

**AS-NEEDED ARCHITECT SELECTION  
INTERVIEW SUMMARY  
ARCHITECTURAL & ENGINEERING SERVICES  
OKLAHOMA STATE UNIVERSITY**

**Re: As-Needed Architect Selection  
Oklahoma State University – Oklahoma City  
Oklahoma City, Oklahoma**

**PROJECT INFORMATION:**

**Description:** An Architectural firm with their sub-consultants to assist the University by providing architectural services for the OSU system and the A&M institutions.

**Project Budget:** The total estimated construction cost for the projects will be no less than \$150,000 and no more than \$2 million.

**Architectural Process:** This evaluation process is focused on hiring an architectural firm and their sub-consultants to be the as-needed architect for Architectural & Engineering Services.

**Selection Schedule:**

Consultant Selection Complete	June 8, 2009
Interview for Final 5 Weeks of Selection	June 22, 2009
	July 24, 2009

**ARCHITECT EVALUATION COMMITTEE:**

Jim Mckee	Architect, Architectural & Engineering Services
John Treston	Architect, Architectural & Engineering Services
Larry Baird	Alumni Representative, Conoco Phillips
John Womack	Professor, School of Architecture
Jade Meints	Student, School of Architecture

**INITIAL SCREENING CRITERIA:**

Priority for Type of Work (30%)  
Professional or Specialized Staff (25%)  
Specialized Experience (25%)  
Minority Inclusion (5%)  
Sustainability Experience (5%)  
Budget, Cost, & Schedule Management (5%)  
OSU/A&M Presence (5%)

**COMMITTEE RECOMMENDED THE FOLLOWING FIVE FIRMS FOR INTERVIEW:**

- Cyntergy AEC / Tulsa, OK
- Frankfurt-Short-Bruza Associates, P.C. / Oklahoma City, OK
- Studio Architecture, P.C. / Oklahoma City, OK
- Rees Associates, Inc. / Oklahoma City, OK
- GH2 Architects, Inc. / Oklahoma City, OK

## **NAMES OF FIRMS SELECTED BY PRESIDENT OR DESIGNEE FOR INTERVIEW:**

- Cyntergy AEC / Tulsa, OK
- Frankfurt-Short-Bruza Associates, P.C. / Oklahoma City, OK
- Studio Architecture, P.C. / Oklahoma City, OK
- Rees Associates, Inc. / Oklahoma City, OK
- GH2 Architects, Inc. / Oklahoma City, OK

## **INTERVIEW EVALUATION CRITERIA:**

Quality of Presentation (5%)  
Quality of Design Work (25%)  
Project Team Management and Quality of Documents (25%)  
Small Project Approach (20%)  
Sustainability / Energy (15%)  
Responsiveness (10%)

## **COMMITTEE SUMMARY OF ALL FIRMS MAKING INTERVIEW (5 Total):**

In the committee's opinion, any of the five firms are capable of completing the work. In the final evaluation, Frankfurt-Short-Bruza Associates, Studio Architecture, and Rees Associates, Inc. were distinct leaders.

### **Cyntergy AEC / Tulsa, OK**

- **Evaluation Team Summary:** Cyntergy is a multidiscipline firm located in Tulsa, Oklahoma which performs architectural, engineering, and construction services. The firm employs 32 degreed and registered architects, designers, and technicians along with 42 engineers. Cyntergy has had a history with OSU on call services, working with Architectural Services, MEP Services, and Structural Engineering Services. Their staff has performed new design, maintenance, repair, alteration, renovation, upgrade, and construction services on projects across the U.S. The firm also has experience in preparing contract documents and specifications. 90% of their work comes from repeat clients ranging from \$5,000 to \$27 million in constructed value. Sustainability practices are basic design principles such as day lighting and window treatments.
- **Project Team:**
  - Greg Ward, the President and Principle of Cyntergy, has had 11 years of experience with the firm as well as 18 years of previous experience. He has worked as the principal in charge, director of architecture, project and program management, construction management, master planning, and design. He has directed multi-discipline AE teams in the completion of over 300 projects. He holds on call experience with the OSU campus.
  - Robert L. Day, the Principal and Director, has had 8 years of experience with Cyntergy with 28 years of previous experience. This includes preliminary analysis and design, process design, construction management, and regulatory agency interfacing. He also has on call experience with the OSU campus.
  - James Ball, the Senior Project Manager, has been with the company for a year with 13 years of previous experience. In construction, his expertise lies with administrative office areas, garages, lot security, and telecommunication facilities. He has on call experience with OSU.
  - David Clutter, the Architectural Designer, has been with Cyntergy for 3 years with 14 years of previous experience. He holds a master of science in construction management and has many years of experience in new construction and renovation with a focus on educational facilities.

- Jason Mills, Architect, has been employed with Cyntergy for 11 years. He also serves as the project manager and is responsible for architectural services. He has on call experience with the OSU campus.
- Josh Chesney, the Lead Designer, has been with Cyntergy for 5 years and has experience with many project types such as educational institutions, the U.S. government, and retail. He has on call experience with the OSU campus.
- Leo Williams, the Senior Architect, has worked with Cyntergy for 10 years with 27 years of previous experience. This includes project and program management, construction administration, master planning, and design. He has on call experience with the OSU campus.
- Mark Eberhard, the Principal and Director of construction services, has had 11 years of experience with Cyntergy as well as 23 previous years of experience. He has extensive construction industry experience including construction management, project management, and civil engineering design.
- Joel Ross, the Construction Manager, has worked with Cyntergy for 3 years with 12 years of previous experience. He has been involved in the construction industry for many years with experience in project management, estimating, and process control. He has had an OSU on call contract.
- **Specialized Experience:**
  - New Physical Plant Shops Facilities Master Planning University of Oklahoma, Norman
  - First Presbyterian Church Campus Expansion, Tulsa
  - Preliminary, Masterplanning and Preliminary Design, Hugo
- **OSU Projects:**
  - OSU OKC: New Physical Plant Building, Child Development New Safe Room
  - OSU NEO: Flood Damage Assessment and Repair, Cunningham Hall Renovation, New Science Building
  - OSU Stillwater: Work on McElroy Hall, Life Sciences East remodel and renovation, West Watkins Center Renovation, and the Math Science Building upgrade.
- **OK/OSU Sys/A&M Presence:** 25% of Cyntergy's licensed architects and engineers are OSU alumni.
- **Minority Inclusion:** Not included.
- **Feedback:** Not included.
- **Applicable Institute Constituents:**

### **Frankfurt-Short-Bruza Associates, P.C., / Oklahoma City, OK**

- **Evaluation Team Summary:** Founded 64 years ago, FSB has become one of the leading architectural-engineering firms in the state of Oklahoma. FSB is a full-service firm; they have in-house capabilities of providing services of planning, conceptual design, interior design, architectural, civil, mechanical, fire protection, electrical, structural, cost estimating and construction administration. FSB specializes in higher education projects and renovation work. The firm also has experience with on-call architectural contracts. FSB have experience working with OSU and Samuel Roberts Noble Foundation on projects. Being the largest locally owned architectural and engineering firm, they have the capacity to respond promptly. Architects within the firm average more than 20 years of experience. FSB has 12 accredited LEED professionals and works with the client to create buildings that embody the best environmental design practices.
- **Project Team:**
  - Allen Brown, Principal in Charge, has had 21 years of experience with FSB with an additional 12 years of experience. He focuses on master planning, programming, space planning and design of educational, commercial, institutional, government, and community projects. Allen has served as the treasurer and director of the AIA.

- John M. Osborne, the Project Designer and a LEED AP, has worked with FSB for 13 years. He has received many state, national, and international design awards and honors for his work. He is an OSU alumnus.
- James C. Luckowski, the Project Architect, has been with the company for 18 years. He has experience in programming, schematics, design development, project management, and construction documents. He is a graduate from OSU.
- Darby J. Anderson, the Project Civil Engineer, has worked with FSB for 4 years with an additional 4 years of experience. His expertise lies with site layouts, pavement, grading, drainage, and site utilities. He graduated from OSU.
- Timothy J. Dolf, a Project Engineer, has been working with FSB for 19 years as well as 9 previous years of experience. He focuses on structural engineering systems. Timothy is a graduate from OSU.
- C. Dusty Stoabs, the Project Mechanical Engineer, has worked with the company for 7 years with an additional 6 years of experience. A LEED AP, he helps coordinate project efforts to ensure that interdisciplinary coordination is achieved.
- Patrick R. McCarty, the Chief Electrical Engineer, has worked for FSB for 29 years with 7 additional years of experience. He directs the project electrical team and is responsible for the quality of its work. He is a graduate from OSU.
- **Specialized Experience:**
  - Student Success Center, Langston University – 2008
  - Forensic Science Institute, UCO – 2009
  - Center for Transformative Learning, UCO - 2009
- **OSU Projects last five years:**
  - Academic Center OSU Veterinary Teaching Hospital - 2008
  - Colvin Recreation Expansion - 2005
  - Conoco Phillips Alumni Center - 2005
- **OSU Projects prior to five years:**
  - ATRC - 1997
  - CHS-Tulsa: Library, Telecommunications & Conference Center - 1997
  - Noble Research Center - 1993
  - Bartlett Center for the Studio Arts - 1984
- **OK/OSU Sys/A&M Presence:** 50% of the staff is OSU graduates with the project team consisting of 100% alumni
- **Minority Inclusion:** In-House Affirmative Action Program; 20% of firm qualifies as minority employees.
- **Feedback:** Evaluation forms sent to 20 owners, 9 contractors, and 16 sub-consultants. Received feedback from 5 owners, 1 contractor, and 4 sub-consultants. Composite score was 4.6 (1=poor; 5=excellent)
- **Applicable Institution Constituents:**

### **Studio Architecture, P.C. / Oklahoma City, OK**

- **Evaluation Team Summary:** Established in 2001 with a team that has been practicing for over 20 years. Studio's work for higher education institutions provides master planning, programming, and design services for colleges, universities, and community colleges. Studio approaches sustainability not as a process that costs more money, but as a process that is included in the design; spending more time and being sensitive to these issues during design. Studio focuses on three disciplines; architecture, interiors, and planning. The firm holds experience with on call contracts.
- **Project Team:**
  - James H. Hasenbeck, the Principal, graduated from OSU with his masters and bachelors of architecture. Finding the firm 8 years ago, he holds 27 years of previous experience.

- George L. Winters, the director of project management, has been with the firm for 8 years with 26 years of previous experience. Graduating from OSU with and bachelors and masters degree, James expertise lies in building codes, standards, and regulations.
- **Names of Preferred Sub-Consultants:**
  - Mechanical and Plumbing Engineers:
    - Engineering Design Associates
    - Horner Associates Engineering
    - DHO Engineering
  - Structural Engineers:
    - Wallace Engineers
    - Kirkpatrick, Forest, Curtis Engineering
  - Civil Engineers:
    - Cobb Engineering
    - Wallace Engineering
  - Landscape Design
    - Howard Fairbairn Site Design
    - Planning Design Group
  - Food Service Design
    - Blasdel Associates
  - Technology
    - AVL Systems Design
    - Ford Audio
    - Creative Technology Consulting
- **Specialized Experience:**
  - Student Modules Renovation for the University of Oklahoma Health Sciences Center, Oklahoma City
  - Wilson Elementary School Renovation and Addition, Oklahoma City
  - Mount St. Mary Catholic High School Master Plan, Oklahoma City.
- **OSU Projects last five years:**
  - School of Architecture - 2008
  - Multimodal Transportation Facility - 2008
  - Animal Disease and Diagnostic Lab - 2008
- **OK/OSU Sys/A&M Presence:** 62% of the Studio staff is OSU alumni and 100% OSU owned.
- **Minority Inclusion:** An Equal Opportunity employer committed to a policy of affirmative action in all aspects of hiring consultants.
- **Feedback:** Evaluation forms sent to 32 owners, 22 contractors, and 0 sub-consultants. Received feedback from 15 owners, 9 contractors, and 0 sub-consultants. Composite score was 4.82 (1=poor; 5=excellent)
- **Applicable Institution Constituents:**

### Rees Associates, Inc. / Oklahoma City, OK

- **Evaluation Team Summary:** Rees has completed 414 projects at 50 educational institutions including master planning, mass communications, classroom spaces, student living centers, laboratories, and distance learning facilities. The firm was established in 1975 and specializes in architectural, planning, and interior design. They have been recognized for their strength in assisting organizations in developing facilities that support operating requirements and strategies. Rees has won national recognition, including Top 100 Interior Design Giants. They have shown to keep their projects on time and on budget. 100% of the firm's officers are LEED APs with two-thirds of the staff are LEED Accredited Professionals. Rees has integrated sustainable design for 29 years and is a registered member of the U.S. Green Building Council. The firm has experience being on-call architects.

- **Project Team:**
  - Patrick K. Bumpas, the Project Director, has been employed by Rees for 27 years and has experience with working for OSU.
  - Farooq S. Karim, the Senior Designer, has had 15 years of experience with Rees. A LEED AP, Farooq has had experience with working on the OSU campus.
  - William D. Howell, the Senior Designer and landscape architect, has had 30 years of experience with Rees. A LEED AP, he has worked with many universities on campus projects.
  - Christopher D. Cordry reviews code and quality assurance. He has been employed with Rees for 16 years with 10 years previous experience. He has worked on several campuses, including OSU.
  - Kate Warren, the Interior Designer, has worked with Rees for 3 years. A LEED AP, she has worked with several universities, including OSU.
  - Rachel Stuewe works as the Project Coordinator who has worked on the OSU campus as well as several other campuses.
  - Richard Semtner, the Project Architect, has had 29 years of experience with Rees with 8 years of previous experience. A LEED AP, he has worked with OSU as well as with several other universities.
  - Lisa S. Matthews is the Senior Designer and has 31 years of experience with Rees. A LEED AP, she has worked with several universities, including OSU.
  - Curtis Moore, the Project Architect, has been employed with Rees for 8 years, with 27 years of previous experience. Curtis has worked with OSU as well as several other universities.
- **Names of Preferred Sub-Consultants:**
  - Mechanical and Plumbing Engineers:
    - TME, Inc.
    - ZRHD and Alvine Engineering
  - Structural Engineers:
    - Zahl-Ford, Inc
    - Wallace Engineers
    - Trumble Dean, LLC
  - Civil Engineers:
    - Cobb Engineering
    - Wallace Engineers
    - MacArthur Associates
- **Specialized Experience:**
  - University Center, Ada
  - Communications Center, Midwest City
  - Bob Schieffer School of Journalism, Fort Worth, TX.
- **OSU Projects:**
  - Science and Technology Center
  - Robert M. Kerr Food and Agricultural Products Center
- **OK/OSU Sys/A&M Presence:** 100% Oklahoma based with 18% being OSU graduates.
- **Minority Inclusion:** The firm is an Equal Opportunity Employer with strong policies to ensure equal opportunity across their firm.
- **Feedback:** Evaluation forms sent to 25 owners, 13 contractors, and 0 sub-consultants. Received feedback from 8 owners, 9 contractors, and 0 sub-consultants. Composite score was 4.86 (1=poor; 5=excellent)
- **Applicable Institution Constituents:**

## GH2 Architects, Inc. / Oklahoma City, OK

• **Evaluation Team Summary:** GH2 is Tulsa owned and operated with 80% of current projects from repeat clients. They have more than 37 years of proven experience in architecture, sustainable planning, and interior design. The firm has extensive experience with on call assignments, completing over 400 projects. These ranged from small renovations to pre-design studies for multi-million dollar facilities. They employ a full time construction cost expert. They are committed to sustainability design principles and have been practicing them before the rise in sustainable issues. They currently have six LEED certified projects. GH2 has been named as one of the hottest firms in the U.S. and Canada.

• **Project Team:**

- Michael R. Hall, Principal and Architect, has 20 years of experience which includes design and project delivery in all project phases. He is responsible for design, production and management of architectural services.
- Cara Shimkus Hall, Principal and Architect, is responsible for all hospitality projects in the firm. Her experience includes working directly with clients, the project team, government officials, agencies, and developers.
- Chris Seat, Principal and Architect, is responsible for work in all phases of design. His experience includes educational facilities, multipurpose centers, hospitality, residential, health care facilities, and equine facility projects.
- Stephen M. Jaggars, Intern Architect and Project Manager, is responsible for all phases of design and construction. He has worked on numerous new construction and renovations including educational, municipal, healthcare, parks and recreation, multi-use, and hospitality.
- Ashley A.Wells, Interior Designer, is responsible for space planning with recent experience with educational facilities.
- Jeremy B. Carlisle, Cost Estimator, has experience in design and construction. Some of this experience includes education, parks and recreation, multi-use development, retail, religious, and public works.
- Jim Kudrna, Senior Design Architect has 25 years of design and academic experience and accomplishments. He has worked on a variety of projects including health care, hotel and hospitality, and residential and justice facility projects.
- Reid B. Burton, Intern Architect and Project Manager, has been involved in a variety of projects including multipurpose centers, hospitality, maintenance facilities, equine facility projects and facility assessments.

• **Names of Preferred Sub-Consultants:**

Mechanical and Plumbing Engineers:

- MPW Engineering, LLC

Structural Engineers:

- Wallace Engineers

Civil Engineers:

- Cobb Engineering

Sustainable Design Engineering

- Gluttman & Blaevoet, Consulting Engineers

Landscape Design

- Alaback Design Associates, Inc.

Food Service Design

- Blasdel Associates

• **Specialized Experience:**

- University of Minnesota Research and Surgical Center, St. Paul
- Jenks Public Schools Multi-Use Facility
- Verdigris Public Schools, Early Childhood Center, Claremore

- **OSU Projects last five years:** Equine Intensive Care Unit

- **OK/OSU Sys/A&M Presence:** 32% of GH2 staff are graduates from OSU.

- **Minority Inclusion:** The firm is an equal opportunity employer. GH2 is a woman owned firm.
- **Feedback:** Not included.
- **Applicable Institution Constituents:**

**As-Needed Architects**  
**Oklahoma State University**  
 Composite Initial Evaluation Ratings

Rating Scale  
 1. Poor  
 2. Below Average  
 3. Average  
 4. Above Average  
 5. Excellent

NUMBER	Firm Name	Priority for	Specialized	Professional or	Minority Inclusion	Sustainability	Budget, Cost and	OSU System
		Type of Work	Experience	Specialized Staff	Policy	Experience	Schedule Manag.	Presence
		30%	25%	25%	5%	5%	5%	5%
1	Selected for Interview	1.08	0.96	0.89	0.10	0.11	0.12	0.19
2		1.02	0.85	0.78	0.09	0.07	0.16	0.12
3		0.95	0.70	0.73	0.09	0.12	0.09	0.11
4		0.72	0.60	0.65	0.15	0.07	0.07	0.11
5		1.07	0.87	0.85	0.08	0.09	0.09	0.14
6		0.84	0.68	0.73	0.10	0.06	0.12	0.14
7		0.83	0.71	0.80	0.11	0.08	0.10	0.13
8	Selected for Interview	1.22	1.05	0.98	0.17	0.17	0.17	0.21
9	Selected for Interview	1.21	0.96	0.89	0.12	0.14	0.13	0.22
10		0.75	0.72	0.72	0.09	0.07	0.08	0.11
11		0.66	0.65	0.67	0.10	0.08	0.09	0.08
12		0.83	0.58	0.71	0.09	0.06	0.09	0.15
13		0.83	0.64	0.69	0.09	0.07	0.07	0.17
14		0.60	0.68	0.78	0.09	0.08	0.07	0.08
15		1.34	0.74	0.77	0.09	0.08	0.08	0.13
16		0.69	0.65	0.62	0.09	0.08	0.12	0.10
17		0.89	0.74	0.73	0.09	0.05	0.08	0.11
18		0.81	0.67	0.72	0.09	0.05	0.07	0.08
19		0.76	0.62	0.72	0.09	0.05	0.07	0.11
20		1.02	0.85	0.84	0.09	0.11	0.10	0.20
21	Selected for Interview	1.09	0.91	0.80	0.10	0.11	0.10	0.15
22		0.93	0.69	0.76	0.14	0.09	0.12	0.19
23		0.84	0.75	0.75	0.09	0.09	0.13	0.15
24		0.73	0.50	0.65	0.09	0.05	0.07	0.11
25		0.60	0.49	0.60	0.12	0.06	0.08	0.08
26	Selected for Interview	0.99	0.93	0.88	0.12	0.15	0.14	0.14
27		0.96	0.79	0.74	0.11	0.09	0.08	0.18

**AS-NEEDED ARCHITECT**  
**Oklahoma State University**  
 Composite Interview Evaluations

7/7/09 & 7/8/09

Rating Scale 1. Poor 2. Below Average 3. Average 4. Above Average 5. Excellent	1	2	3	4	5
Quality of Presentation (5%)	<b>0.18</b>	<b>0.18</b>	<b>0.18</b>	<b>0.21</b>	<b>0.20</b>
Quality of Design Work (25%)	<b>0.90</b>	<b>0.96</b>	<b>1.00</b>	<b>0.98</b>	<b>0.93</b>
Project Team Management (25%) and Quality of Documents	<b>0.93</b>	<b>0.97</b>	<b>0.93</b>	<b>1.02</b>	<b>0.97</b>
Small Project Approach (20%)	<b>0.77</b>	<b>0.77</b>	<b>0.69</b>	<b>0.74</b>	<b>0.82</b>
Sustainability / Energy (15%)	<b>0.50</b>	<b>0.59</b>	<b>0.57</b>	<b>0.66</b>	<b>0.52</b>
Responsiveness (10%)	<b>0.36</b>	<b>0.34</b>	<b>0.42</b>	<b>0.40</b>	<b>0.41</b>
<b>TOTALS</b>	<b>3.645</b>	<b>3.810</b>	<b>3.777</b>	<b>4.023</b>	<b>3.853</b>