

# Civic Facility Architectural Services Recommendation

March 4, 2014



# Process and Timeline – Civic Facility Architectural Services



<b>Draft RFQ Released</b>	<b>December 19, 2013</b>
<b>Deadline for Receipt of Written Questions</b>	<b>January 7, 2014</b>
<b>Deadline for Submission of Responses</b>	<b>January 17, 2014</b>
<b>Evaluation Team Reviews Responses</b>	<b>January 17 – February 7, 2014</b>
<b>Council Briefing on Shortlist</b>	<b>February 18, 2014</b>
<b>Presentations by Shortlisted Firms</b>	<b>February 27, 2014</b>
<b>Selection of Civic Facility Architectural Firm</b>	<b>March 2014</b>



# Shortlist Firms

- Cooper Carry
- Rosser International, Inc.
- Smallwood Reynolds Stewart and Stewart



# Evaluation Committee

- John McDonough, City Manager
- Bryant Poole, Assistant City Manager
- Angela Parker, Community Development Director

*Advisor:*

Dr. Ennis Parker, Professor of Practice, Georgia Tech



# Shortlist Evaluation Criteria

- Project Team
- Project Approach
- Overall Presentation



# Shortlist Evaluation Criteria

## Project Team

- Who will lead the project? (Principal in charge, Project Manager/Architect, Engineering Lead)
- Did the team provide examples of the lead designer's best work?
- Did the team clearly define the role of each team member?
- Did the team exhibit sufficient experience?
- Has the team worked together on projects in the past?



# Shortlist Evaluation Criteria

## Project Approach

- Did the team explain their approach for:
  - Interaction with the owner/users during programming and design?
  - Cost control
  - Schedule control
- How does the team handle complex development projects?
- Did the team address our project including issues and opportunities?
- Did the concepts and ideas presented reflect a thorough understanding of project?



# Shortlist Evaluation Criteria

## Overall Presentation

- Did the team provide examples that demonstrated strength of project team?
- Did the team members who would be working on the project overview their involvement and past experience?
- Did the team tie in personal experience on past projects that are similar in nature to our project?
- Did the team provide examples of projects that defined their project approach?
- Would the project have a high priority with the firm?
- Did the team exhibit a high level of enthusiasm for the project?



# Recommendation

## Rosser International, Inc.

- Representative work demonstrates ability to create exceptional work in a variety of different architectural styles, from modern buildings to traditional development in a historical setting
- Extensive experience in the development of civic facilities
- Project team has worked together on many projects
- Senior members of firm were proposed for Project Team



# Representative Work

## Rosser International

- World of Coca-Cola Museum
- Greensboro, NC Performing Arts Center
- Significant experience with government facilities
- Clear, focused project approach that incorporates collaboration





# Next Steps - Recommendation

Authorize the City Manager to:

- Enter into negotiations and to execute a contract, subject to legal approval, for the 1<sup>st</sup> Phase of design
- Phase I to include programming and conceptual design (8 weeks)
  - Programming Start Up (Goals & Objectives, design process, schedules, budgets, workshops, etc.)
    - Review previous programming developed by others (City Center Master Plan, Parking Study, Performing Arts Study)
    - Series of work shops to validate and visualize desired intent
    - Identify a “best case” place holder for Performing Arts Center as part of the facility
  - Conceptual Services (Three concept building renderings, models, etc.)
    - Concepts developed to identify major issues ranging from parking to traffic management including future growth
    - Concepts to include block diagrams showing functional relationships as well as mass studies to illustrate site development and architectural opportunities

# Discussion

