

BOARD OF BIDS & CONTRACTS, JULY 21, 2005

**3. A&E SERVICES FOR DOWNTOWN ARENA-FACILITY PROJECT SERVICES
FUNDING – SPECIAL SALES TAX**

	Arena Design Consortium (ADC)	Law/Kingdon	Schaefer, Johnson, Cox, Frey
Team Members	Wilson, Darnell, Mann McCluggage, Van Sickle, Perry Gossen Livingston HOK Sport + Venue + Event M-E Engineering / PEC HNTB Walter P. Moore Walker Parking Consultants Turner Construction Wrightson, Johnson, Hadden & Williams The Bigelow Companies Historic Preservation Services	Law/Kingdon Ellerbe Becket EDAW Thorton Tomasetti Engineers TranSsystem Corp Davis Langdon FP&C Consultants, Inc. Cini-Little Kroll Security Services Group Pelton, Marsh, Kinsella Greteman Group	Schaefer, Johnson Cox, Frey Leo A. Daly Dudley Williams & Assoc. Stefan Voegeli & Assoc. MKEC SWA Desman Assoc. Hanscomb, Faithful & Gould Cini-Little BAi Consultants Rolf Jensen & Assoc.
Cost	\$8,913,350.00 \$7,200,000.00 (negotiated)	\$7,165,000.00 \$6,000,000.00 (revised)	\$5,990,00.00
Site evaluation, traffic impact study (3 configurations)	224 days	108 days	120 days
Plans and Specifications - Arena	380 days	300 days	270 days
Plans and Specifications- parking garages	180 days	205 days	120 days
Plans and Specifications - street improvements	180 days	205 days	120 days
Addendums Acknowledged	Yes	Yes	Yes

On the recommendation of Iris Baker, on behalf of Facility Project Services, Shawn Henning moved to **accept the proposal from Arena Design Consortium for a negotiated cost of \$7,200,000.00**. Jennifer Dombaugh seconded the motion. The motion passed unanimously.

Note: A selection committee comprised of Ron Holt, Stephanie Knebel, Steve Claassen, Iris Baker, Bob Parnacott, John Nath, Larry Pecenka (County staff), Ed Martin, Jim Armour (City of Wichita staff), John Schlegel (MAPD), Ed Wolverton (Wichita Downtown Development Corporation), reviewed proposals, interviewed all 3 responders, gathered legal information, additional work experience information, and checked references.

Upon completion of the evaluation process, the committee feels the Arena Design Consortium (ADC) has offered the best proposal because of their approach to the project and the strength and expertise of proposed team members for a 15,000 basketball seating arena.

Some strengths of the ADC team include:

- All lead team members have arena design and/or renovation experience. (Neither Schaefer, Johnson, Cox, Frey (SJCF) or Law/Kingdon have specific arena design or renovation experience, although SJCF has participated in a feasibility study with Leo Daly for a small events center.)
- A former arena operations manager is part of the team. This expertise will assure critical operational elements are considered early in the process. (ADC is the only firm to offer this team member.)

BOARD OF BIDS & CONTRACTS, JULY 21, 2005

- Using expertise of arena designers and engineers to drive the programming phase of the project. (Law/Kingdon and SJCF would use their staff for the work and the arena expertise would be used in a consulting role to verify work done by local staff.)
- Providing the most number of team members who have worked together on previous arena projects. (Law/Kingdon and SJCF had some team members with previous working experience, but not as many as ADC.)

The approach offered by ADC will utilize experts at the beginning of the project for the programming phase, which establishes design criteria and requirements for the arena and surrounding infrastructure. This approach is different from the other responses. ADC will also involve all experienced disciplines directly in the schematic design work. The approach provides front line experience in all areas of arena design including building design; electrical, mechanical, and plumbing engineering; civil engineering, which includes traffic engineering, storm water drainage, and utility planning; urban planning; interior building design; signage; building security; networking and telecommunications design; and construction cost estimating. The number of days listed to complete the project is within the County's project schedule and will probably be reduced once the final scope of work is determined.

Reference checks for all proposal responders provided information on past performance, expertise, lessons learned, and issues with firms and/or projects. Legal information received from all responders identified routine litigation that is standard for similar types of projects, and Ellerbe Becket and HOK provided information regarding a lawsuit filed by Ellerbe Becket against HOK and 5 former employees of Ellerbe Becket who joined HOK. The selection committee reviewed the information, discussed the issue with both firms during the interview process and feel that this case will not have an impact on the Arena project.

By utilizing the services of ADC and involving the expertise of key team members early in the project, the selection team believes that for the additional \$1.2 million cost, the County will get more experience, more expertise, have better control of the project, and benefit from, 1) direct past experience in design, 2) experienced help with selection of economic, durable and functional equipment and materials, 3) arena expertise in cost control, and 4) arena expertise in planning to assure that we get a first class arena and optimize long-term maintenance and operational costs for the facility. The selection team feels the additional cost is an investment. ADC offers the best proposal to help us achieve goals in building efficiency, longevity, getting all we can for the dollars we are spending on this project, and making the arena project a successful one for the community.