

Landscape Architectural Services - Civic Facility RFP

April 15, 2014



Process and Timeline – Landscape Architectural Services



RFQ Released	January 14, 2014
Deadline for Receipt of Written Questions	January 21, 2014
Deadline for Submission of Responses	February 4, 2014
Evaluation Team Reviews Responses	Feb. – March 2014
Presentations by Shortlisted Firms	April 1, 2014
Recommendation of Selection of Landscape Architectural Firm	April 15, 2014



Respondents

- AMEC
- Atkins
- Carol R. Johnson Associates
- Cooper Carry
- HGOR
- Jacobs Engineering
- jB + a
- Kimley-Horn
- Lose & Associates
- Perkins + Will
- Pond
- Robert and Company
- Smallwood Reynolds Stewart & Stewart
- TSW



Evaluation Committee

- Bryant Poole, Assistant City Manager
- Angela Parker, Community Development Director
- Garrin Coleman, Public Works Director
- Ronnie Young, Parks and Recreation Director
- Colin Lichtenstein, Architect

Advisor/Participant

- John McDonough, City Manager
- Ennis Parker, Professor of Practice, Georgia Tech



Evaluation Criteria

- History of firm
- Stability of firm, including the depth of experience in key personnel and in supplying landscape architectural services
- Firm's litigation record
- Organization of firm's team
- Firm's experience with multi-use green space park projects and/or relevant similar projects, including meeting schedules and budgets
- Key personnel relevant experience
- Key personnel technical experience
- References

Factors Influencing Short List Recommendation



- Team Strength
- Experience with similar projects
- Demonstrated ability to work in a complex environment
- Relevant examples and explanations demonstrating an understanding of the City's green space vision and goals



Recommended Shortlist

- Jacobs Engineering Group, Inc.
- jB + a, Inc.
- Perkins + Will
- TSW



Evaluation Criteria

- Experienced project team members and key consultants
- Estimated fee schedule for project delivery
- Delivery approach for this project
- Schematic concept illustrating firm's vision for the project that activates the outdoor space linking the green space in a highly complimentary fashion with the civic/public components and the private facilities
- Reflect/demonstrate an understanding of the City's desire to have a high end site development and associated infrastructure (way finding, water feature, active space, special lighting, etc.)
- Demonstrated success in managing a comparable built project, including budgets and schedules
- Examples demonstrating ability to collaborate in a complex environment



Factors Influencing Recommendation

- Overall team strength and demonstration of understanding of the City's vision and goals.
- Provided comparable projects
- Delivery approach provided strong experience, ability and understanding for:
 - Collaboration with City officials, citizens, stakeholders, and environment
 - Multi-discipline
 - Community Engagement
 - Creativity
 - Constructability
 - Maintainability
- Understanding that a vision for the green space is for the community not the consultants



Factors Influencing Recommendation - continued

- Understanding the use of topography, direction of prevailing winds, primary hours of sunshine on the green space
- Understanding the influence and importance the green space plays with promoting interaction with the Civic Center and adjoining facilities.
- Provided factors and the importance of:
 - Successful Activated Spaces
 - Keys to Successful Places
 - Having Places within the Place



Factors Influencing Recommendation - continued

Successful Activated Spaces

- Shifting
- Flexible
- Multiple
- Overlapping
- Personal
- Collective





Factors Influencing Recommendation - continued

Keys to Successful Places

- Places Within the Place
- Multiple Things to do
- Flexible Overlapping Spaces
- Destinations and Connections
- Perception of Security
- Management and Programming





Factors Influencing Recommendation - continued

Places within the Place

- Places for community events
- Places for kids to play
- Place for shopping, business, dining
- Place for group activity
- Place to be by yourself





Recommendation

jB + a, Inc.

- Stability of firm, including the depth of experience in key personnel and in supplying landscape architectural services
- Organization of firm's team
- Firm's experience with multi-use green space park projects and/or relevant similar projects, including meeting schedules and budgets
- Delivery approach
- Provided key factors and the importance of:
 - Successful Activated Spaces
 - Keys to Successful Places
 - Having Places within the Place
 - Understands importance green space has to and with the Civic Center and surrounding facilities

Representative Work City of Suwanee



Representative Work City of Buford





Representative Work

- Roswell City Green (concept to design phase)
- Garden City, Georgia – Town Center
- Dallas, Georgia – Historic Plaza and Streetscape Enhancements
- Auburn University - Samford Park at Toomer's Corner (concept and community engagement services)
- Decatur, Georgia – Glen Lake Park, Various Streetscapes
- St. Simons Island Village Master Plan
- Cobb Galleria Streetscapes and Pocket Plazas
- Various Livable Centers Initiative Plans
- Various Streetscapes
- Various Parks

Team Work with Long Engineering, Inc. (Civil)



- Fellwood Community within Savannah – Re-development and stormwater
- Georgia Tech - Engineered Biosystem Building (EBB) – Concept and Master Plans





Fee Structure – estimates only

- jB + A
 - Hourly rates
 - Assume 8% to 10% of construction cost
- Jacobs
 - Hourly rates
 - Estimates 3.5% to 4.5%
- Perkins + Will
 - Hourly rates
 - Estimates 8.51% of construction cost
- TSW
 - Fee range based on construction cost
 - \$1 to \$2 million – 8% to 10%
 - \$2 to \$4 million – 7% to 9%
 - \$4 million and above – 6% to 8%



Recommendation

Recommend City Council authorize the City Manager to negotiate with selected firm a phased scope of work contract approach with the first phase negotiation not to exceed the City Manager's authority up to \$250,000.00.



Next Steps - Landscape

Recommendation to Council	April 15
Notify Selected Firm	April 16
Negotiate Phased Contract	May 2014
Selected Firm begin Phase 1 Work	Mid-May 2014

Discussion

