

**UNION STATION REGIONAL INTERMODAL
TRANSPORTATION CENTER**

**Owners Project Manager Services
Review Committee**

MEETING NOTES
September 22, 2010

Meeting was opened at 2:30 p.m. by Christopher Moskal, Project Manager

In attendance:

Springfield Redevelopment Authority and Project Staff:

Christopher Moskal- Union Station- Project Manager
Maureen Hayes- Economic Development Consultant

Review Committee Attendees:

Timothy Brennan- Executive Director, Pioneer Valley Planning Commission
Leslie Lawrence- Vice President of Commercial Lending, MassDevelopment
Jose Claudio- Director of Community & Relations Services, New North Citizens Council
Guy Bresnahan- MassDOT representative
William MacGregor- SRA Governing Board member

AGENDA:

1. Meeting Minutes:

- Motion was made by Tim Brennan and seconded by Bill MacGregor to accept the minutes of the September 13, 2010 meeting. The vote was unanimous.

2. Committee discussions regarding submittals:

- Discussion took place regarding the initial review of each submittal and how the committee would like to move forward. Overall the submittals were responsive to the RFS and the members reviewed their notes in forming a general opinion as to the content, merit, approach and staffing of each.
- Question was asked if any of the submittals should be dismissed. In response, the members reviewed the strength and weaknesses of each.

Western Mass. OPM Services, LLC

<u>Strengths</u>	<u>Weaknesses</u>
- Experienced personnel	- No track record
	- No depth to the organization
	- No connection to transportation
	- Not a viable entity
	- Lack of history

It was agreed to dismiss Western Mass OPM Services, LLC from further consideration.

Skanska USA Building, Inc

<u>Strengths</u>	<u>Weaknesses</u>
- Financial stability	- Transit a little weak
- 2 entity partnership	
- Data Center involvement	
- Cost savings	
- CM at Risk experience	
- Cost savings experience	
- LEED certified	
- Unique/sophisticated approach	
- BIM utilization	
- Website utilization	

The committee agreed to interview Skanska USA Building, Inc.

HEERY, Inc.

<u>Strengths</u>	<u>Weaknesses</u>
- FTA Project experience	- Confusion 2% or 5% bid prices
- Spfld. School projects	- Communications
- Some interaction with Amtrak	- Not impressive, no depth
- Rail, intermodal experience	- Not informative
- 60% repeat clients	- 9 legal actions in 10 yrs

Committee agreed to dismiss HEERY, Inc. from consideration.

URS Corporation – New York

<u>Strengths</u>	<u>Weaknesses</u>
- Strong rail sector experience	- Narrative from RFS was not followed
- Union Station Worcester	- Projects did not include fee info
- Good working knowledge	- Several indications of litigation
- 20 large transit projects	
- Rail partnerships	
- Critical path use	
- Tools – Grant writing and management	
- Team members	

The committee agreed to interview URS Corp.

Louis Berger Group, Inc.

<u>Strengths</u>	<u>Weaknesses</u>
- Public/private development exp.	- Submittal little sloppy
- Extensive FTA experience	- Little busy in the area of staffing
- Rail experience	- Large firm
- Well established approach	
- Highly complex work projects	

It was decided to interview Louis Berger Group, Inc.

Arcadis US, Inc.

<u>Strengths</u>	<u>Weaknesses</u>
- Complete-well written	- No acknowledgment in submittal
- Principles have worked together on projects	- Did not follow format
- Local work	- Problem with Eastern Contractors
- Bridgeport Intermodal project	- Approach not communicated well
- Dedicated FTE's	- No specificity
- Good size match	- Long list of litigation
- Rail, garage and historic restoration experience	(23 cases settled)

The committee agreed to interview Arcadis US, Inc.

3. Rating Criteria

- In addition to the methodology used by the committee, initial screening, interviews and references, the members discussed the 8 areas contained in the

evaluation criteria and the assignment of numbers to a template to rate each submittal. Guy Bresnahan offered to draft a format with assigned values and send it to Chris for distribution and comment by the members.

4. Interviews:

- Staff was instructed to schedule interviews with the four short-listed firms for Thursday, October 7, 2010. Tim Brennan offered to check on the availability of the conference room at PVPC at 60 Congress Street. Times will be scheduled every 90 minutes beginning at 9:00 a.m. Staff will inform the members as to the location and times of each interview.
- The interviews will consist of a 20 minute presentation by the firm with a 30 minute Q&A. Four questions will be formulated by the committee and sent to each firm for their response. The members are interested in hearing from the project manager, clerk of the works and any other team member that would interact with the SRA for the project. The committee asked that there be no PowerPoint presentation or supplemental information distributed during the interviews.

5. Questions to the Firms for the Interview

- Describe an assignment similar to Union Station?
- CM at Risk – What are your thoughts and experiences with this construction method?
- What is the availability of the TEAM not just the lead members or firm to successfully execute the project?
- What further enhancements might you suggest that would increase or improve the value and quality of the project?

6. Other business

- The evaluation forms, (template to be approved by the members) will be turned in to Chris Moskal by Monday, October 4th.

Meeting was adjourned at 4:30 pm.

Submitted

Christopher Moskal, Project Manager