

## **Selection Process for Architectural Firm - New Student Housing Project**

The selection process is a 2-step procedure that requires the issuance of a Request for Qualifications (RFQ) and Interviews with the top ranked firms. At the conclusion of the interview process, 1 firm is selected to begin price negotiations. If successful, that firm is recommended for award.

A total of 15 firms responded to the RFQ and the top 2 were selected for interviews. Of the two interviews conducted, Harrison Kornberg Architects is recommended as the overall best firm to begin negotiations.

The RFQ evaluation process included the following steps: Three evaluators reviewed each RFQ response and graded the criteria with a score between 1 – 5, with 5 being the highest score attainable. The evaluator's scores were averaged together and multiplied by the weight of each criterion. The result of this calculation was added together to obtain a total score for each firm. The top two firms were interviewed by Mr. Greg Williams, Executive Director of Procurement; Mr. Tim Rychlec, Executive Director of Facilities & Maintenance Services and Mr. Cornell Dove, Director of Operations, Parking and Housing. The members of the interview committee are not the same members who evaluated the RFQ responses. After the interviews concluded, Harrison Kornberg was selected as the firm to begin cost negotiations.

### **RFQ Evaluation Criteria & Associated Weights**

<b><u>Category</u></b>	<b><u>Value/Weight</u></b>
1. Respondents Statement of Qualifications	30
2. Respondents Ability to Provide Architectural Services	25
3. Respondents Performance of Past Representative Projects	25
4. Respondents Past Performance on TSU Projects	5
5. Respondents Knowledge of Best Practices	10
6. Respondents Ability to Identify and Resolve Problems on Past Projects	5

### **Ranking of Respondents**

1. Harrison Kornberg/Lord Aeck Sargent
2. Ambrose
3. Moody & Nolan
4. STOA International Architects
5. Randall Scott
6. Alvidrez Architecture
7. Freese & Nichols/Ayers Saint Gross
8. Prozign Architects
9. Kirksey Architects
10. SHW Group, LLP
11. Smith & Company
12. M. Arthur Gensler Jr. & Associates
13. Morris Architects
14. PGAL
15. KSQ Architects

## Background on Harrison Kornberg/Lord Aeck Sargent

Harrison Kornberg (HK) was founded in 2003 is a multi-disciplinary design firm providing a full range of architectural services including programming, master planning, facility assessment, project management, interiors and design. The firm is located in Houston with a staff of 15 which includes 3 registered architects and 3 LEED Accredited Professionals. HK is a HUB firm and has performed architectural services for governmental, institutional, educational, religious and private clients including Texas A&M University System, Rice University, Southern Methodist University, Houston Community College, Lone Star College System, multiple K-12 clients and the City of Houston

HK has partnered with Lord Aeck Sargent (LAS), an award-winning architectural firm serving clients in scientific, academic, housing and mixed-use development markets. The firm is located in Austin, TX with a staff of 148 including 82 architects. LAS has provided campus planning services for institutions of higher education across the United States for over 60 years. The firm has a long-standing reputation for providing exceptional service to repeat clients including Arizona State University, the National Park Service, Duke University Medical Center, Board of Regents University System of Georgia, the University of Houston System, University of North Carolina at Chapel Hill, Emory University, Morehouse School of Medicine, and the University of Texas System.

Professional Service Fees received for contract work over the past 3 years:

Firm	2009	2010	2011
Harrison Kornberg	\$2,272,000.00	\$2,980,000.00	\$2,004,000.00
Lord, Aeck & Sargent	\$37,120,201.00	\$27,786,509.00	\$20,755,000.00

### Reasons for Selecting Harrison Kornberg & Lord Aeck Sargent

- For the past (5) years LAS has designed / had built, on average, over 1000 beds per year.
- Average project duration = 18 months.
- They are able to accelerate the project by releasing early construction packages (eg. Underground and foundation package can be issues before the rest of the documents are complete, allowing the CM to proceed with work while A/E completes the docs).
- The team has the proven track record to deliver market rate housing that meets institutional construction standards
- They are local
- Harrison Kornberg is a HUB firm.

### Projects By Harrison Kornberg & Lord Aeck Sargent

- 1) Texas A&M University / National Center for Therapeutics Mfg, College Station, TX
- 2) Rice University / Memorial Chapel Renovation / Houston, TX
- 3) Lone Star College / North Harris County Dining Hall / Houston, TX

- 4) Lamar University / Facility to Standards Renovation / Beaumont, TX
- 5) Southern Methodist University / Parking Garage / Dallas, TX
- 6) Albany State University / New Student Housing / Albany, Georgia
- 7) North Carolina Central University / Student Housing / Durham, North Carolina
- 8) North Georgia College & State University / Student Housing / Dahlonega, Georgia
- 9) Young Harris College / New Underclassman Living Learning Community, Georgia
- 10) Gordon College / Privatized Student Housing / Barnesville, Georgia
- 11) Brevard College / Residential Village / Brevard, North Carolina
- 12) Christopher Newport University / Student Residence Hall / Newport News, Virginia
- 13) East Georgia College / New Residence Hall / Swainsboro, Georgia