

DATE: July 13, 2010

ITEM: 7.C.

RE: CONSIDERATION AND ADOPTION OF A RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY AUTHORIZING THE AGENCY TO ENTER INTO CONTRACTS WITH FFKR ARCHITECTS, GSBS ARCHITECTS, CRSA, AND MOCA SYSTEMS FOR ON-CALL ARCHITECTURAL AND PROJECT MANAGEMENT SERVICES

PROJECT AREA: All Project Areas

PREPARED BY: Alisia Wixom

EXECUTIVE SUMMARY: Every three to four years, the Agency enters into contracts with architectural firms to provide consultant services for Agency-owned properties and/or potential acquisitions on an as-needed basis. With the existing architect contracts having expired at the end of March, the Agency issued a Request for Proposals ("RFP") to which there were eleven responses. Based on an evaluation of the information contained within these proposals, the selection committee recommends four firms: FFKR Architects, GSBS Architects, CRSA, and MOCA Systems.

REDEVELOPMENT ADVISORY COMMITTEE RECOMMENDATION: The Redevelopment Advisory Committee recommended that the Board approve all four architectural firms. The Redevelopment Advisory Committee suggested that in the future, we make an effort to select firms of varying size.

ALTERNATIVES: 1) Adopt the resolution.
2) Do not adopt the resolution.

FUNDING: To be determined on a project-by-project basis, based on fixed rates.

ANALYSIS AND ISSUES: In May 2010, the Agency received eleven submissions from local architectural firms in response to an RFP that was disseminated one month earlier. The Selection Committee, comprised of RDA staff, a RAC member, and a representative from City Council staff, hereby recommends the following four firms based on experience, as well as the quality and content of their proposals:

- FFKR Architects
- GSBS Architects
- CRSA
- MOCA Systems

If approved, the aforementioned firms will enter into contracts with the Agency with a three-year term and the option to extend for an additional year. These firms will be available to provide as-needed assistance to Agency staff. A summary of each proposal is provided below:

FFKR is a full service Architecture and Interior Design Firm, whose main office is located in the historic Bogue Building in Downtown Salt Lake City. With a staff of over 115 architects, designers and support staff, and over 200 design awards, FFKR's expertise spans a broad range of building types and professional services, including: Schematic Design, Design Development, Construction Documents, Construction Administration, Conceptual Design Services, and Risk Management.

FFKR's approach to managing the consulting services they will be providing includes: An open collaborative approach to design, with meetings involving all team members involved in the project. To ensure clear and direct communication, a single point of contact person will be assigned to each project and will remain so throughout all phases of design, construction, and completion of the project.

GSBS is a full service design firm located in downtown Salt Lake City, with over 32 years of experience. Several members of the GSBS staff have served on numerous committees, commissions, and boards for, or directly related to, Salt Lake City. These include the Redevelopment Advisory Committee, Salt Lake City Historic Landmark Commission, Board of Appeals?, The Downtown Alliance, SLC Chamber of Commerce, SLC Downtown Design Review Committee?, State of Utah Capitol Hill Advisory Committee, Utah State Capital Preservation Board? and the Utah Heritage Foundation, among others. This experience allows GSBS great insight into the public process and reflects its commitment to the ongoing success of Salt Lake City.

GSBS's The approach that GSBS has adopted in managing the consulting services they will be providing includes: Meeting with RDA staff to establish an understanding of Agency goals and objectives; Development of project schedules and budgets; and the creation of a detailed work plan aimed at accomplishing each task, including outlining defining roles and the expectations for Agency team members and consultants alike. This work plan will include major milestones and deliverables, and will outline the approval and review process. A fee schedule will then be devised, and the plan will be executed to satisfy the Agency's timeline and goals.

MOCA Systems is located in downtown Salt Lake City and employs 72 full time staff. This firm has been involved with the program management, architecture and design for large, complex and politically sensitive projects, including the upcoming Salt Lake City Public Safety Building, the Utah State Capital Restoration and Base Isolation, Utah Senate and House Building Expansion, and the upcoming National Security Agency Utah Data Center.

The MOCA Systems offers the Agency project management, construction management and design services. It is likewise equipped with advanced technology that allows it to oversee design assignments, manage budgets and schedules, assist in procuring architects and contractors, help the Agency attain stakeholder involvement, and communicate with the public through community outreach initiatives.

CRSA is a full service design firm with more than 53 staff members located in Downtown Salt Lake City. Having completed hundreds of projects in Salt Lake, CRSA has the following in house departments; Architecture, Planning, Interior Design, Green/Sustainable, LEED Design, and Historic Preservation. Already quite familiar with city ordinances, codes, and policies, CRSA has worked on numerous projects for Salt Lake City Corporation, including work on the Leonardo Art & Science Museum and the Fisher Mansion Historic Structures Report.

CRSA's approach to managing its consulting services involves providing the Agency with interactive design workshops and design charettes, holding regular progress meetings, and aligning the scope of work and budget at each design phase, while providing ongoing value engineering and cost estimation. Additionally, upon the Agency's request and approval, an independent peer review of bid documents will be provided at the end of each design phase.

ATTACHMENTS: Resolution

RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY AUTHORIZING AND APPROVING THE AGENCY TO ENTER INTO CONTRACTS WITH FFKR ARCHITECTS, GSBS ARCHITECTS, CRSA, AND MOCA SYSTEMS FOR ARCHITECTURAL AND PROJECT MANAGEMENT SERVICES.

WHEREAS, the Redevelopment Agency of Salt Lake City (the “Agency”) was created to transact the business and exercise the powers provided for in the Utah Community Development and Renewal Agencies Act; and

WHEREAS, the Agency prepared and advertised a Request for Proposals for architectural consulting services for work related to the Agency accomplishing its goals and strategies set forth for each project area; and

WHEREAS, the Agency received eleven responses to the Request for Proposals; and

WHEREAS, a selection committee comprised of Agency staff, a Redevelopment Advisory Committee member, and a representative from the Salt Lake City Council’s staff reviewed the responses; and

WHEREAS, FFKR Architects, GSBS Architects, CRSA, and MOCA Systems were the top four ranked firms;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY, that the Board does hereby authorize the Agency to enter into contracts with FFKR Architects, GSBS Architects, CRSA, and MOCA Systems for architectural and project management services, on an as needed basis, for a term of three years.

Passed by the Board of Directors of the Redevelopment Agency of Salt Lake City, this 13th day of July, 2010.

Luke Garrott, Chairperson

ATTEST:

D.J. Baxter, Executive Director

Transmitted to the Chief Administrative Officer on _____. The Chief

Administrative Officer ____does not request reconsideration _____ requests
reconsideration at the next regular Agency meeting.

Ralph Becker, Chief Administrative Officer

ATTEST:

D.J. Baxter, Executive Director

Approved as to form:

Brian F. Roberts
Agency Legal Counsel