Professional awards and those given by construction industry groups should also be listed, but will not be recognized as design awards. If more than one architectural office worked on any of the awarded projects, each firm's role must be stated clearly.

7.2 What is the lead designer's experience in designing major urban public buildings and/or major projects involving construction over \$50 Million?

7.3 Who is the convention center specialist, which convention centers has this person designed, what was their cost, and what sets their projects apart for other convention centers?

7.4 Provide a visual portfolio depicting relevant completed projects (major public buildings, conventions centers, urban buildings of similar scale and complexity, buildings on water bodies, “green” buildings, large clear-span structures etc.), with concise captions identifying the salient characteristics or accomplishments being depicted. Portfolio images shall include exterior and interior images and salient details. Images may be photographed or legible diagrams. The selection is the heart of the submission. Use this portfolio to demonstrate the ability to design and deliver.

- Buildings that create a strong memorable image and identity, both inside and outside.
- Buildings that lift the spirit through the manipulation of architectural space, natural light, well-expressed structure and inspiring outward views.
- Building of imaginative design, appropriate scale, well used materials and refined detail.
- Urban building that are well-attuned to the physical and human patterns of their settings, are friendly to pedestrians and work well visually at close range and at a distance.
- Convention centers that excel from the exhibitor and visitor point of view, as evidenced by their success in attracting conventions and attendees and/or buildings of equal complexity, size and functional mix in an urban setting. (This issue should be addressed by prose in Section 7.3)
- Environmentally sustainable (“green”) buildings and building processes. This includes natural conditioning strategies (daylight and natural ventilation, out-door spaces), energy conserving systems and controls, and “green” materials and assemblies and delivery processes.
- Advanced and visionary technological buildings (flexible, modular, non-embedded infrastructures) that anticipate the convention forms of the future.

7.5 Provide statements explaining how the green building and advanced technology issues listed in the previous sections have been addressed in work.

7.6 Provide a brief statement of the applicant’s ability to deliver effective team leadership and quality management in complex public-project situations.

7.7 Provide a listing of the applicant’s related experience and projects, with client references, for the three to six most similar projects. This list should specify the firm’s role (full services, design, construction documents, architect of record, urban design, etc.), and identify other architectural firms participating in any multi-office ventures listed, along with the role played by each.

7.8 Provide a brief statement of the applicant’s record of schedule and budget compliance for the applicant’s most comparable projects, including references.

7.9 Given that the design of an excellent conventions center will be dependant on a collaborative design process, please provide a brief narrative which:

- Describes the commitment to and success of the applicant in working collaboratively on projects of this scale.
- Identifies the expertise and consultants which the applicant deems critical at the outset of design.
- Identifies a short list of individuals or firms with specialties that are critical to the design and who the applicant believes to be outstanding in the fields and would be pursued as a team member.

7.10 Submit a statement that identifies the outstanding issues in the design of this Convention Center from the applicant's perspective and how the applicant intends to resolve those issues. This statement should address the approach to the project and process.

Submissions should not exceed 25 pages including the portfolio and should be on 8.5" x 11" paper. Fold-out pages will be permitted, if necessary, for graphic legibility or continuity. Submissions shall be bound in a format that allows the pages to lay flat when opened.

Please submit 12 complete copies of the Qualifications Packet no later that 1:00PM Friday, July 31, 1998. The submissions will not be returned.

8.0 Selection Criteria

In evaluating applicants' qualifications, the Selections Committee will evaluate the ability of the applicant to meet the goals stated in section 3.0 and will be looking for a demonstrated ability to create, consistently:

- Excellent well functioning convention center
- Excellent urban buildings
- Buildings that project an excellent image from the air, automobile and the pedestrian levels: and both inside and outside.
- Environmentally sustainable buildings and building processes including natural conditioning strategies and energy conserving systems.
- Advanced and visionary technological buildings

In addition the applicants must demonstrate:

- Excellent cost and quality management
- High client satisfaction

- Expertise in managing a diverse design team in a public project
- Experience in adaptive reuse and expansion of buildings
- Receipt of major design awards and recognition by user groups

9.0 Staff Contacts

Staff support to the Public Auditorium Authority and the Design Commission is being provided by the Allegheny County Department of Economic Development and the Urban Redevelopment Authority of Pittsburgh. Dr. Mulugetta Birru serves as the Director of both organizations.

Qualification Submittals should be directed to:
Dr. Mulugetta Birru, Executive Director
Urban Redevelopment Authority of Pittsburgh
200 Ross Street
Pittsburgh, PA 15219

Questions on the RFQ may be directed to Gerald Williams of the Urban Redevelopment Authority at (412) 255-6595. Fax at (412) 255-6617. Email to qwilliams@ura.org

While the Client is open to distinctive ideas and programmatic suggestions, the Client has some early thoughts on its composition. For instance, the service and support component would include such uses: a copy shop, a sundry shop, and other basic supportive retailing uses. It could also include a sports souvenir geared to the professional sports teams in Pittsburgh. The design for this component must not offer retailing options that would directly compete with the City's Fifth and Forbes Shopping District. The cultural and history component may include what would be considered the Region's best art gallery, a local sports museum or museum celebrating Pittsburgh's heritage. The Client has allocated approximately 25,00sf for these components and believes their configuration should be organized along Penn Avenue and/or Duquesne Boulevard as well as extended along Tenth Street towards the waterfront.

The Client also desires to locate space within the Center along the river for a new 15,00sf restaurant with riverside indoor and outdoor dining options. The Client expects this to be privately help and privately financed. Additional criteria will be established in later addenda.

To celebrate the Centers relationship to the waterfront the, Client desires to incorporate ideas serving to connect the Center with the river activities as well as extend the existing waterfront park along the river frontage. These would be separately funded and constructed, however the Client wished to have a clear understanding of its program, design, and cost to solicit funding assistance. Suggestions include a docking marina for water taxis and pleasure craft that would be accessible from the Center and the Allegheny Riverfront Park. Other suggestions are encouraged in the design process.

Lastly, the Client recently acquired the 951 Penn Avenue building. This historic eight story facility, which may not be demolished, was purchased to allow the Client to insure that reuse of the building would be consistent and complimentary to the Center. The Competitors may consider programming and design of the building for its reuse within the Centers development. Sketch plans and survey information are available in Exhibit 9 (already provided).

3.1 Criteria To Be Used By Jurors For Selecting The Winner

The following criteria (the "Criteria") will be used by the Jurors in evaluating the Design Proposals and making their final judgments. The Criteria include the specific goals listed in the RFQ (designated with an *) as well as other objectives and considerations that have been expressed by the Client in the discussions regarding the Competition. Competitors are advised to read the criteria carefully. The Criteria are NOT listed in priority order. Collectively, the Criteria take precedence over other statements of goals, intentions, program requirements, and similar statement.

Criteria #1: Aesthetics and Image

The building should be a significant civic symbol for the City of Pittsburgh and Allegheny County. The design proposal should:

- Create, through design excellence, a prominent public building with a vibrant and inspiring image. (*)
- Create an urban building that is inviting to people and widely perceived as a major architectural destination. (*)
- Create a building that has an impact day and night, for drivers and pedestrians, even airline passengers, for visitors as well as the year round population.
- Integrate public art into the design of the building. (*)
- Create and celebrate a relationship between the building and the riverfront. (*)
- Create a building that involves effective use of materials, lighting, structure, and spatial relationships.
- Alter the image of the existing Convention Center. (*)
- Incorporate the use of water features in the design.

Criteria #2: Functional Effectiveness

The building should function effectively and efficiently as described in the Technical Program and this Brief and from the standpoint of contemporary center practices. The Design Proposal should:

- Create a high quality, effective building environment for visitors, users, operators, and employees. (*)
- Encourage social interaction within the building, between the building and the city, and outside the building by linking of internal activities to external public places, activities, and pedestrian circulation. (*)
- Incorporate direct transportation connections between the Center and all modes of transport – boat, light rail, automobile, and bus. (*)

Criteria #3: Cost, Technical Effectiveness, and Resources

It is expected that the facility size, building systems and quality of materials will be commensurate with the Client's aspirations regarding cost, efficiency, effectiveness, and resources. In this regard, the Design Proposal should:

- Create a building that can be constructed within the estimated total construction budget which includes a variety of significant site and infrastructure costs associated with the project.
- Create a flexible and adaptive interior that can respond easily to the operational and technological needs of an evolving convention market. (*)
- Utilize "green materials" and "green technology" in order to maximize long term resource efficiency and to minimize harmful environmental and human health impacts, in both initial construction and operations/maintenance. (*)

- Utilize advanced technological systems for ease of upgrades and future adaptability. (*)
- Utilize advanced technological systems that improve human health, safety, comfort, and productivity and are consistent with long term sustainability.

Criteria #4: Compatibility with Public Policies, History, Culture, and Environment

The Center should be responsive to, and compatible with the traditions, history and culture of the Region and the local area. In this regard, the Design Proposal should:

- Fit the plans and future opportunities for development along all four sides of the site.
- Recognize local architectural and urban design traditions.
- Respond to the natural environmental features of the Region and minimize negative environmental outcomes.

While the Jury may not ignore any of the above Criteria, they are expected to use the goals and constraints identified in the following sections (3.2) in making their final decisions.

3.2 Additional Considerations

The statement of the Criteria reflects the overall basis for selecting the Winner. There are however, other, more specific considerations (the “Considerations”) which the Client wants to see addressed in the Design Proposals. While these Considerations may not have the same level of importance as the Criteria, they are nonetheless critical programmatic issues. They are grouped into categories that reflect the general scale of concern: the Region, the downtown/community, the site and the building.

The overall design should reflect the tenets of Sustainability on a regional, community, site, and building, and operational level. Funding for the Center includes a significant State matching component and accordingly, the design will undergo a State review process once the design is selected. This will include a goal of minimizing harmful environmental and human health impacts through the use of green materials and green technology. In addition, efforts at the State level are underway to adopt the Commonwealth of Pennsylvania High Performance Building Guidelines (included here in unofficial form as Exhibit 8). Accordingly, the Client expects the design to ultimately incorporate as many of the considerations as possible into the design of the Center.

3.2.1 Regional Considerations

From a regional perspective, the Center should meet the following specific objectives:

- The Center should influence regional demographics by making the downtown and the immediate area a more attractive place to live, work and play.

- The Center should advertise Pittsburgh and serve as a showcase for regional products, goods and services. The design should incorporate use of regional materials that reflect the history of the Region as well as its potential for future growth. The design should help market the overall economy of the Region as a place to visit, live, and conduct business.
- The Center should serve as a catalyst to bring suppliers, trades, and contractors together in a major “green” building project – one where there is a balance between human, natural, and building ecology. This should involve education and increased awareness of the economics and social benefits of sustainability and high performance buildings.
- The Center design should reflect positive aspects of the Region’s industrial ecology and history.
- The design should be compatible with the overall need to link local transit and transportation between the Convention Center, the central Downtown area, the remainder of the City, and the surrounding Region. The Convention Center will be an inter-modal node connecting the river, light rail, buses, cars, taxis, bicycle and pedestrian traffic. The influence of the inter-modal transportation network will extend well out into the Region and profoundly effect the districts surrounding the Center.

3.2.2 Downtown/Community Considerations

The Center must have a positive, supportive relationship to local businesses, street life, public activities, and cultural events in the surrounding districts. Specifically, the Center should:

- Continue riverfront activity respecting its various aesthetic, social, economic, landscape, and technical attributes (including the ongoing extension of the Allegheny Riverfront Park, landscape patterns, and opportunities for increased pedestrian activity).
- Continue economic and social activity along Penn Avenue and Duquesne Boulevard linking the Cultural District and the Strip District and the waterfront.
- Create effective links to the proposed convention hotel and other convention-related services in the area.
- Provide access to the waterfront and creating a dock facility along the Allegheny River for future excursion, water taxi and pleasure boat usage.

The Center should have appropriate visual and formal relation to the surrounding architecture and urban design including the riverfront, the Fort Wayne Railroad Bridge, Penn Avenue, view corridors (to and from the site) and related design features.