

MINUTES
GWCCA STADIUM DEVELOPMENT COMMITTEE MEETING
April 29, 2013
2:00 p.m.
Executive Board Room

MINUTES

Committee Members Present:

Anne Hennessy
Glenn Hicks
Lee Hunter, Chair
Tim Lowe, Ex-Officio
Doug Tollett

Committee Members Absent:

Taz Anderson
Bart Gobeil, State Advisor
Rep. Jan Jones, Legislative Advisor

Other Board Members Present:

Steve Adams
David Allman
Greg O'Bradovich
Gary Smith *(by phone)*

GWCCA Staff Present:

Dale Aiken
Kevin Duvall
Jennifer LeMaster
Frank Poe
Richard Sawyer
Sherrie Spinks

Guests:

Bill Darden, Darden & Company
Bill Johnson, 360 Architecture
Lee McElhannon, GSFIC
Pargen Robertson, Legal Council

Press:

Maria Saporta, Atlanta Business Chronicle
Tim Tucker, AJC

Chair Lowe called the meeting to order at 2:11 p.m. and asked for a motion to approve the December 4, 2012 meeting minutes.

A motion to approve the December 4, 2012 GWCCA Stadium Development Committee meeting minutes was made by David Allman, seconded by Glenn Hicks, and unanimously approved.

A number of items are on today's agenda regarding the stadium development process. The most critical item is the award of the Architectural Services Agreement. Richard Sawyer, GWCCA Project Procurement Director, reviewed the Authority's involvement in the stadium procurement process to date which includes an overview of the Owner's Representative RFP process, the General Contractor RFQ process, and the Architectural RFQ process.

AUTHORITY'S "OWNER'S REPRESENTATIVE" SELECTION

The Authority's "Owner's Representative" will serve as the Authority's eyes and ears during the design and construction phases and the services provided are considered a "light" form of Program Management. He or she will monitor and ensure the variety of Agreements (MOU, Tri-Party MOU, Architectural Agreement, etc.) which the Authority is a Party. Procurement documents are ready and the position will be advertised today. The RFQ process is qualifications-based. Selection is anticipated by May 30 with subsequent recommendation to the Board for contract execution in June.

CONSTRUCTION MANAGMENT / GENERAL CONTRACTOR SELECTION

Per the MOU dated April 5, 2013, between the Falcons and the Authority, the Developer is assigned responsibility for selecting and recommending a General Contractor to the Authority. This process is underway. Interested firms are to submit their qualifications to the Developer on April 29, 2013. Firms will be evaluated and short-listed by the Developer selection team, which includes Authority representation. Per the Tri-Party MOU between the City, the Falcons, and the Authority, the Developer will develop and implement an equal business opportunity (EBO) plan for minority and female-owned businesses, with a minimum goal of 31% participation.

Short-listed General Contractor firms will be interviewed May 13 through May 15 and a select group will be chosen to receive a Request for Proposal (RFP). Proposals are due June 3. Based on the proposals, the Developer and Owner will interview a select group of firms. Developer then expects to enter in to negotiations with one or more of the most competitive firms with the goal of recommending a Contract Services Agreement with one successful firm

ARCHITECTURAL TEAM SELECTION

The Authority and Falcons prepared and conducted an Architect selection process in accordance with State requirements. The Architectural Request for Qualifications (RFQ) selection process is qualifications-based. The RFQ was advertised on December 11, 2102. Statements of Qualifications were received from ten (10) firms (listed alphabetically below) on December 28, 2012.

360 Architecture	Populous + Shop
AECOM	RGC Stadium Design
Eisenman Architects	Rosetti
Eqing-Cole	tvsDesign/Heery/Gensler
HKS, Inc.	Woods Bagot

An Evaluation and Recommendation Committee (ERC) consisting of four (4) Authority and four (4) Falcons representatives (listed alphabetically below) was established.

<u>GWCCA</u>	<u>Atlanta Falcons</u>
Kevin Duvall	Greg Beadles
Sherrie Spinks	Rich McKay
Adam Straight	Kim Shreckengost
Mark Zimmerman	Jim Smith

The ERC reviewed the Architectural Statements of Qualifications using the following criteria to rank the firms.

- Stability and resources of the firm
- Relevant experience and qualifications
- Suitability for the project
- Past performance and references

The five (5) highest ranking firms are listed alphabetically below.

360 Architecture
Ewing Cole
HKS, Inc.
Populous + Shop
tvsDesign/Heery/Gensler

Formal interviews took place April 14 and April 15. After the interviews, the ERC met to evaluate and recommend ranking based on the proposal interviews. Apparent awardee firm, 360 Architecture, was recommended by the ERC on April 17. An Architectural Fee Proposal was then submitted by 360 Architecture which has been negotiated. A general agreement on fee and terms has been reached. Staff recommends the Committee present to the full Board at the May 30 Board meeting a recommendation to approve a resolution authorizing the Executive to execute and deliver an Architectural Services Agreement.

A motion to recommend to the full Board the staff's recommendation to approve a Resolution authorizing the Executive Director to execute and deliver an Agreement for Architectural Services for the NSP was made by David Allman, seconded by Anne Hennessy, and unanimously approved.

At this time Bill Johnson, Sr. Principal with 360 Architecture, was introduced. Mr. Johnson presented to the Committee an abbreviated form of their interview presentation. Conceptual designs in the presentation are a reflection of team's thought process and are not necessarily the final designs nor has the team consulted with the owner or developer on the concepts.

There being no further business to discuss, the meeting adjourned at 3:15 p.m.

Respectfully submitted:

Approved:

Dale Aiken, Assistant Secretary

Lee Hunter, Chair