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Deputy Superintendent

November 14, 2018

### Architect Assignments for Millage 2018

We have received some questions about the project assignments for the Millage 2018 projects. As a reminder, the Fort Smith Board of Directors approved a short list of seven architecture firms at their October 22, 2018 Regular Meeting. At that meeting, they also gave FSPS Administration the authority to assign projects, issue letters of intent, and execute contracts with architects for their assigned projects. Following the October 22 meeting, HPM worked with Fort Smith Public Schools to assign projects based on the following parameters (in no particular order):

1. Experience in similar project types
2. Experience of proposed project teams
3. Demonstrated capacity to service the assigned project
4. Demonstrated ability to manage expected outcomes with respect to quality, budget, and schedule
5. Historical work with the Fort Smith Public Schools and/or experience on respective campuses
6. Architect references, including additional research by HPM beyond references supplied by the responding Architect and Engineering firms
7. To the extent practical, reduce risk to FSPS through fairly distributing work among short-listed firms
8. To the extent practical, award projects to short-listed firms based on quality of RFQ responses and hierarchy of RFQ scoring

Using the above criteria, projects were distributed to the firms below based on the following. Comments were provided by HPM.

#### **1. MAHG: Northside HS Renovations and Additions, Ramsey JHS Renovations**

- MAHG's score ranked 4<sup>th</sup> among respondents. However, their history working with the FSPS makes them the appropriate fit for the Northside HS Renovations. They understand the specific challenges comprised by the NHS campus. They have completed near identical projects, including renovations, additions, 9<sup>th</sup> grade centers, and other similar projects on other campuses in Arkansas.
- MAHG was awarded the renovations at Ramsey Jr High due to their previous work on the campus. HPM analyzed their capacity to complete all the work and believe they are well capable of completing this relatively small scope in addition to the work at NHS.

**2. Hight-Jackson: Northside HS Competition Gym, Northside HS Shelters**

- Hight-Jackson finished 3<sup>rd</sup> overall in the RFQ scoring. Hight-Jackson has completed dozens of K12 projects of every description in 16 school districts in the state of Arkansas over the last 5 years, totaling over \$500 million in construction. They are qualified to provide design services for any project in the program, but their competition gym designs really stood out. Their resources and experience will be significant assets when it comes to transitioning spaces and managing space on the NHS campus.
- Due to the coordination requirements on NHS campus, it is, in HPM's opinion, in the FSPS's best interest to combine the competition gym and storm shelters on the NHS campus. Hight-Jackson appears to be considerably qualified to manage these projects in addition to the competition gym. This will provide continuity of design in the competition gym and PE gyms, as well as reduce potential failure points in coordination.

**3. Risley Associates: Southside HS Renovations and Additions**

- Risley Associates ranked 6<sup>th</sup> on the list of awarded firms. However, their unique history on the SHS campus makes them uniquely qualified for what is expected to be largest individual project in the Millage Program. HPM believes Risley can effectively manage the unique challenges of the SHS project due to their experience on campus. Risley specifically proposed their services at SHS and their experience proves SHS renovations assignment to be the appropriate fit.

**4. Lewis Architects: Southside HS competition gym, Southside HS Shelters**

- Lewis Architects scored 2<sup>nd</sup> highest of all responding firms. Their response included dozens of comparable projects of every type included in the millage program. They are more than qualified to perform any project in the program; however, their competition gym projects were especially impressive from a design perspective. Lewis Architects has not only the capacity to provide design services, but also provides in-house engineering services. This could reduce risk to FSPS through significant and unique coordination control offered by Lewis Architects.
- Due to the coordination requirements on SHS campus, it is, in HPM's opinion, in the FSPS's best interest to combine the competition gym and storm shelters on the SHS campus. Lewis Architects appears to be considerably qualified to manage these projects in addition to the competition gym. This will provide continuity of design in the competition gym and PE gyms, as well as reduce potential failure points in coordination.

**5. Corgan Associates: CTC Center, Master Planner NHS, Master Planner SHS**

- Corgan Associates provided significant pre-program planning on behalf of FSPS. Corgan scored the highest of all firms in the RFQ process. They provided early programming on the proposed CTC Center, as well as the program at large. Due to their existing knowledge of the CTC Center and the short timeline to complete design, Corgan is uniquely qualified for the CTC project.
- The high school projects require master planning. Corgan put forth the most qualified personnel and quality response package and earned the master planning scope of work.

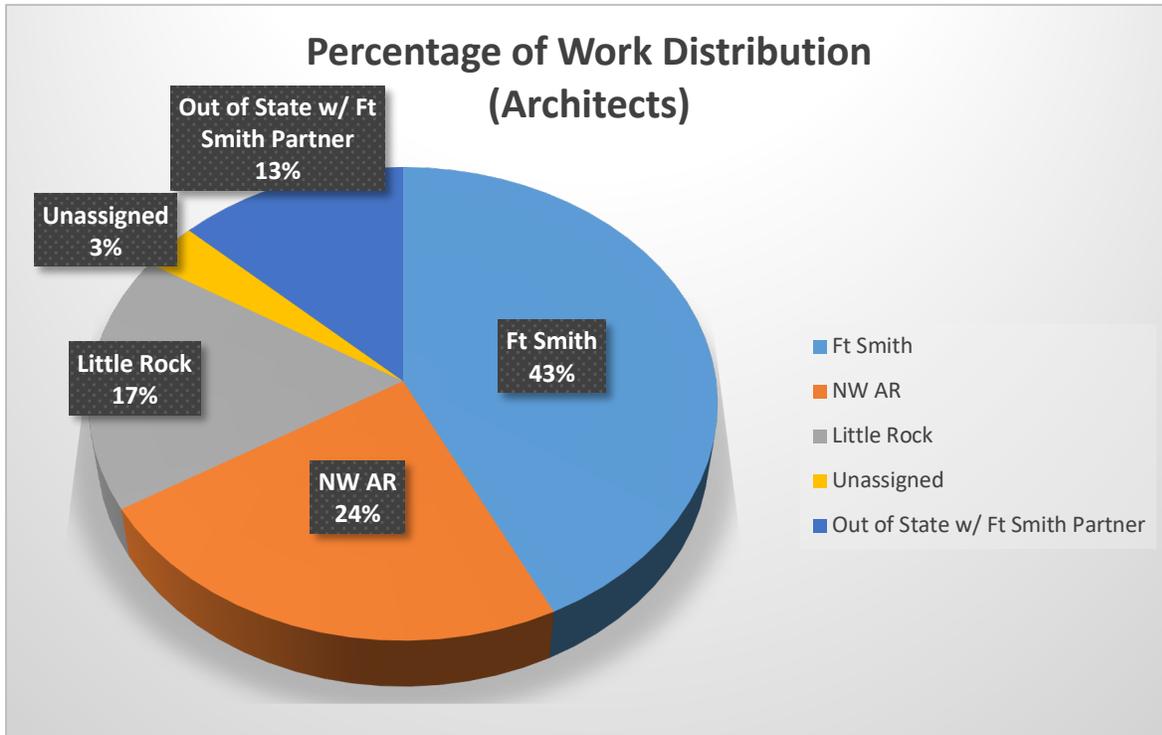
**6. Architecture Plus: Darby JHS Renovations**

- Architecture Plus finished 7<sup>th</sup> out of the 7 short-listed firms in the scoring. Architecture Plus submitted two very compelling points of experience, storm shelter design and history on the campus of Darby Jr High. While they have done several storm shelters, their creativity in design did not measure up to their competitors on these type projects. However, a previous major renovation and addition at Darby Junior High School makes them uniquely qualified for the upcoming large, complex renovation at Darby.

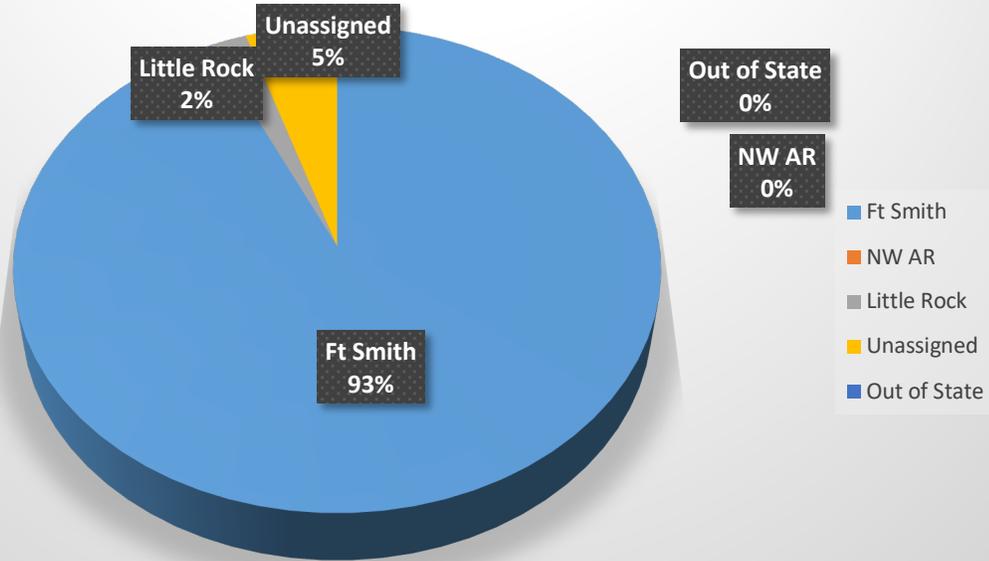
**7. WER: Elementary Schools**

- WER scored 5<sup>th</sup> in the RFQ scoring. They are a highly qualified firm. They have experience in every project type within the program. They have successfully completed projects for numerous school systems and come highly recommended. Due to their very high quality RFQ response, HPM recommended their inclusion in the program. Due to their relative lack of experience in Fort Smith, HPM recommends the smaller collection of elementary school projects for WER.

Additionally, below are graphs depicting ESTIMATED work distribution for Architects and respective consultants by location. While the work distribution for Architects is approximately proportional to the number selected by location, the Architect and Engineering consultants are almost entirely local.



## Estimated Percentage of Work Distribution (\*Consultants to Architects)



\*Examples of consultants to architects are civil engineers, structural engineers, security, audio/visual, and traffic impact.

All architects listed have been provided letters of intent to begin work on the above listed projects. The district has begun the contracting process, but contracts are not currently complete with any listed architects. Please feel free to contact me if you have any additional questions.

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