



Green in the City: An Urban Community Space Design Competition **Request for Qualifications (RFQ)**

A national design competition to create an innovative urban community space in downtown Omaha, Neb.

Introduction

Green in the City is a national design competition to create an urban community space in the 10th and Pacific block of downtown Omaha, Neb. *Green in the City* presents an opportunity for a multidisciplinary designer or design team to develop and implement an innovative design for urban open space in Omaha that can inspire other urban communities to follow suit.

Omaha by Design, a local urban design and environmental nonprofit, is serving as the project manager for *Green in the City*, and the Nebraska Arts Council, an agency of the state of Nebraska, will facilitate the project's competition process.

Site Description and Project Background

The *Green in the City* project site is a small parcel of land adjacent to two projects already under development in the 10th and Pacific block of downtown Omaha, Neb. The site will connect with the future home of the BLUEBARN Theatre, Boxcar 10 – a new mixed use building developed by Omaha philanthropist Nancy Mammel and a parking area for Boxcar 10 residents. The project site is bound by Pacific Street on the north and 11th Street on the west with the BLUEBARN Theatre to the east and a small parking area for Boxcar 10 to the south. The BLUEBARN Theatre will include an outdoor performance and audience area opening onto and extending into the *Green in the City* site. The site is approximately 104' x 72' (7,488 sq ft) with a cross slope from the southwest down to the northeast (the precise dimensions will be confirmed before the Phase Two competition).

Min I Day, an architectural partnership with offices in Omaha and San Francisco, has been hired to design both the BLUEBARN Theatre and Boxcar 10 projects. Nancy Mammel donated the land for the green space and theatre and will provide the lead gift for the *Green in the City* competition. Upon completion of the *Green in the City* project, the BLUEBARN Theatre will assume ownership of the open space and will be responsible for its maintenance.

Location photographs and a site diagram of the space are available at www.greeninthecityomaha.com.

Project Scope

The competition will build on existing assets such as physical features in and around the BLUEBARN Theatre, Boxcar 10 and the surrounding community, previous plans and proposals for the area, and past exercises in community engagement. The competition will also investigate new opportunities for connectivity, sustainability, infrastructure and public space.

The winning team will be expected to work with the BLUEBARN Theatre design team and other stakeholders to develop and implement the winning scheme. All submissions are to incorporate Omaha by Design's procurement language, terms and conditions.

Goals & Program

The public space should be designed with regard to the block's inhabitants and the creative nature of this arts-oriented development and surrounding community. The ability for the site design to accommodate theatrical presentations is of particular interest—the BLUEBARN Theatre's outdoor performance and viewing area will open up to the east end of the project site. Beyond the immediate requirements of the program, the goal of the competition is to illustrate creative and innovative approaches for socially engaging urban open spaces that will serve as inspiration and models for other communities and cities.

Designers and design teams will be expected to create a vision for the area that includes but is not limited to the following components:

- o Landscape and streetscape plan that supports public space
- o Incorporate public/performance space extending from The BLUEBARN Theatre
- o Relate space use to area inhabitants--The BLUEBARN Theatre, Boxcar 10 and the surrounding community
- o Reflect the arts-oriented characteristics of the emerging district
- o Incorporate sustainable design principles

Eligibility and Design Team Composition

Designers and design teams from throughout the United States are eligible to apply for this project. Teams are expected to reflect the scope and diversity of this project in their make-up. State licensure is not required to enter, but the winning team will be expected to include licensed professionals as required to implement the project.

The project sponsor has identified a civil engineer who will join the winning team to aid in completion of the design and construction documents, ensuring coordination with adjacent site development as the project is implemented.

Jury

The design competition is adjudicated by a jury panel of local and regional art, design and landscape experts, including:

Porter Arneill, *Director/Public Art Administrator, City of Kansas City*

Jeff Day, *Principal, Min | Day Architects*

Robert Duncan, *Chairman Emeritus, Duncan Aviation, contemporary art collector*

Gina Ford, *Principal, Sasaki Associates*

Adam Price, *Executive Director, Bemis Center for Contemporary Arts*

Selection Criteria

Selection criteria will be based on the quality and innovative content of the design to the extent that it represents the outlined scope, goals and program requirements. The winner of Phase Two must meet designer/designer team composition and eligibility requirements before a contract will be awarded.

COMPETITION PROCESS

This two-phase selection process begins with an open call Request for Qualifications, followed by a selection of finalists. Finalists will be invited to enter a conceptual design competition phase and attend a presentation/ interview with the jury.

Phase One: Request For Qualifications, application review

Designers apply to be considered for this project via SlideRoom, an online application submission system.

Online Application via SlideRoom

Applicants register and submit application materials using the SlideRoom web service, which requires an internet connection and a modern web browser.

Applicants are advised to read through these instructions and the SlideRoom application process prior to applying, then prepare the requested information offline and log back into SlideRoom to complete the application. Applicants who have prepared the information in advance can complete their online submission within minutes.

It is not necessary to complete the application in one online session. The program allows applicants to log in and out as many times as needed in order to complete the application. Applications are officially submitted once the fee payment step is completed.

The deadline to apply online is 12 a.m. (midnight) Central Time October 15. Applicants are advised to begin the application well in advance of the deadline to allow for resolution of any technical or program issues that may arise. *Please see technical support contact information and business hours at the end of these instructions.*

To apply, use the SlideRoom submission link: <https://nebraska.slideroom.com>

- **Register as a user on SlideRoom.**
 - Click on “Sign Up” and follow the online instructions.
 - If you don’t know your password, click on “Forgot Password” and follow the online instructions.
- **Complete the online application form.**
 - Identify any professional website presence for designer/design team.
 - Provide a *Letter of Interest*, including a team description. (PDF file, 1 page)
 - Identify designer/design team members, their roles on the project and provide their complete contact information.
 - Provide a current resume/cv for each team member. Combine into a single PDF file. (up to 10 MB)
- **Upload media representing relevant projects and experience.**
 - Upload 15-20 digital media files. Any combination of the following file types is permitted to meet the required number of files:
 - jpeg files (up to 5 MB each)
 - video files (up to 60 MB each)
 - PDF files (up to 10 MB each)
 - Provide documentation of each submitted project, including designer role, location, date, status and budget if applicable.
- **Submit \$10 fee for application processing via PayPal.**

The SlideRoom website offers complete instructions for submitting an application, which may be reviewed and printed prior to logging into the application portal. Click on the project description at the SlideRoom website to access the instructions.

For technical assistance, a video tutorial and online guide are available 24/7 at <http://slideroom.besnappy.com/faq>, or email a technician at support@slideroom.com Monday-Saturday from 9 am–9 pm.

Phase One: Questions and Information

Applicants will have the opportunity to ask Omaha by Design questions about the project until Saturday, October 5. Questions should be directed to info@omahabydesign.org. Please do not contact the jury panel directly when inquiring about the project.

Phase Two: Design Competition and Presentation/Interview

The design competition is predicated on the expectation that the design team composition and experience will meet the project criteria for competition. Based on this expectation, at minimum, three designers/design teams are expected to be shortlisted as finalists. Each finalist team will be awarded a \$2,000 honoraria to develop a design proposal and make a presentation in Omaha. Interview presentations will be held in early 2014. Additional site information and specific deliverables for the design competition will be distributed to the finalists to aid in the design/presentation process.

This is a design project with a negotiated construction contract. The designer/design team selected will be contractually obligated to complete the project using the funds awarded. Phase Two will include an in-depth review and confirmation of various eligibility criteria to confirm finalists' capacity to successfully execute the design.

Omaha by Design and the competition stakeholders intend to disseminate the proposals of all finalists in the design competition phase.

Awards

Finalist design submissions will be reviewed by the jury. A grand prize in the form of a design commission will be awarded to the winning designer/team pending approval of the sponsor and project stakeholders. A project budget of \$200,000 has been established to include construction costs and design team fees. This sum is not expected to cover site remediation or deep utilities should they be discovered or found necessary.

Timeline

Note: Omaha by Design reserves the right to modify the timeline and process as necessary to meet project objectives.

COMPETITION TIMELINE

- **September 16, 2013** – RFQ Open Call Announcement
- **October 5, 2013** – Question Period Ends
- **October 15** – RFQ Submission Deadline (Midnight CT)
- **November 12** – Finalists Selection Announcement
Finalist Phase Information and Requirements Provided to Finalists
- **January 2014** – Finalist Presentations/Interviews
- **February 2014** – Design Award Announcement

DESIGN/BUILD PROJECT TIMELINE

- **February thru June 2014** – Selected designer/design team contracted and design process completed through permit submission.
- **Spring / Summer 2014** – BLUEBARN Theatre breaks ground
- **Summer 2015** – Project completion expected

Project Contact

For more information about the project, contact Omaha by Design at 402.554.4010 or info@omahabydesign.org. Digital files of this prospectus, supporting materials and link to the online application portal are available online at www.greeninthecityomaha.com.