

4800 E. Huron River Drive  
Ann Arbor, Michigan 48105-4800

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Subject  
ATC Design Contract Award

Date  
March 26, 2019

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**Background**

Under Public Act 107 of 2017 the State of Michigan authorized planning activities for the construction of an Advanced Transportation Center (ATC). The resulting preliminary design was submitted in 2018 with a total cost of \$5.7 million, and after evaluation by the Joint Capital Outlay Subcommittee, the project was included as a construction authorization in Public Act 207 of 2018. The state will contribute up to \$2 million (50% of the originally submitted capital outlay request) toward the total project cost once constructed and the remaining \$3.7 million will come from College resources.

This facility is intended to serve as an incubator of creative thought on transportation and mobility from a wide range of industry leaders and innovators. The College needs additional space supporting academic programs that train for key roles in the mobility industry to include data analytics, cyber security, software programming, data science, infrastructure, and technician jobs. These jobs directly tie to the intelligent transportation and automotive technology industries, and developing a robust talent pipeline for these professions ensures that Michigan remains a leader. Given the significant role technology plays within these job functions, the ATC will provide the learning environment for data and security programs to interact with advance manufacturing in a “clean lab” setting. This new facility will also provide a forum for all stakeholders in the mobility industry to collaborate regarding leading innovations, applications of technology, advanced manufacturing, and intelligent transportation systems. Our ATC vision is strongly supported by our extensive experience collaborating with industry in the ATC’s state-of-the-art labs and classrooms. The unique mix of e-learning with hands-on training prepares students for technician certificates and provides transfer degree options to four-year universities.

The ATC was established to address the educational needs of the emerging mobility industry workforce. Modes of transportation now need to connect with one other and to the infrastructure that supports them. The College has integrated Information Technology into the three pillars of the ATC:

- Intelligent Transportation Systems
- Advanced Manufacturing
- Automotive Transportation Servicing

Examples of programs now offered at WCC include associate degrees in mechatronics, cybersecurity and powertrain development. In workforce development, WCC offers courses in mobility, fiber optic technician training and data analytics. All programs and trainings are integrated with IT and STEM – a requirement for today’s workforce. The ATC enables the continuance of collaboration across disciplines and allows concept application to seamlessly touch both programming and advanced vehicle evolution. Within the space programming for this facility, the design features a Multi-Discipline Clean Vehicle Laboratory with a Clean Vehicle Bay, Cyber Security Lab and a Vehicle-to-Vehicle Lab. Large active-learning classrooms support a

Control Center Lab, a Material Science Lab and a Multi-Discipline Flex Lab. Additionally, the facility is intended to also provide flexible meeting rooms and event space.

The current project timeline envisions the following project timeline:

- Final design work starting in May of this year and completing in late September
- State approval for the design in late October
- Board action to approve project funding in November
- Advertisement for construction in December 2019
- Board action to approve contract award in April 2020
- Award for construction in April 2020 with subsequent construction start
- Construction completion for the Winter semester of 2021

To select an Architect-Engineer firm with the talent to make the College vision a reality, a RFP was issued in December 2018 for the design and engineering work associated with the ATC project. Six firms responded to the RFP (see enclosed bid tally sheet) and were evaluated in January 2018 on the basis of organization and team strength; approach to problem, methodology and proposed work plan, qualifications and experience with similar projects; manpower and required specialization; location; and cost. From the six proposals, it was clear to the pre-selection team that two firms stood out and should be invited to campus to make presentations to the selection team. The final selection team consisted of Trustees McKnight-Morton and Milliken, President Bellanca, and Vice Presidents Johnson and Allen. They heard presentations on March 15<sup>th</sup> with a primary emphasis on evaluating the designer's process, their demonstrated experience with helping a client achieve the vision, the designer's vision and thinking on the ATC concept, and the quality of the designers approach in making the ATC a landmark facility for WCC. The selection team chose Neumann-Smith Architects to move forward with the design process. During the presentations it was apparent that Neumann-Smith clearly understood the instructional goals of this project. More importantly, Neumann-Smith utilized the ATC's purpose and its prominent position on campus to clearly make a profound statement to campus visitors and passersby. Their concept inarguably will foster inspiration to those who work in or visit the building, not so they simply come to the ATC for some discreet purpose, but also so that the ATC almost literally propels them and WCC forward into the future

Given that the state has approved our preliminary design and funding for the ATC, the College seeks to move forward to complete the final design by September 2019. Neumann-Smith Architects is seen as the best choice for continuing the design effort with a cost of \$460,000.

#### RECOMMENDATION

It is the recommendation that the Board of Trustees approve contract action to secure Phase 400/500 design services with Neumann-Smith Architects for an amount not to exceed \$460,000.

### A ROLL CALL VOTE WILL BE TAKEN

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Prepared by: Mark Allen

Recommended by: Rose B. Bellanca Ed.D.

Title: Vice President, Facilities

Rose B. Bellanca, President

Development and Operations

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**Washtenaw Community College**  
**Request for Proposal - 6110**  
**Design Services for ATC Project**  
**Pre-Evaluation Feb 2019**

Initial Evaluation Committee: CB Smith, Mark Allen, Bill Johnson

Directions: Using numbers 1 (lowest) to 10 (highest), evaluate each of the vendors per identified specifications. Do not rate any vendor against another.

Company/Vendor	Firm	Rating	Weighting	Score	Firm	Rating	Weighting	Score	Firm	Rating	Weighting	Score
Services Required	<b>Albert Kahn</b>		%		<b>Ghafari</b>		%		<b>Hobbs &amp; Black</b>		%	
Business Organization & Strength of Proposed Team	Well rounded and experienced. Slight concern about size of staff	7	7%	0.49	Staff from internal organization. Not a lot of staff bios.	6	7%	0.42	Very strong strength with solid design partners	9	7%	0.63
Approach to Problem, Methodology & Proposed Work Plan with Timing	Timing reflected early design start with Oct finish. Methodology/work plan extremely brief	4	15%	0.60	Misunderstood design intent with discussion of automotive shops. Timing shows Oct finish to design	5	15%	0.75	Approach and methodology was fairly standard boilerplate language.	6	15%	0.90
Vision and Future Adaptiveness of Concept	Not well developed. ATC and existing schematic design not mentioned	0	35%	0.00	Provided one conceptual image without mention of ATC or schematic design	3	35%	1.05	Does not address ATC building in design visuals. Collection of images	4	35%	1.40
Statement of Qualifications and Professional Experience with Relatable Projects	Experience with WCC, higher ed, automotive. Reflected some interesting design solutions	8	15%	1.20	Experience with higher ed and automotive technologies. Range of design solutions. Auto garage	6	15%	0.90	Good experience with WCC and higher ed. Interesting and engaging prior projects	8	15%	1.20
Manpower and Required Specialization	Staff in house with required specialties	8	10%	0.80	Most specialties included but staffing seems light	6	10%	0.60	Good team composition and strength with PBA, Car, Atwell, Desai Nasr	8	10%	0.80
Location	Detroit	7	5%	0.35	Dearborn	7	5%	0.35	Ann Arbor	10	5%	0.50
Cost Proposal	\$360,640	8	13%	1.04	\$362,400	9	13%	1.17	\$410,196 (excludes key design parameters)	9	13%	1.17
Additional Comments			0%	0.00	Stated exceptions to contract		0%	0.00			0%	0.00
<b>TOTAL RATING</b>				<b>4.48</b>				<b>5.24</b>				<b>6.60</b>

Company/Vendor	Firm	Rating	Weighting	Score	Firm	Rating	Weighting	Score	Firm	Rating	Weighting	Score
Services Required	<b>A3C</b>		%		<b>Neumann Smith</b>		%		<b>Hamilton Anderson</b>		%	
Business Organization & Strength of Proposed Team	Strong team with multiple design partners	8	7%	0.56	Strong team with multiple partners	8	7%	0.56	Team strength is good with principal firm and partners	8	7%	0.56
Approach to Problem, Methodology & Proposed Work Plan with Timing	Good approach discussion. Timing reflected a March start	6	15%	0.90	Very good approach discussion. Recommendations for cost reductions. Good details.	9	15%	1.35	Work plan was a standard discussion, at one point referring to the project as a renovation	6	15%	0.90
Vision and Future Adaptiveness of Concept	Well developed, but brick is not visionary. Addressed site synergy.	7	35%	2.45	Concept was very well developed and very thoughtful toward the facility's purpose	10	35%	3.50	Basic discussion of design steps without site discussion and a single undiscussed concept image	5	35%	1.75
Statement of Qualifications and Professional Experience with Relatable Projects	Prior experience with WCC and higher ed. Good examples of prior work to reflect ability	8	15%	1.20	Prior experience with WCC and higher ed. Prior works are very well done and represented	8	15%	1.20	Large variety of of experience in higher ed across all firms. Related projects was a bit light	7	15%	1.05
Manpower and Required Specialization	Solid team. Beckett & Raeder, PBA, RDA, Soundscape	8	10%	0.80	Team is more than adequate. Spalding DeDeckere, PBA, RDA	8	10%	0.80	Good partners. RDA, Midwestern, dbHMS	7	10%	0.70
Location	Ann Arbor	10	5%	0.50	Southfield	8	5%	0.40	Detroit	7	5%	0.35
Cost Proposal	\$424,639	6	13%	0.78	\$456,170	4	13%	0.52	\$402,968, (IT, Security, AV not included)	7	13%	0.91
Additional Comments	Stated exceptions to contract		0%	0.00	no exceptions		0%	0.00	Stated exceptions to contract		0%	0.00
<b>TOTAL RATING</b>				<b>7.19</b>				<b>8.33</b>				<b>6.22</b>

**Washtenaw Community College**  
**Request for Proposal - 6110**  
**Design Services for Advanced Transportation Center Project**  
**Evaluation March 2019**

	Firm	Score	Firm	Score
	<b>Neumann-Smith Architecture</b>	<b>34</b>	<b>A3C - Collaborative Architecture</b>	<b>24</b>
<u>The Designer's Process to Help Clients Move from Vision to Reality</u>	Initiated presentation by spending a generous amount of time on this process. Use of constant communication and "huddle calls" to keep team focused, coordinated, and on pace. Discussed design emotion and success factors; large emphasis on client satisfaction and comfort.	8	Process involved liberal use of discussions and constant collaboration with client. Discussed project needs and trying to create a sense of motion with the design, opening to center of campus. Early comments about using existing design elements of other buildings (brick and concrete) as part of this design.	7
<u>Demonstrated Experience in Helping Clients Define and Reach Their Vision</u>	Defined the audience, committees and how we're organized with the project team and how it guides progress. Key emphasis on understanding the project requirements and program needs. Engagement with stakeholders demonstrated, especially with use of visioning sessions. Definite DTMB experience noted, especially with direct involvement in helping DTMB support program changes.	9	Presentation did not show a large body of direct prior experience with addressing the gap between "now" and the client vision. Discussed liberal use of visioning exercises with executive and user level groups, with follow on assessments of where the project is. Light on examples of how it had worked previously.	6
<u>Vision for the ATC and Thinking on the ATC Concept</u>	Very bold concepts provided. Clearly evident that this team went back and revisioned the facility between the original proposal and the presentation. Aggressive movement of program elements.	9	Appears to be same concept as the original proposal despite the pre-presentation guidance. Incorporates flexible common open space, better for imagination and inspiration of occupants. Use of car dealerships mentioned as a concept for attractive and inviting appearances.	5
<u>Quality of the Approach to Making the ATC a Landmark Facility for WCC</u>	Very good approach and consideration of alternative options for building arrangement and topography. Pushed boundaries looking for a solution that was going to achieve the project goal without explicit deviation from program elements. Support to large gathering events could be more challenging in the alternative concept.	8	Examined existing materials in use across campus. Brick façade in renderings, especially from the key northwest intersection, did not reflect a future focus or innovative design. Stark contrast from the modern south façade. Thoughts on the building were not as much a defense of the current concept but more focused on helping WCC understand how they would help us get to our destination	6
<u>Additional Notes</u>	Presented clear solution to ADA concerns from center of campus	Not Scored	Discussion about being carbon neutral in 2060 was good but consumed critical time in the presentation. 13' to structure ceiling heights provides ample interior volume.	Not Scored