

MINUTES OF A SPECIAL MEETING
BOARD OF REGENTS OF THE UNIVERSITY OF OKLAHOMA
APRIL 25, 1979

A special meeting of the Board of Regents of The University of Oklahoma was held in Dining Room 1 of the Oklahoma Memorial Union on the Norman Campus of the University on Wednesday April 25, 1979 beginning at 5:50 p.m.

Notice of the time, date, and place of this meeting was submitted to the Secretary of State as required by Enrolled House Bill 1416 (1977 Oklahoma Legislature).

The following were present: Regent K. D. Bailey, President of the Board, presiding; Regents Richard A. Bell, Dee A. Replogle, Jr., Charles E. Engleman, Ronald H. White, M.D., Dan Little, and Julian J. Rothbaum. (Note: Mr. Rothbaum's appointment was confirmed by the Senate on April 19, 1979).

The following also were present: Dr. William S. Banowsky, President of the University; Provost Thurman; Vice Presidents Elbert and White; Mr. Joseph C. Ray, Executive Assistant to the President; and Mrs. Barbara H. James, Executive Secretary of the Board of Regents.

Regent Bailey said the meeting was called for the purpose of selecting an architect for the South End Zone Project. He called attention to the information which had been mailed to each member of the Board as follows:

Interviews of five architectural firms under consideration for the South End Zone Project were conducted on April 19-20. These interviews and the preliminary review process were conducted in accordance with the provisions of State Law and the policies of the Board of Regents. The following qualifications of each firm were considered:

1. Acceptability of Design
2. Quality of Engineering
3. Adherence to Cost Limits
4. Adherence to Time Limits
5. Volume of Changes
6. Financial Stability and Standing
7. Firm Experience
8. Past University Projects
9. Firm Staff and Size

The interview group obtained information from the State Board of Public Affairs and from other sources. A summary of the qualifications of the 30 firms who expressed interest in this project is as follows:

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	<u>Out of State</u>	<u>Current Contract</u>	<u>Limited Experience</u>	<u>Selected for Interview</u>
1. Louis Berger International, Inc.	X			
2. Binnicker & Associates		X		
3. Black & Veatch and Quinn & Associates	X			
4. Elevins United Architects & Consultants			X	
5. Boyd Broach Foster			X	
6. Bozalis & Roloff				X
7. Coleman Ervin & Associates		X		
8. Day-Yadon-Ragland, Inc.			X	
9. Deem-Smiley & Associates			X	
10. E/R Associates			X	
11. Finch-Heery	X			
12. Stan W. Gralla, A.I.A.			X	
13. Howard, Needles, Tammen & Bergendoff	X			
14. Imel & Graber			X	
15. Jones, Hester, Bates, Riek, Baumeister, Inc.				X
16. Thomas J. Keleher, A.I.A.			X	
17. Locke Wright Foster		X		
18. Russell L. Magee			X	
19. Mansur-Daubert-Williams, Inc.			X	
20. McCune McCune		X		
21. Murray Jones Murray, Inc.		X		
22. Noftsger-Lawrence-Lawrence- Flesher				X
23. Olsen-Coffey			X	
24. Norman Perry & Associates			X	
25. Reid-Cunningham			X	
26. RGDC, Inc.				X
27. Turnbull & Mills				X
28. Harold J. Westin	X			
29. Wilbanks & Smith Associates			X	
30. Wozencraft-Mowery & Associates			X	

<u>Firms</u>	Total Employees	Registered Architects	Registered Engineers	Number of Previous Similar Projects Listed	Amount of State Work	Percent of State Work
1. Louis Berger International, Inc.	1600				None	None
2. Binnicker & Associates	15	3	2	1	\$514,875	14.49
3. Black & Veatch & Quinn & Associates	2499	53	1113	0	138,687	3.90
4. Blevins United Arch. & Assoc.	25	3	1	3	None	None
5. Boyd Broach Foster	6	3	0	0	None	None
6. Bozalis & Roloff	4	3	0	1	42,546	1.20
7. Coleman Ervin & Associates	14	3	2	1	185,480	5.22
8. Day-Yadon-Ragland, Inc.	13	6	0	0	None	None
9. Deem-Smiley & Associates	4	3	0	2	27,929	.79
10. E/R Associates	5	1	0	2	31,850	.90
11. Finch-Heery	270			16	None	None
12. Stan W. Gralla, A.I.A.	4	1	0	0	14,200	.40
13. Howard, Needles, Tammen & Bergendoff	1179			0	None	None
14. Imel & Graber	6	2	0	0	None	None
15. Jones, Hester, Bates, Riek, Baumeister	17	5	1	1	414,174	11.66
16. Thomas J. Keleher, A.I.A.	4	2	0	0	17,255	.49
17. Locke Wright Foster	14	6	1	1	311,073	8.75
18. Russell L. Magee	7	2	0	0	50,811	1.43
19. Mansur-Daubert-Williams, Inc.	40	1	10	0	364,000	10.24
20. McCune McCune	28	6	3	0	160,000	4.50
21. Murray-Jones-Murray, Inc.	44	16	4	1	734,416	20.67
22. Noftsgen-Lawrence-Lawrence-Flesher	11	6	1	1	312,638	8.80
23. Olsen-Coffey	8	3	0	0	10,063	.28
24. Norman Perry & Associates	1	1	1	1	1,900	.05
25. Reid-Cunningham	7	2	0	1	None	None
26. RGDC, Inc.	17	2	4	0	None	None
27. Turnbull & Mills	8	4	0	2	123,741	3.48
28. Harold J. Westin	6	3	1	0	None	None
29. Wilbanks & Smith Associates	4	2	0	1	None	None
30. Wozencraft-Mowery & Associates	6	4	1	0	97,913	2.76

The Interview Committee was composed of the following:

1. Mr. Jerry B. Farley, Controller
2. Professor Dan Gibbens, Big Eight Faculty Athletic Representative
3. Mr. Arthur Kessler, Interim Director, Physical Plant
4. Mr. Jack H. Stout, Interim Vice President for the University Community
5. Mr. Arthur N. Tuttle, Jr., Director of Architectural and Engineering Services
6. Mr. Wade Walker, Director of Athletics
7. Mr. Leo Yanda, Associate Director of Architectural and Engineering Services

Based upon the interviews and a complete review of all information available to the interview group, the firms were rated as follows:

Summary of Evaluation of Firms Interviewed (Sum of raw scores)

<u>Evaluation Factors</u>	<u>Bozalis & Roloff</u>	<u>Noftsger Lawrence & Flesher*</u>	<u>RGDC, Inc.</u>	<u>Turnbull & Mills</u>	<u>Jones Hester Bates Riek & Baumeister</u>
Acceptability of Design	52	68	47	55	56
Quality of Engineering	53	61	51	53	50
Adherence to Cost Limits	55	52	50	54	56
Adherence to Time Limits	50	62	48	49	58
Volume of Changes	50	58	45	52	55
Financial Stability	<u>50</u>	<u>59</u>	<u>52</u>	<u>51</u>	<u>51</u>
Total Rating	310	360	293	314	326

*NLLF have selected Lockwood Andrews and Newnam to serve as their consultants on this project. Lockwood Andrews and Newnam, Inc. had the design contract in 1974 for the Upper Deck Project.

Summary of Ratings of Firms Interviewed (Ranked scores)

<u>Evaluation Factors</u>	<u>Bozalis & Roloff</u>	<u>Noftsger Lawrence Lawrence & Flesher</u>	<u>RGDC, Inc.</u>	<u>Turnbull & Mills</u>	<u>Jones Hester Bates Riek & Baumeister</u>
Acceptability of Design	2	5	1	3	4
Quality of Engineering	4	5	3	4	2
Adherence to Cost Limits	4	2	1	3	5
Adherence to Time Limits	3	5	1	2	4
Volume of Changes	2	5	1	3	4
Financial Stability	<u>2</u>	<u>5</u>	<u>4</u>	<u>3</u>	<u>3</u>
Total Rating	17	27	11	18	22

Note: 5 = Highest; 1 = Lowest

The following summary of proposed fees and prior State and University work for the last five years also was presented:

	<u>Bozalis & Roloff</u>	<u>Noftsger Lawrence Lawrence & Flesher</u>	<u>RGDC, Inc.</u>	<u>Turnbull & Mills</u>	<u>Jones Hester Bates Riek & Baumeister</u>
Fixed Fee	\$253,000	\$236,900	\$235,000	\$256,500	\$245,000
Principal's Hourly Rate	\$30	\$40	\$60	\$40	\$35
Extra Service Multiplier	2.5	2.5	2.8	3.0	2.5
Percent State Work	1.20	8.80	0	3.48	11.66
Dollar Value of State Work	\$42,546	\$312,638	0	\$123,741	\$414,174
University work in the Last 5 Years	0	0	0	\$ 71,369	0

At Regent Bailey's request, Vice President Elbert reviewed all of the data presented. Vice President Elbert also commented on the time frame required for this project. He said the plans must be completed by September in order for us to begin the project immediately following the last football game in the 1979 season and it must be completed before the first game of the 1980 season. He said it is essential that this project begin on schedule. The funding for the project will depend partially on the revenue from the extra seats that will be available for the 1980 season. Vice President Elbert said any slippage will delay the project for another year. In response to a question from Regent Bailey, Vice President Elbert stated that all of the five firms that were interviewed are qualified to perform the work on this project.

Regent Little said as he understands the State Law, if the Regents determine that all of the five firms are equally qualified, then the Regents would have to appoint the firm RGDC, Inc. because they have had no State work in the last five years. On the other hand, he said, he understands that if the Regents determine that one of the firms is more qualified than the others, then that firm can be selected. Regent Little asked for information on why Noftsgger-Lawrence-Lawrence-Flesher was rated so high by the Interview Committee.

Vice President Elbert said he was not involved in the interviews, but he discussed the interviews with those on the Committee after the sessions took place. Dr. Elbert said he believes the time schedule required and the size of the project were considered to be very important factors by the interviewers. Noftsgger-Lawrence-Lawrence-Flesher has had more experience with large projects than the other firms have had; a firm that has proven ability to accomplish large projects within the time available. This firm had the largest number of large projects also.

Regent Bell commented on the fact that Noftsgger-Lawrence-Lawrence-Flesher had experience on the upper deck, but they were employed by the firm we hired. Therefore, he believes they are receiving credit for previous work on the Stadium, yet they are not listed as having previous University work.

During the discussion, Regents Replogle and Little asked Mr. Jerry Farley, Controller who served on the Interview Committee, whether Noftsgger-Lawrence-Lawrence-Flesher was more qualified to a significant degree than the other firms. The Regents indicated they understood they had not asked for an official ranking by the Committee but requested Mr. Farley to give his personal opinion. Mr. Farley said he believes Noftsgger-Lawrence-Lawrence-Flesher would have the highest probability of completing the work on time. Mr. Farley said he could only speak for himself but if it were his decision to make, he would select Noftsgger-Lawrence-Lawrence-Flesher.

After further discussion, Regent Bell moved RGDC, Inc. be appointed architects for this project.

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The discussion continued, during which time the Regents requested information on the number of first place votes received by each firm from the members of the Interview Committee. Vice President Elbert then presented the following information regarding the rating of each firm by the Interview Committee:

	<u>First Place Votes</u>	<u>Second Place Votes</u>	<u>Third Place Votes</u>	<u>Fourth Place votes</u>	<u>Fifth Place votes</u>
Bozalis & Roloff	1	1	1	2	2
Noftsgger-Law- rence-Lawrence- Flesher	4	3	0	0	0
RGDC, Inc.	1	2	0	1	3
Turnbull & Mills	0	1	5	1	0
Jones, Hester, Bates, Riek, Bau- meister, Inc.	1	3	2	1	0

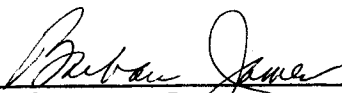
After further brief discussion of these ratings, a vote was held on Regent Bell's motion. The following voted yes on the motion: Regents Bell and Bailey. The following voted no on the motion: Regents Replogle, Engleman, White, Little, and Rothbaum. The Chair declared the motion lost.

Regent White moved that because the Board is of the opinion Noftsgger-Lawrence-Lawrence-Flesher is better qualified to a significant degree that they be appointed architects for this project with the fees established as stated above.

Regents Bailey and Bell both made statements regarding the desirability of passing the work around and not using the same firms over and over again.

The following voted yes on Regent White's motion: Regents Replogle, Engleman, White, Little, and Rothbaum. Regents Bell and Bailey voted no on the motion. The Chair declared the motion approved.

The meeting adjourned at 6:30 p.m.



Barbara H. James
Executive Secretary of the Board of Regents