

**UNION STATION REGIONAL INTERMODAL
TRANSPORTATION CENTER**

Designer Selection Committee Meeting

MEETING NOTES

November 19, 2010

Mr. Guy Bresnahan, the Chair of the Designer Selection Committee, called the meeting to order at 11:00 a.m. The meeting was held at the Pioneer Valley Planning Commission conference room located at 60 Congress Street, Springfield, MA.

ATTENDANCE

Springfield Redevelopment Authority and Project Staff:

Christopher Moskal- Union Station- Project Manager
Maureen Hayes- Economic Development Consultant
Amanda Goncalves- Finance & Compliance Officer for SRA

Designer Selection Committee:

Timothy Brennan- Executive Director, Pioneer Valley Planning Commission
Leslie Lawrence- Director of Lending, Western Mass. Enterprise Fund
Jose Claudio- Director of Community & Relations Services, New North Citizens Council
Guy Bresnahan- MassDOT representative and Chair of the Committee
Armando Feliciano- Chairman of the SRA Governing Board

Also in attendance:

David Caldwell; Skanska Building USA, Inc.
Paul Kneeder; Skanska Building USA, Inc.
Steve Eustis; Skanska Building USA, Inc.

The attendance lists from each of the unranked finalists is attached and made part of these minutes.

INTRODUCTION

The Chair welcomed everyone and reminded all that the meeting has been posted and is open to the public.

Mr. Moskal reviewed the contents of the file provided to each of the members, staff and proposed OPM. They included the agenda for the November 19th meeting of the DSC, November 10th DSC meeting minutes, the interview questions, a copy of the SRA Designer Selection Procedures, an organizational chart from each of the unranked finalists, a list of suggested reference check questions provided by the Commonwealth's Designer Selection Board, and an evaluation criteria matrix from the RFQ.

Each member also received a summary prepared by the Chair of information from each unranked finalist pertaining to the breakdown of the percentage of time per person per phase. A copy is attached and made part of these minutes.

APPROVAL OF MINUTES

After a review of the minutes by the members and an amendment offered by Mr. Moskal, the Chair entertained a motion to approve the minutes. On a motion by Mr. Claudio and seconded by Mr. Brennan, the minutes of the November 10, 2010 meeting were unanimously approved as amended.

INTERVIEW PROCESS:

Interviews were scheduled with three unranked finalists. The Chair reviewed the format stating that each of the unranked finalists would be provided 60-minutes to make their presentation and a follow-up 30-minute question and answer period.

During the Q&A period the finalists were asked a variety of questions, with the primary focus on the following:

1. List in order of importance the four main challenges you see in our project, and explain how you would propose to address them.
2. How will work be coordinated among team members? What is the team's prior experience working together?
3. Who is the most important person on your team and why?
4. Why should we choose your team?

SUMMARY OF PRESENTATIONS:

11:00 am- 12:30 pm Cambridge Seven Associates, Inc.

- Has a lot of experience working with MBTA and transit related projects.
- Brought some good ideas with regard to improvements to the prior design plan (e.g. larger interior corridors, the presence of natural light, bus facilities that allow for new energy efficient vehicles).
- Cambridge Seven Associates assessment of the structure of the current terminal building found it to be in great shape with no cracking or missing mortar joints.
- Their designs have become catalysts to other urban renewal development around them.
- Each of the design examples described by Cambridge Seven Associates focused on the creation of public spaces and the introduction of art.
- They informed the committee that they have added Epsilon to their team for NEPA permitting.
- Cambridge Seven Associates indicated that they have experience with the coordination of bus and train schedules during the construction period of various transportation center projects that they have worked on.

1:00 pm- 2:30 pm IBI Group, Inc

- Expressed corporate integration of various IBI offices in Boston, New York and Toronto to present the most skillful team for the project.
- Utilization of Tighe & Bond in Westfield for daily construction presence on the project and as a conference connection and local meeting office with the IBI team.
- Emphasized their mission of “Sustainable Design” and described ideas used on their work in North America. (e.g. Toronto Union Station)
- IBI Group felt that the redevelopment design must link the station with the rest of Downtown. (e.g., creation of trackside restaurant/retail to visually show the assets of Downtown)
- The IBI Team highlighted an extensive list of transportation center projects, historic preservation and the unique design aspects of each.

3:00 pm- 4:30 pm HDR Architectures, Inc.

- HDR emphasized the importance of updating the 2008 plan including an economic, and budgetary assessment and re-analyzing all of the design elements of the prior plan. Project viability, physical and financial, are critical to ensuring long term success.
- Introduced three new ideas and designs for the bus terminal/parking facility each one focusing on the City’s history and future. Incorporated into the design a digital sign on the Main Street façade facing the interstate highway. A model and PowerPoint of each design was presented.
- The HDR presentation focused on the team’s approach to design a 1st class project linking the City’s rich past to the future and connecting the facility to the Central Business District. The team brought in examples of other projects to emphasize their approach and experience in designing intermodal transportation centers.
- The team emphasized sustainability and safety; SROI (Sustainable Return on Investment) & CPED (Crime Prevention through Environmental Design).

DISCUSSION & FOLLOW-UP:

Following the interviews, the committee members discussed the presentations and the committee was collectively impressed with HDR’s presentation, their preparation and level of detail from the team members reviewing their initial thoughts and design for the Union Station project. The other unranked finalists focused, for the most part, on their experience with other projects and did little to relate this to specific thoughts and enhancements for the Union Station project. The members instructed the staff to proceed with reference checks, evaluations and other due diligence.

A motion was made by Mr. Feliciano and seconded by Mr. Claudio to direct the SRA staff to perform reference checks, and appropriate due diligence on the three unranked firms. The motion was unanimously approved.

The next Designer Selection Committee meeting was set for Monday, November 29th at 3:00p.m. at the PVPC Conference Room.

On a motion by Mr. Feliciano and seconded by Mr. Claudio, the meeting was adjourned at 5:10p.m.

Respectfully submitted

Amanda Goncalves
SRA Finance and Compliance Officer

Attachments: Attendance Lists of Each Unranked Finalist
Summary table of each firm's breakdown of time per person/per phase

**Springfield Redevelopment Authority
Union Station Regional Intermodal Transportation Center**

Meeting Date: November 19, 2010

Meeting Location: Pioneer Valley Planning Commission_Conference Rm

Description: Interviews for Designer Services

Meeting Started: 1:00 p.m - 2:30 p.m

Attendees	Company
Anna Bonnett	IBI Group- Boston
Ritesh K. Warade	IBI Group- Boston
William Singer	IBI Group- NY
Don Loucks	IBI Group- Toronto CA
Peter Samton	IBI Group- NY
Darko Hreljanovic	IBI Group- NY
Dana Huff	Tighe & Bond

Springfield Redevelopment Authority
Union Station Regional Intermodal Transportation Center

Meeting Date: November 19, 2010

Meeting Location: Pioneer Valley Planning Commission_Conference Rm

Description: Interviews for Designer Services

Meeting Started: 3:00 p.m - 4:30 p.m

Attendees	Company
Donald Warner	HDR Architecture, Inc
Scott Boyer	HDR Architecture, Inc
Tom Hess	HDR Architecture, Inc
Corina Horwitz	HDR Architecture, Inc
John Tarantino	HDR Architecture, Inc
Ron O'Blenis	HDR Architecture/Engineering
Samuel Less	HDR Architecture/Engineering
Steve Montibello	Fitzmeyer & Tucci
Jerome Yurkowski	Souza True & Partners
Robert Hodes	John Milner Architects
Kevin Nice	Arrowstreet
Luis Fernandez	Fernandez & Associates
Pamela Shadley	Shadley & Associates
Domingo Gonzalez	Domingo Gonzalez Associates
Arthur Stadig	Walker Parking Consultants
Steve Suprenaunt	HDR Architecture, Inc
Robert Bush	HDR Architecture/Engineering
Daniel Hodge	HDR Architecture/Engineering
Hemant Mehta	VJ Associates

Union Station FTE
Comparison of Design RFQ
Submittals

	Programming & Environmental Permitting	Schematic Design	Design Development	Construction Documents	Bidding, Negotiations & Contract Finalization	Construction Administration
HDR						
Total FTE positions by design phase	5.6	7.4	7.1	6.5	2.2	3
Prime Consultant	4.2	4.3	4.15	3.45	1.35	1.7
Sub Consultants	1.4	3.1	2.95	3.05	0.85	1.3
IBI Group						
Total FTE positions by design phase	4.79	7.06	8.93	6.68	2.4	1.96
Prime Consultant	1.78	3.25	4.37	2.9	1.37	0.6
Sub Consultants	3.01	3.81	4.56	3.78	1.03	1.36
Cambridge Seven Associates						
Total FTE positions by design phase	2	3.25	3.85	5.47	1.72	2.32
Prime Consultant	1.6	2.1	2.1	2.02	0.97	0.92
Sub Consultants	0.4	1.15	1.75	3.45	0.75	1.4