CITY OF JOPLIN
MEMORIAL HALL STUDY
PRELIMINARY OVERALL AVERAGE SCORE
4-Jun-20

VENDOR NAME	SCORE	SCORE	SCORE	SCORE	SCORE	TOTAL SCORE	OVERALL AVG SCORE
Hunden Strategic Partners	92	93	87	92	80	444	88.8
DLR Group	86	91	84	81	90	432	86.4
CSL Thornton Tomasetti	85	90	72	94	87	428	85.6
Johnson Consulting	96	94	68	84	82	424	84.8
SFS Architecture	79	85	78	75	89	406	81.2
Theatreprojects	87	84	72	93	67	403	80.6
RDG	69	91	80	85	76	401	80.2
A3G Architects	86	86	63	79	68	382	76.4
Hastings Chivetta	76	84	80	67	59	366	73.2
Sapp Design	60	86	79	77	60	362	72.4
HGA	63	72	80	56	71	342	68.4
HVS	76	72	68	63	59	338	67.6
Agile Group	49	57	66	75	64	311	62.2
Marvel Architects	65	65	52	61	52	295	59.0

SUMMARY OF PRELIMINARY COMMENTS FOR RFP ANALYSIS

MEMORIAL HALL POOL STUDY

JUNE 5, 2020

A3G

- Experience in green space and parks. Very limited on their approach. No reference to successful past projects. Limited references.
- Good plan. Projects are small scale. Sufficient references. Concern about experience for this scale of project.
- Approach is simplistic. Small company with no experience with this size of project. References for small projects only.

Agile Group

- Bid heavy in sports projects and limited on civic or theater focus. No indication the results sought will be delivered. No past reference to renovation projects. Low confidence in outcome.
- Didn't list structural engineer. Everything is sports related.
- Vague, didn't like verbiage. Limited to sports venues, not applicable to this venue. No architect/engineer. Limited visits proposed.

CSL

- Innovative ideas. The projects referenced are large scale projects. They have a background in renovating historic theaters and civic centers. They reference indoor and outdoor structures.
- Very thorough in methodology. Good plan. Large scale projects. Good information provided for each project. References don't list project managers. Heavily sports oriented. Less concert hall projects.
- Holistic, top down approach. Lots of experience with big venues. Not a lot of references listed.

DLR/CGA

- Though CGA has a history of work with COJ and Joplin Schools projects, plus experience in evaluating Memorial Hall, in their bid there is no reference to a theater specific design team member. Who was presented is not broad enough in theatrical renovation. This project needs a deep, fresh, creative out of the box examination. Structural examination

would be fine, but transforming the use/operations with long-term sustainability not as evident. No team theatrical expertise listed in references.

- Well planned out process with qualified teams. Well documented references. Professional staff. Good timeline.
- Good, solid, well rounded plan. Has intimate knowledge of Memorial Hall. Local references provided.

Hastings Chivetta

- No detailed strategy, too many pictures. Process is vague at best. Limited references provided.
- Solid methodology. Only one firm from the team gives their process. Provided references, but didn't describe the project. Good staff.
- Start with client involvement, workshops, then gather information for viable options. Lots of city government experience. References for each partnering firm. Good staff.

HGA

- Standard proposal, but heavy in performing arts. Not clear how each RFP requirement will be distinctly handled. Description of public input is vague. References provided were heavy in university performing arts centers and lacking in community/civic space.
- No in-person public input provided. Provided relevant information from their projects. Sufficient references, but no managers. Heavy in performing arts.
- All areas of RPF addressed, specific timeline shown. Extensive in area of developing/renovating performance halls, many with universities rather than city government.

Hunden Strategic Partners

- Renovation thinkers on the team. Strong background in design and feasibility studies. References show a past in both renovation and new design. Theatrical production experience.
- Well thought-out plan to conduct this project. Vast amount of experience. Minimum references provided. Limited profiles of staff.
- Comprehensive thorough analysis. Extensive experience. Hands on. Not many references. Smaller staff.

HVS

- High-end project. Impressive projects, some include renovation and creative ideas.

- Great process. Didn't include mechanical/plumbing/electrical infrastructure. Amazing experience. Similar sized venues and age as Memorial Hall. Able references given. Assembled a great team.
- 2 phase approach. Large and small past projects. Extensive references.

Johnson Consulting

- Their approach seems deeper on studying the market than creativity focus on the building. Market analysis approach seems to be a standard process, not tailored to our needs. Each person on the team brings uniqueness rather than any one firm.
- Excellent plan to complete the study. Included the 2018 Tourism Study. Good research. Good examples of projects. Different size projects. References for all firms and managers. Appropriate staff.
- They concentrate on studies. Staff to evaluate just parking, which is important. References for all firms on team.

Marvel

- Creative presentation, great feel and concept. Strong contender based on experience. Only bid to detail studying the acoustics as part of the research. Impressive work and several skill levels. Urban-based.
- Mentioned honoring the military. Listed each team members relevance to Memorial Hall. Several references provided, but no managers. Great staff.
- Foundation is a focus on civic scale and go from there. Good experience, well-rounded. Minimum references.

RDG

- Diverse background of working with "hall" type projects and theaters. Limited exposure with green space projects. Strength with renovation or retrofitting projects through analysis and design experience. References were limited. Confident they could deliver a good end-result.
- Liked their plan for the project. Listed each option and how they would perform each option. Good experience. Didn't list the project manager.
- Gave recommendation on every aspect, heavy public input. Less focus on building structure analysis. Project lists limited information on scope of work. References not specific to each entity.

Sapp Design

- Addressed memorials in their process, but limited green space experience indicated. References didn't indicate renovation, but did show additions and new construction. Experience with local municipalities and various size projects.
- Methodology well thought out. Good experience. No references for Ballard-King. Ballard King is all aquatics.
- Focus on design with future in mind while listening to all input from client. Completed small and large projects. Limited experience listed.

SFS Architecture

- They have the experience for this project. Have completed projects involving multi-use and renovation. Good examples of developing community and green space as part of their projects. The team has deep expertise and local connection.
- Methodology sound and well thought out. Sufficient experience. Excellent references. Excellent team for the project.
- Goal-driven and wants to understand clients needs. Extensive list of projects. Good list of references.

Theatre Projects

- All around good feel about this company and their partnerships. Their described process focused greatly on the long-term use of the facility, not just preserving the building. Supporting theatrical facilities is an expertise of theirs. References show experience in how to renovate, plus adjoin the grounds and surrounding buildings into a functional part of downtown.
- Good methodology. Vast experience in theaters and performing arts. Nothing listed about parks and civic centers. References for theaters only.
- Well laid out plan. Seems to have a narrow focus just on performing arts venues.

MEMORIAL HALL STUDY FINALIST INTERVIEW PRESENTATION

1. Introduce us to your point person/team that will lead this study.
2. Describe how you will complete the study outlined in the RFP.
3. Describe how you will incorporate public input in the process.
4. Describe your experience with this type of study.
5. Describe your past experience in completing the recommendation from the study.
6. Describe your experience with studying and transforming facilities such as Memorial Hall.
7. Describe how you determine the best use of the location now and well into the future.
8. Describe how you determine the financial sustainability of the option/recommendation.

CITY OF JOPLIN
MEMORIAL HALL STUDY
FINAL OVERALL AVERAGE SCORE
4-Jun-20

VENDOR NAME	SCORE	SCORE	SCORE	SCORE	TOTAL SCORE	OVERALL AVG SCORE
SFS Architecture	50	45	46	40	181	45.25
DLR Group	44	44	47	45	180	45.00
Johnson Consulting	45	46	44	40	175	43.75
CSL Thornton Tomasetti	35	43	45	30	153	38.25
Hunden Strategic Partners	30	42	40	25	137	34.25

SUMMARY OF FINAL COMMENTS FOR RFP ANALYSIS

MEMORIAL HALL POOL STUDY

JUNE 15, 2020

CSL

- 13 people on the project. Legends covers sports, attraction, leisure specialists. Same type project as this. Extensive music venue experience. Convention/Civic Center experience. Great understanding of current status of Memorial Hall. Collaborative effort. Good structural analysis. Will look at market today and into the future. Good public engagement process. Good cost estimates/financial analysis. Accuracy of projections-12 above 100% and 5 below, none lower than 88%. They are about people, projects, process.
- Cost, visit site, constant communication. Assess condition of hall. Study local market, now and into future. Community wide survey, gather information from large group. Market study and site analysis. Several examples of other projects. They use ROI in their studies.
- I liked their approach. Seemed to work well together. Good experience. Projects are large scale. Lot of entertainment/music/sports venues.

DLR/CGA

- Local understanding of community assets, costs of projects and fund raising. Designing Cornell Complex. Discussed meetings, surveys and platform mural. 140 similar type studies, like Empire Market. Historic Building expertise. Market analysis-Rivoli Case Study. Discussed multi-use piece. 85% of studies implemented with the same team. Tax credit specialists. Good revenue projection. Stewards for project.
- Market condition, costs, costs into future. Work with stakeholders and engage community. 140 similar studies. Team approach, grounded in research and data. Look for market gaps. Future goals, building adaptability and sustainability. Team has worked together for 10 years.
- I like the specific answers to the questions. Good community engagement. Team concept, example Rivoli case study. Vast amount of experience. Good public engagement person. Familiar with Memorial Hall. Worried that they will focus on performing arts only.

Hunden Strategic Partners

- Host, Stay, Play. ED, tourism development focus. Helps cities bring projects to fruition. Uses Placer.ai to analyze location and foot traffic. Costs and benefits of each option.

Great approach to study. Good experience. Experience with tax credits and historic buildings. Needs analysis only on parking.

- Gather public input, surveys online, radio. Use Placer.ai, study market and structural health of building. 25 years, 700+ projects, wide range of expertise.
- Presentation was unorganized. Didn't discuss public input in their process. 30+ years of experience and worked with historic tax credits. Not good presentation.

Johnson Consulting

- Good process detailed in depth. Good public input tools. Good team. Good detail about other projects provided. Great experience with studies and completion of projects. Experience with tax credits and historic buildings. Good financial analysis. Detailed out each step of the plan.
- Kick-off meeting-meet with users and organizations. Assess structure, perform market analysis. Look at 100-mile radius and gather data from area. Good experience. Organized presentation.
- They answered our questions. Large phased out approach to the project. Lots of experience. Large team. Concerned about the number of people and firms on the project.

SFS Architecture

- Studies follow through to completion. Experience with tax credits and historic buildings. Understand public sentiment with buildings such as Memorial Hall. Good stakeholders list. Discussed economic impact. Good approach to financial sustainability piece. Great preliminary market data. Uses OPIA (Operation Performance Indicator Analysis). Great overall process. Great public input process. Neutral and objective in completing study and receiving public input.
- Set goals and objectives, assess condition of Hall. Involve community and possibilities. Build excitement in community and have community buy in for the final recommendation ahead of time. Communication is very important. Several community meetings. Gave many examples of similar projects. Covered all bases.
- Like their approach to the study. Like that they have worked with historic tax credits. Presented several similar projects they have completed. Very organized presentation. Liked their Johnson County Arts/Heritage Center, similar to Memorial Hall. Wish they had a little more local aspect to team.