



 **DLR GROUP**

FIRM PROFILE

MIDDLE EAST + AFRICA

Who We Are

 1600+
*Employee-
Owners*

 1966
*Year
Established*

 33
*Offices
Worldwide*

Our promise is to elevate the human experience through design.

This inspires a culture of design thinking and fuels the work we do around the world. We are 100 percent employee-owned: every employee is literally invested in our clients' success. Our teams champion true collaboration, open information sharing, shared risk and reward, value-based decision making, and proficient use of technology to elevate design.

Locations

Austin	Dubai	Nashville	San Francisco
Charlotte	Durham	New York	Seattle
Chicago	Honolulu	Omaha	Shanghai
Cleveland	Houston	Orlando	Sonoma
Colorado Springs	Kansas City	Phoenix	Tucson
Columbus	Las Vegas	Portland	Washington, D.C.
Dallas	Lincoln	Riverside	
Denver	Los Angeles	Sacramento	
Des Moines	Minneapolis	San Diego	



Firm History

Architects Irv Dana and Bill Larson, and engineer Jim Roubal, launched their eponymous firm on April 1, 1966 from a 12-by-12-foot space in a basement at 102nd and Wright in Omaha. The integrated practice was founded on their shared ideals of quality, fairness, opportunity for professional growth, and ownership. Those principles drive our core values today.

The world has changed since 1966. So has DLR Group. The history of DLR Group is not about significant dates, benchmarks, or any one tipping point. The design firm we know today as DLR Group continues to evolve, now including core disciplines of Architecture, Engineering, Planning, and Interiors as well as a breadth of specialty services. It continues to be a firm shaped by acknowledging and intertwining diverse legacies; the continuous sharing of knowledge and experience throughout the firm; a constant expression and commitment to shared entrepreneurial spirit; and above all, a passion for design.

Dubai Studio

Since 2016, the DLR Group's Dubai-based studio has flourished, now comprising over 70 professionals in architecture, interior design, planning, and specialty services. DLR Group's design influence extends across the Middle East and Africa, marked by pioneering projects such as The Point in Abha, Saudi Arabia; Madinah Gate in Madinah, Saudi Arabia; Buruj Hotel in Iraq with Modon, and other notable ventures.

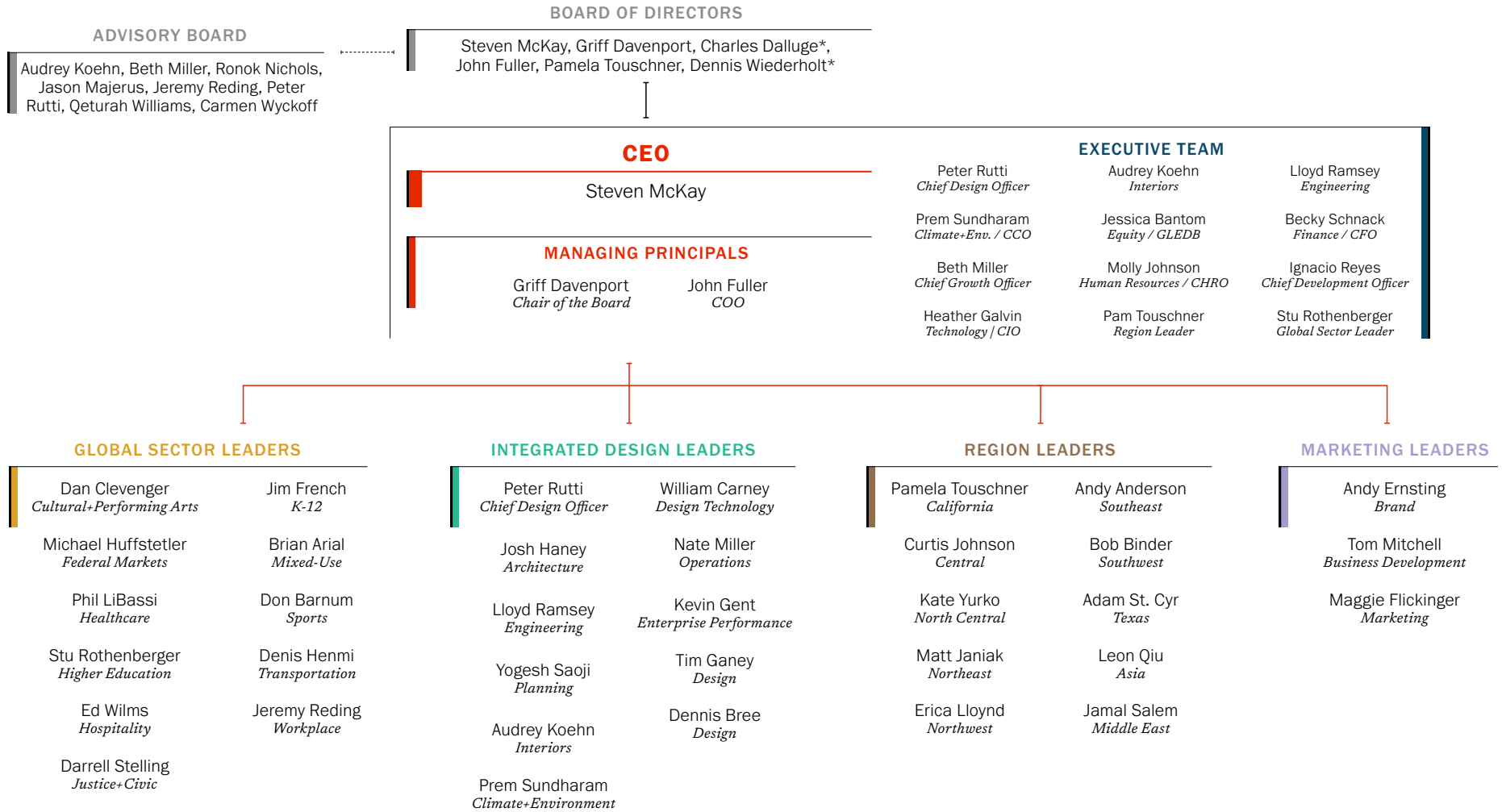




“ I believe DLR Group is the best integrated design firm in the world, and I am honored to lead our employee-owned firm as CEO. ”

STEVEN MCKAY, AIA, RIBA
CEO AND MANAGING PRINCIPAL

Leadership Team



* external board member

Services

Our clients take advantage of over 50 in-house services. Cross-pollination across multi-disciplinary teams improves project outcomes.

Architecture

- Core Shell
- Facility assessment
- Feasibility studies
- Historic adaptation
- Property repositioning

Engineering

- Civil
- Electrical
- Mechanical
- Structural

Interiors

- Artwork
- Building architect
- Branding
- Consolidation
- Furniture, fixtures, equipment
- Test fits
- SCIF + secure space design
- Tenant improvement

Planning

- Campus planning
- Capital planning
- Districts + neighborhood planning
- Development frameworks
- Facilities planning
- Market + feasibility studies
- GIS services + planning analytics
- Space planning + programming
- Urban design + placemaking

Acoustical Design

Audiovisual Systems Design

BOLD

Development Management Services

- Business strategy + structure
- Entitlement strategy
- Financial + market stress testing
- Financial strategy
- Portfolio assessment + repositioning
- Procurement + phasing strategy
- Risk assessment
- Site + project prospecting

Experiential Graphic Design

- Branding
- Signage
- Wayfinding

High Performance Design

- Building simulation
- Computational fluid dynamics
- Green building certifications
- Envelope design

Landscape Architecture

Lighting Design

Reality Capture

Renewables

Science+Technology

- Laboratory planning
- Laboratory design
- Cleanrooms
- Life sciences
- Physical sciences

Smart Buildings

- Audits + benchmarking
- Commissioning
- Energy master plans
- Energy modeling
- Environmental measurement
- Life-cycle cost analysis
- Measurement + verification
- Zero net energy planning

Sustainability

Technology+Security Systems Design

- Audiovisual
- IT/teledata
- Life safety + security
- Room automation

Theater Design

Sectors



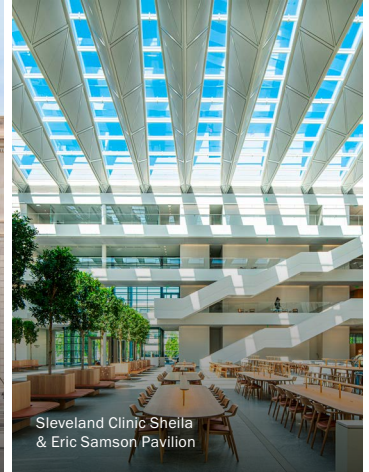
Pinal County Attorney's Office



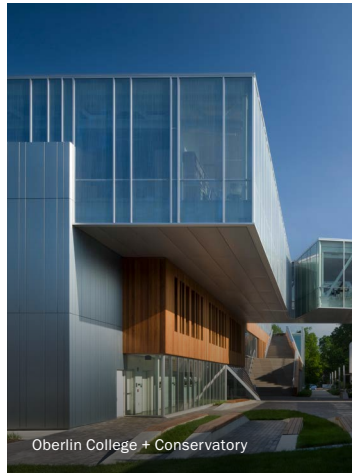
National Museum of the U.S. Navy



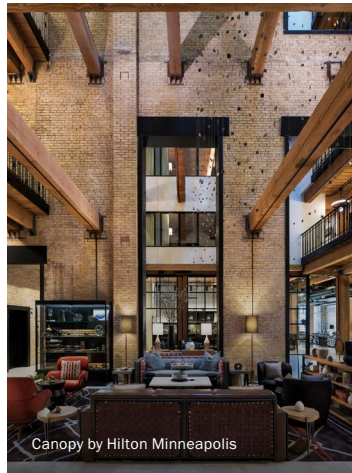
Wayne Aspinall Federal Building



Cleveland Clinic Sheila & Eric Samson Pavilion



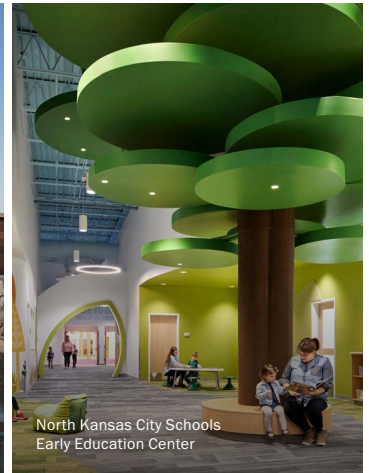
Oberlin College + Conservatory



Canopy by Hilton Minneapolis



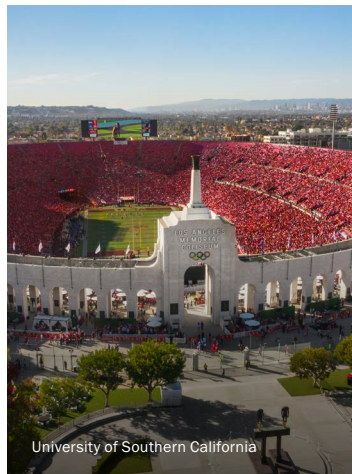
Skagit County Community Justice Center



North Kansas City Schools Early Education Center



World Expo 2027



University of Southern California














































Chinatown Rose Pak Station



Global Technology Client Core + Shell

-
- Civic
 - Culture+Performing Arts
 - Federal
 - Healthcare
 - Higher Education
 - Hospitality
 - Justice
 - K-12 Education
 - Mixed-Use+Retail
 - Sports
 - Transportation
 - Workplace

Client Partners

Awards

DLR Group—our practice, our work, our professionals—has gained widespread recognition and has earned over 700 design awards in the last decade from a plethora of publications, programs, and local and national chapters of design associations.

Engineering News Record “Green Building of the Year”:

Google Kirkland | Kirkland, WA

AIA Committee on the Environment (COTE) Awards:

Smithsonian American Art Museum’s Renwick Gallery | Washington, DC
GSA Wayne N. Aspinell Federal Building and US Courthouse | Grand Junction, CO

CoreNet Innovator’s Award:

Hines T3 North Loop | Minneapolis, MN
Minnesota Construction Association’s Green

Sustainable Project of the Year Award:

Hines T3 North Loop | Minneapolis, MN

Wood Design & Building Magazin’s Canadian Wood Council Award:

Hines T3 West Midtown | Atlanta, GA
The Architect’s Newspaper Interior Award—Workplace Editor’s Pick:
Conga Headquarters | Broomfield, CO

Architecture Leaders Awards—Master Plan of the Year:

Knowledge Economic City | Madinah, Saudi Arabia

Identity Design Awards

Winner - The Point Abha – Commercial

International Property Awards - Arabia

Winner - Buruj Hotel - Best Hotel Architecture - Iraq

Winner - Lavidia Residences – Best Residential High-Rise Architecture - Iraq

Winner - The Point Abha - Mixed-Use Architecture – Saudi Arabia

ID Awards - MENA

Winner - The Point, Canopy Hotel Abha - Best Interior

Commercial Interior Design Awards

Winner - Abha Canopy Hotel (by Hilton) - Best Hotel Design Concept

Global RLI Awards

Winner - RLI Designer of the Year

Highly Commended – Abha, The Point – RLI Future Project

Texas Chapter of the American Society of Interior Designers, Design Ovation Awards:

Ackerman McQueen | Dallas, TX

Carlson Capital | New York, NY

Chase Tower | Dallas, TX

The Crescent Repositioning | Dallas, TX

Maverick Capital | Dallas, TX

Norton Rose Fulbright | Dallas, TX

Red Bull North America | Dallas, TX

Middle East Leadership Team

Steering Growth and Innovation for 80+ Employees in our Middle East Studio.



Kevin Gent
AIA | Senior Principal
International Director



Jamal Salem
Principal
Middle East Region Director



Esam Nabih
Ph.D. | Principal
Middle East Business Development Director



Vaida Buchrotaite
IIDA, LEED AP, WELL AP | Principal
Middle East Operations Director



Scott Pryde
RIBA, ARB | Principal
Middle East Mixed-Use Director



Kirby Zalameda
UAP | Principal
Middle East Design Director



Henrique Dias
OA, Int'l. Assoc. AIA | Principal
Middle East Hospitality Director



Shawn Meyers
LEED AP | Associate
Middle East Master Planning Director



Rupali Pote
IIA, LEED AP (BD+C)
Technical Design Director - Architecture



Bianca Van Der Merwe
Associate
Design Director - Interiors



Danny Tang
RIBA
Design Director - Architecture



Bruno Gomes
Design Director - Architecture



SELECT MIDDLE EAST PROJECTS

KINGDOM OF SAUDI ARABIA

Hotel Complex in Madinah, KSA

STATUS:

Under Construction

PROJECT SIZE:

132,800 SQM

The Project represents the first phase of the development, a project that responds to updates related to the Prophet's Mosque Expansion. Towers uniquely integrate with Al Masjid Al Nabawi and create an unparalleled experience for residents and visitors blending the heritage of Madinah with a modern paradigm. The hotel complex will include Grand Hyatt #330 keys, Hyatt Regency #455 keys, Hyatt place #735 keys total and #184 serviced apartment



Concept



The Project will uniquely integrate with Al Masjid Al Nabawi and create an unparalleled experience for residents and visitors by blending the heritage of Madinah with a modern paradigm, while ensuring crowd safety, economic viability, and environmental sustainability.

The city of a thousand Mashrabias, a conception that was created to lay the foundation linking all of the city's towers. The massing praises Madinah's heritage and rooted history with a contemporary approach through its clustered forms, pocketed courtyards and activated roofs along the towers. Each tower is identified with a Lantern tower corresponding to the cluster's iconic lanterns of Madinah occupying the skyline of the enlightened city. The city of a thousand mashrabiya, a conception that was created to lay the foundation linking all of the city's towers. In specific cluster 5 those mashrabias are unified in one entity per hotel resulting in an iconic Lantern form informing its presence across the cluster.



UNITED ARAB EMIRATES

Jubail Island Residences, UAE

STATUS:

Under Construction

PROJECT SIZE:

200,000 SQM

Nestled in the heart of the Abu Dhabi mangroves on Jubail Island, the Jubail Club is a boutique destination that combines programs of residential and hospitality into an offering of independent villas and guestrooms within a unique environment. The target audience are luxury homeowners and families residing within the masterplan and the wider population of the UAE exploring a staycation and remote work (WFH) offering.



Concept



This eco-friendly project is intended to represent a unique sanctuary in the city's hospitality sector, where residents and guests can immerse themselves in a magical journey, celebrating the heritage and discovering mangroves.

Strong emphasis is given on a journey inspired by the traditions of the UAE that were embedded into the overall experience. This special retreat connects the Emirate's rich heritage and unique landscape - bringing families together. The design embraces immersive signage, understated minimal lighting and experiential destinations. Traditional crafts - such as Safeefah, talli and Al-Sadu - are drawn upon as inspiration for everything from the pathways around the plan to the fabrics in the interiors. The result is a cohesive blend of different crafts that celebrate traditions and curate stories within spaces.



[Learn More About This Project](#)

KINGDOM OF SAUDI ARABIA

The Point Abha, KSA

STATUS:

Under Construction

PROJECT SIZE:

80,000 SQM

The project comprises 43,000 square meters of retail, food and beverage, and entertainment gross leasable area; a 126 room 4-star business hotel; and a 120 unit serviced apartment building. The total project size has an area of 80,000 square meters. The project provides 1,200 parking stalls to accommodate the different uses. The retail component consists of three large family entertainment centers, several large anchors, large showrooms on the main street, varying sizes of restaurants and cafes.

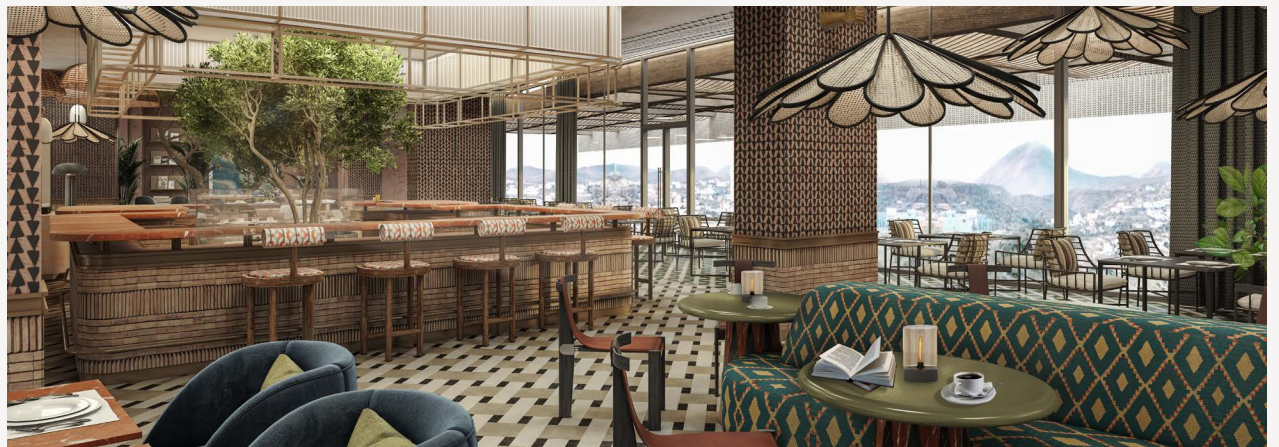


Concept



The mixed-use development prioritizes a central public space with a ceremonial entrance, featuring a water element and outdoor amphitheater surrounded by cafes and retail, creating a combined leisure and shopping destination.

The master plan establishes a central node, ensuring clear sightlines from food and beverage patios to the entertainment space. Unique landscape architecture utilizes terraced levels to break down the development's scale and offer views of both the project and surrounding mountains. The project includes 43,000 square meters of retail and entertainment space, a 126-room 4-star business hotel, a 120-unit serviced apartment building, and 1,200 parking stalls to accommodate diverse uses.



[Learn More About This Project](#)

Elevating Education

American Univeristy in Cairo
Cairo, Egypt

The American Univeristy in Cairo campus expansion will redefine educational infrastructure and enrich the student and faculty experience through innovative design. Situated at AUC's headquarters in New Cairo, the project revolves around two crucial structures: Extended Education Hub and NextGen Student Living and Learning Spaces. It encompasses five major developments across an undeveloped 65-acre area. an iconic landmark tower on the shoreline, the Baoshan Long Beach Complex serves a variety of functions – amenities for unforgettable events, breathtaking views of the waterfront and nearby cruise terminal, and unique dining experiences.

Groundbreaking: June 2024

Size: 270,000 SF

Budget: undisclosed

Services: Architecture & Interior Design



[Learn More About This Project](#)

On the Board



BAGHDAD, IRAQ

Future City

The Future City is a concept for a new creative city in Baghdad where people can shop, dine, live, play, celebrate, and, most importantly, learn from one another. DLR Group provides Master Planning and Architecture Services.

[Learn More](#)



NORTH COAST, EGYPT

Caesar

A refined residential community in Ras Al Hikmeh on the Mediterranean Sea. DLR Group provides Master Planning and Architecture Services.

[Learn More](#)



MADINAH, KSA

Madinah Gate

A mixed-use, urban center emerges as an iconic cultural landmark, offering a dynamic retail and hospitality experience. DLR Group provides Master Planning, Architecture & Interior Design Services.

[Learn More](#)



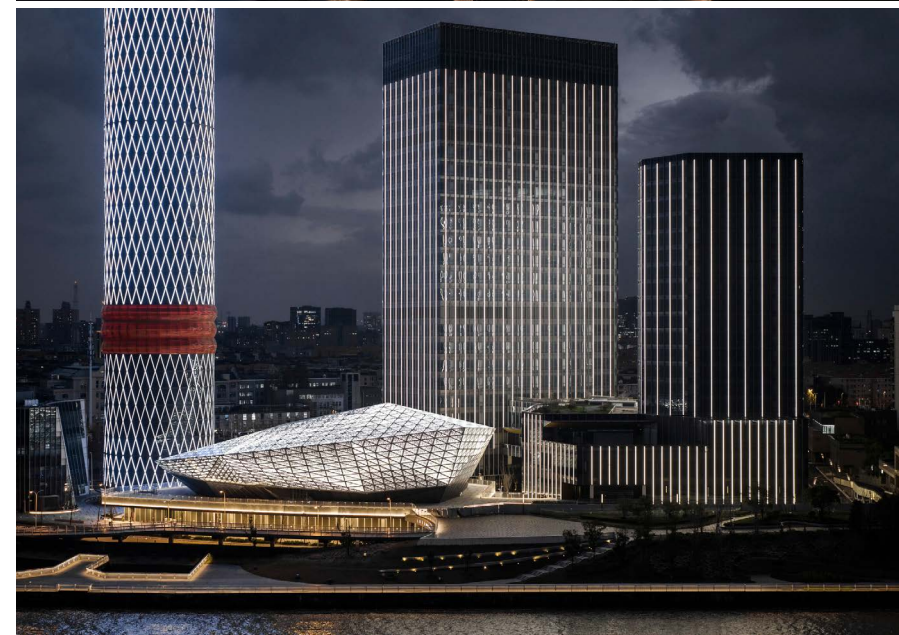
SELECT GLOBAL PROJECTS

City Gateway

Baoshan Long Beach Complex
Shanghai, China

Poised at the gateway to Shanghai and mainland China, the Baoshan Long Beach Complex transforms an aging maritime dock into a vibrant lifestyle hub. Located at a key international port, the site has been a catalyst in the area's renewal. Encompassing over 2 million SF across 6.9 acres, the complex includes a tower, museum, concert hall, office building, retail space, and hotel. In addition to creating an iconic landmark tower on the shoreline, the Baoshan Long Beach Complex serves a variety of functions – amenities for unforgettable events, breathtaking views of the waterfront and nearby cruise terminal, and unique dining experiences.

Completed: February 2024
Size: 2,000,000 SF
Budget: undisclosed
Services: Architecture, Engineering,
Interiors,
Planning, and Landscape Architecture



The design draws inspiration from the story Journey to the West, one of the four great classical novels of Chinese literature, and one of the protagonists, Sun Wukong's, encounter with the Dragon King of the East China Sea.

[Learn More About This Project](#)

Reinvigorating a National Historic Landmark

Renwick Gallery
Washington, DC

DLR Group's major renovation of the Renwick Gallery preserves and respects the historic character of 1859 building, while modernizing infrastructure and systems with state-of-the-art sustainable and energy-efficient technologies. Rather than relying on rote historic preservation, the design employs an artful interpretation balancing heavy infrastructure improvements with a light architectural touch, to ensure the building continues to be an asset for our nation for years to come.

Completed: November 2015
Size: 46,000 SF
Budget: undisclosed

Renwick Gallery

WONDER
ARTS INSTALLATIONS

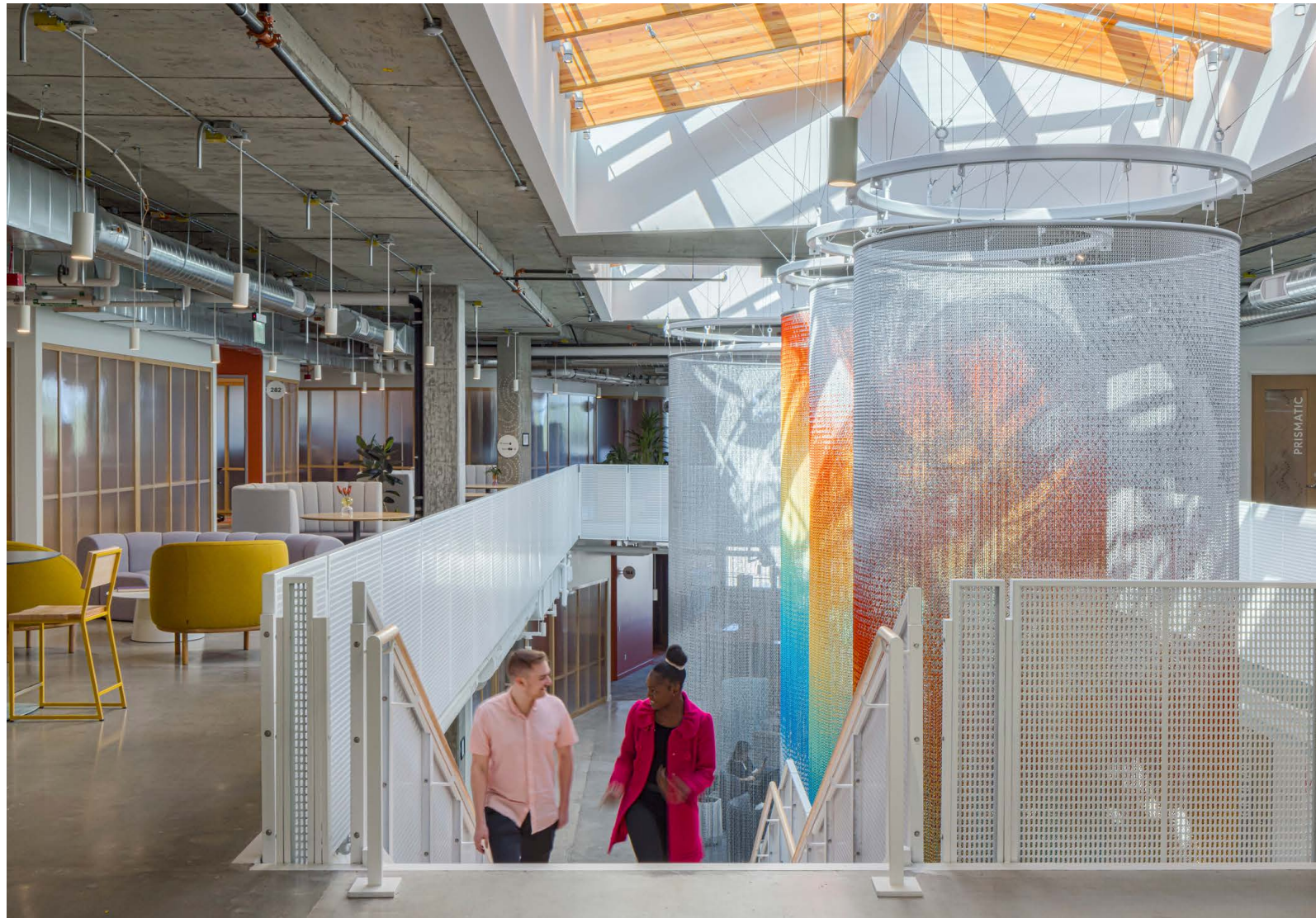


[Learn More About This Project](#)

Comfort and Creativity

Workplace
130,000 SF
LEED Gold

With the employee experience at the forefront of this expansion, the design transforms this office space to effectively bridge the work from home mode that many employees have become accustomed to. The expansion features multiple amenities, workspaces, and inspiration for creativity and innovation, all inspired by water's capacity for change.



Design Lead Role

DLR Group has delivered over 200 projects in the Design Lead role.

During contract negotiation, we will co-develop with the selected Design Architect, Interior Design Architect, and client a responsibility matrix with detailed descriptions that includes consultants and client approval periods. In all phases, DLR Group will assist and manage the design team with technical components including areas of sustainability, accessibility, budget, schedule management, and overall project performance.

Site Analysis

DLR Group will assist and manage the design team and review options, setting criteria, and defining the final site selection.

Concept Design

DLR Group will assist and manage the design team to develop general parameters for the project; advise and evaluate site concepts; identify and solicit other specialty consultants; and provide technical advise.

Schematic Design

DLR Group will assist and manage the design team to produce schematic designs, drawings, and specifications for the entire project.

Design Development

DLR Group will assist and manage the team to produce design development drawings and specifications.

Construction Documents

DLR Group is responsible for producing construction documents and specifications for Core & Shell and the parking structure. We will assist and manage the Interior Architect's efforts in producing construction documents. Additionally, we will assist the owner in obtaining building permits and producing the documents that can be competitively put out to bid for construction purposes using four potential bid packages.

Bid

DLR Group will assist, facilitate, and evaluate competitive construction bid efforts. We will also answer questions, distribute clarifications, act as an agent to the owner, and finalize the construction contract.

Construction Administration:

DLR Group will assist in the overall coordination and management of construction administrative activities, work closely with the contractor, and advise the Owner and the Development Manager throughout the construction process. We are responsible for fulfilling all contractual obligations for the AOR role during construction, and we are committed to a successful implementation.

Sustainability

Meeting the
Climate Challenge

Today, more than ever, it is essential to deliver sustainable designs with effective client-focused outcomes that exponentially impact our people, our communities, and our planet. Imagine a world where considerations about the built environment include behavioral awareness, resource conservation, human health, community health, and even our ecological future.

As a design firm, we live out our core value of environmental stewardship through building design and planning solutions. Thinking bigger and further in 2024 about sustainability starts with holding ourselves accountable. This is the reason we commit to work that aligns with goals of the industry including the Architecture 2030 Challenge, the China Accord the A&D Material Pledge, the SE2050 Challenge, and MEP 2040. More than just thoughts on paper, it's the way we do business as we help clients achieve their energy, environmental, and ESG goals. In addition, in 2023 we signed the Urban Land Institute's Commitment to Health and Equity in the Built Environment.



*3.8M metric tons of GHG avoided in FY2023 alone.**

Raise the Bar

The average reduction target of predicted energy use for qualifying projects of the DLR Group design portfolio with performance data has consistently exceeded the national peer group average. In FY23, our integrated designs generated a 50 percent energy reduction* compared to average buildings.

Our sustainable designs in 2023 translated into energy and environmental savings in these ways:



479,000

*Homes Powered
in One Year*



846,000

*Passenger Vehicles
Removed from Roads*



4,531,000

*Acres of
Forest*

*GHG emissions are estimated using national average fuel ratio for energy use in buildings and EPA's Power Profiler Tool.

Intelligent Air Quality Analytics

sonrai IAQ™ by DLR Group is an intelligent analytics platform to collect, organize, visualize, and analyze building performance data, enabling you to take action to optimize air quality, occupant comfort, and energy use.

In a world where we all want healthy and well-running buildings a healthy indoor environment can have a positive result on occupant wellness and productivity. DLR Group's system experts, data analysts, and engineers, are recognized for developing and implementing high-quality solutions that save operational and maintenance expenses, improve indoor environmental quality, and increase occupant comfort.

sonrai IAQ is largest database of third party verified real-time IAQ data in the world, including the largest commercial office building in the world to achieve RESET Air Certification.

[Learn More](#)

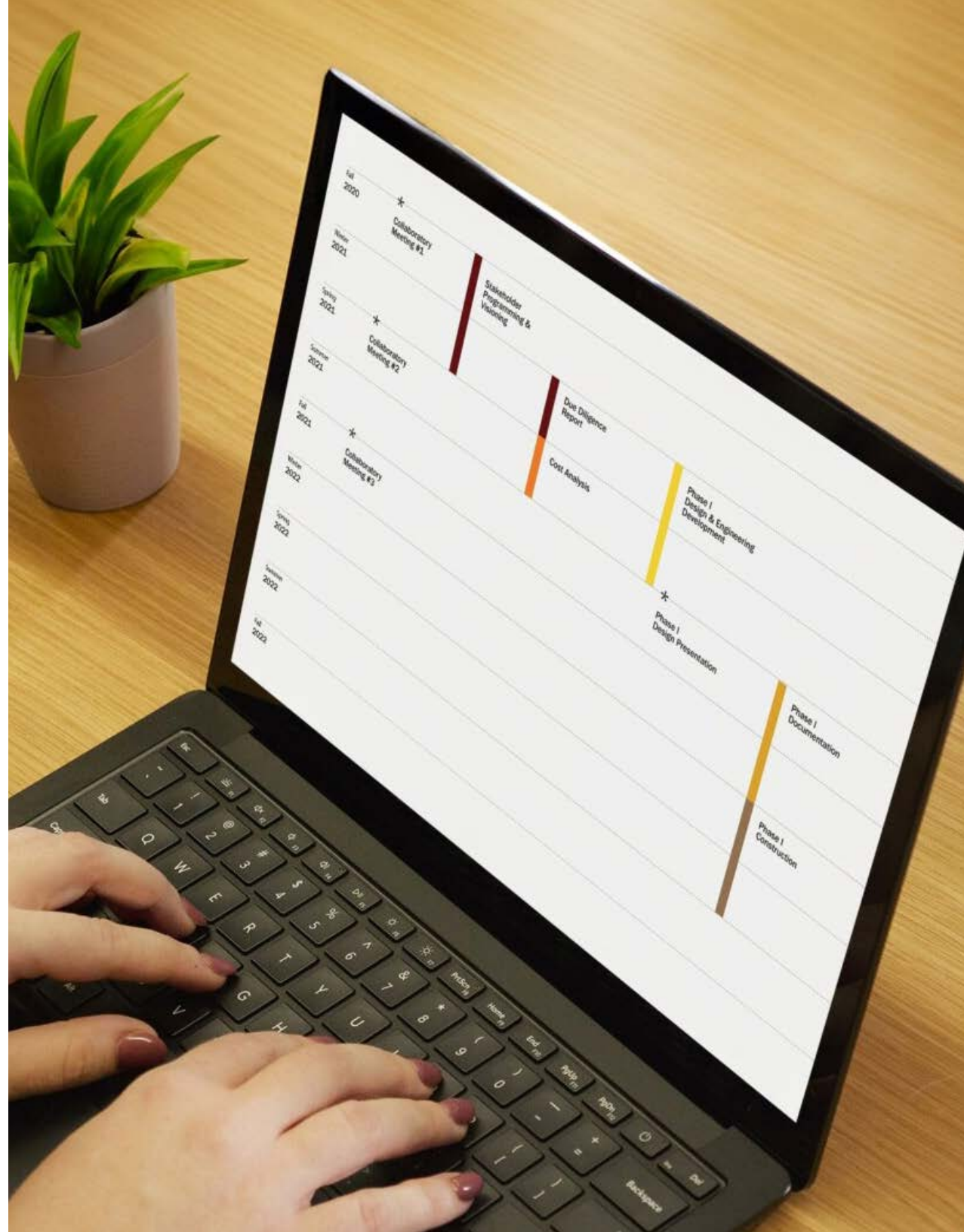


Development Management Services

Development Management Services is a strategic advisory offering that helps clients comprehensively assess real estate portfolios and opportunities, financial impacts to strategic plans and provides, solutions that result in the best possible return on their investment.

Development Management Services encompasses all phases of development with heavy emphasis on the pre-design phases including prospecting, site selection, pre-investment and underwriting, master planning, market research and costing tasks that revolve around performing due diligence for opportunities that result in a sound, viable, and defensible business and financial plan. We engage earlier in the process to streamline and safeguard the downstream design and construction phases that commands the majority of the capital expenditure.

[Learn More](#)



ELEVATE *the*
HUMAN EXPERIENCE
THROUGH DESIGN



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