



City of Broken Arrow

Request for Action

File #: 16-1090, Version: 1

Downtown Advisory Board

Meeting of: 09-13-2016

To: Chairman and Board Members

From: Office of the City Manager

Title: Consideration, discussion and possible approval of Selser Schaefer Architects as the consultant for the Center for Arts, Innovation and Creativity Project

Background:

The ArtsOk Regional Arts Alliance of Broken Arrow and the City of Broken Arrow are jointly working together to design and eventually construct a Center for Arts, Innovation and Creativity facility located in the Rose District in downtown Broken Arrow. The Advisory Committee that oversees this project on behalf of the ArtsOK Regional Arts Alliance of Broken Arrow has established a Sub-Committee along with members of the City of Broken Arrow staff and a representative of the Downtown Advisory Board/Main Street Merchants Association to select a registered professional architectural firm to design the desired facility.

The first step with respect to the selection of the professional architectural firm was to solicit Letters of Interest (LOI) from the professional architectural community. The LOI's were sent out to the professional architectural community on May 5, 2016, with a due date of May 20, 2016. Staff received Letters of Interest from 24 architectural firms. In accordance with the next step in the selection process, the Sub-Committee sent out Requests for Proposals (RFP's) for professional architectural services regarding the Center for Arts, Innovation and Creativity to the 24 firms that responded to the LOI on June 15, 2016. As of July 14, 2016, the due date to respond to the RFP, 14 firms provided the requested proposals. The Sub-Committee reviewed and evaluated the Proposals and has developed a ranking of the 14 responding firms based upon a pre-determined scoring system. The Sub-Committee has completed the interviews and have identified Selser Schaefer Architects as the preferred professional architect firm. The Sub-Committee has received approval from the ArtsOK Regional Alliance of Broken Arrow Advisory Committee to recommend Selser Schaefer Architects as the professional architect of choice and move forward with negotiating a contract with them firm upon the City Council's approval. The Sub-Committee is likewise seeking approval from the Downtown Advisory Board to recommend Selser Schaefer Architects as the professional architectural firm of choice and move forward with contract negotiations upon the City Council's approval. Once approved by the DAB, Staff will present the recommendation of the architect selection to the City Council on September 20, 2016.

The City of Broken Arrow will serve as the Contracting Agency and, therefore, will enter into professional services contracts with the selected architectural firm upon the City Council's approval and direction. This project will be funded through Vision 2025 Surplus Funds, Public Buildings Proposition of the 2014 General

Obligation Bond, and private donations. Because public funds are being used, the public construction contract must comply with the Oklahoma Public Competitive Bidding Act of 1974.

The proposed Center for Arts, Innovation and Creativity facility will be approximately 15,000-30,000 square-foot, two-story building with capacity for expansion to three stories. The exterior treatment is expected to be compatible with the existing Rose District. The building will possibly house studios, galleries, classrooms, workshops, and performance venues for visual arts (drawing and painting, photography, sculpture, glassblowing, ceramics), performing arts and culinary arts.

Cost: **To be negotiated**

Prepared By: **Lori Hill, Tourism Director**

Reviewed By: **Development Services Department**
Legal Department
Assistant City Manager - Operations

Approved By: **Norman Stephens, Assistant to the City Manager / Economic**
Development Coordinator

Attachments: **None**

Recommendation:

Approve Selser Schaefer Architects as the consultant for the Center for Arts, Innovation and Creativity and present the recommendation to City Council for approval.