

**UNION STATION REGIONAL INTERMODAL
TRANSPORTATION CENTER**

Designer Selection Committee Meeting

MEETING MINUTES

November 29, 2010

Mr. Guy Bresnahan, the Chair of the Designer Selection Committee, called the meeting to order at 3:06 p.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

Also in attendance was Steve Eustis from Skanska Building USA, Inc.

INTRODUCTION

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

APPROVAL OF MINUTES

After a review of the minutes by the members, the minutes were amended. On a motion by Ms. Lawrence and seconded by Mr. Claudio, the minutes of the November 19, 2010 meeting were unanimously approved as amended.

REFERENCE CHECKS AND EVALUATIONS:

Mr. Moskal briefed the members on the process and sources utilized by staff and legal counsel for the purpose of checking each of the unranked finalists. The process included reference checks provided in the submittal, other public agencies including the Division of Capital Asset Management (DCAM) evaluations (as available), and other projects and information from the web. Mr. Moskal went on to present an overview of the materials on each of the finalists.

Cambridge Seven Associates, Inc. (C7A)

Reference checks:

- Worcester State College – Academic Center Renovation
 - C7A was instrumental in delivering the project during a time when the GC went bankrupt.
 - The Lead Architect was spoken very highly of. He went above and beyond the scope.
 - Building design was “spectacular” from a maintenance point of view using four colors to break up the different program spaces.
 - Would hire the firm with no hesitation. Rated a 10
- UMass – Champions Center, Central Heating Plant, Research Facility
 - The heating plant was a challenge from the “get go”. Way over budget.
 - Good design firm - in the top 5. Very responsive and easy to work with.
 - Rated the firm a 9 (10 being the highest)

DCAM Evaluations

- Westfield State University – New Athletic Facility
 - Designer successful in meeting college desire to maximize space.
 - Several requirements and standards were overlooked in the rush and were of a concern to the college. Overall good score (3.6 out of 4)
- UMass - Mullins Locker Expansion
 - The UMass Project Manager was not satisfied with performance during the design. The project representative was competent and professional during the construction phase.
 - Rating of 3.5 out of 4

IBI Group (Gruzen Samton/IBI Group)

Reference checks:

- New York Transit Authority – Time Square Shuttle
 - The lead designer, Darko Hreijanovic was excellent “like an artist”.
 - Managers assigned to the project were always fully involved.
 - The firm was rated between 8 and 10 overall.
 - Firm went beyond the scope, no issues, no problems excellent quality.
- * Other reference checks
 - Left messages for Ivan Lopez at the GSA / McCormack Courthouse Boston MA., Jamie Quinones from the GSA regarding the FBI master Planning and Garage in San Juan PR, and Don Liloia, Project Owner on the Port Imperial ferry Terminal in Weehawken, NJ.

DCAM evaluations – None available

HDR Architecture, Inc.

Reference Checks:

- MBTA Charles/MGH Red Line Improvements – Jaime Jackson, Dep. Dir of Planning

- The scope involved engineering services and was a \$35 million project.
 - The firm was very attentive to detail, very strong engineering and pushed the contractor along to stay on schedule. Tight budgeting controls.
 - Firm has an overall rating of 9 out of 10.
- New York Transit Authority – 53rd and Lexington Street Station Shirley Moy
 - \$60 million project.
 - Scope included ADA upgrades and redesign of the station.
 - Completed on time in 2005
 - Strong in structural and technical aspects of the project.
 - Phasing was integral part of the project.
 - The firm was rated 9 to 9.5 out of 10.
 - PVPC – Knowledge Corridor Study Dana Roscoe
 - Very detailed oriented.
 - Successful in grant applications and funding (leading to a grant of \$70 million)
 - Scope of the project included and evaluation and feasibility of passenger rail, infrastructure assessment, passenger rail forecasting, and a benefit cost analysis.
 - The firm was rated 8.5 to 9 out of ten.

DCAM Evaluations – None available

Mr. Moskal provided the members with an overview of the due diligence report from Attorney Barry. In short, he did not find anything that, in his view should cause the selection committee to prefer one firm over another. A copy of his e-mail dated November 22, 2010 is attached and made part of the minutes.

DISCUSSION & NEXT STEPS:

A discussion took place among the members with their overall impressions and thoughts on the materials of each of the finalists. The discussion mainly revolved around HDR Architecture, Inc., and was based on their enthusiasm and unmatched strength in their presentation, as compared to the other firms.

Mr. Bresnahan- Was not concerned by anything that had been presented during Mr. Moskal's presentation of the reference checks and that his perspective and opinion has not changed.

Ms. Lawrence- Liked the feedback on the recommendations regarding tight budgeting, strength in phasing and an overall positive rankings of the firm.

Mr. Brennan- Felt that the HDR team clearly demonstrated its desire, hungry for the job, was very well organized, and presented a lot of passion and ideas with regard to the success of Union Station project.

Mr. Claudio- Strongly believes that HDR is the best firm for the job, very impressed by the interview and the reference checks and nothing swayed his opinion based on the information presented.

Mr. Eustis (proposed OPM) - Impressed that HDR was the only presenter to focus heavily on Union Station, and not themselves, they were energetic, passionate and well prepared.

On a motion by Mr. Brennan and seconded by Mr. Claudio it was unanimously voted to poll each member on the ranking of each of the finalists.

Results of the polling are as follows:

<u>Brennan</u>	<u>Claudio</u>	<u>Lawrence</u>	<u>Bresnahan</u>
HDR	HDR	HDR	HDR
IBI, Group	IBI, Group	IBI, Group	IBI, Group
C7A	C7A	C7A	C7A

Even though Mr. Feliciano was not present at the meeting, he had informally indicated to Mr. Claudio that his recommended ranking was HDR, IBI Group, and C7A.

A motion was made by Mr. Brennan and seconded by Ms. Lawrence that a recommendation be drafted and forwarded to the SRA Governing Board indicating the ranking of design firms as 1). HDR Architecture, Inc. 2). IBI Group and 3). Cambridge Seven Associates, Inc. the vote was unanimous.

On a motion by Mr. Brennan and seconded by Mr. Claudio, the meeting was adjourned at 3:50p.m.

Respectfully submitted

Amanda Goncalves
SRA Finance and Compliance Officer

C: Attorney Peter Barry e-mail dated November 22, 2010 Re: Due Diligence

Moskal, Christopher

From: Barry, Peter [pbarry@bulkley.com]
Sent: Monday, November 22, 2010 3:53 PM
To: Moskal, Christopher; Goncalves, Amanda
Subject: Union Station - Due Dilligence

Chris and Amanda:

As you know, at your request we did an internet search relative to the four firms submitting responses to the SRA's Request for Qualifications, Designer Services. The purpose of the search was to find whether there was any information in the public domain that would reflect adversely and significantly on the firms' ability and suitability. The focus of the search was on pending litigation, although we also looked at other information. The results are summarized below. In short, we did not find anything that, in our view, should cause the review committee to prefer one firm over another.

- Cambridge Seven - Nothing significant although the firm is a defendant in litigation arising out of a personal injury alleged to have been negligently caused by the design or installation of structural steel at a Massachusetts General Hospital project.
- HDR - Nothing significant although the firm is a defendant in more than fifteen (15) cases, including a fairly substantial case in Minnesota involving allegedly negligent equipment specifications.
- FA & A (NF&A) - Nothing significant although the firm is a defendant in a fairly substantial case in Ohio. On the positive side, the firm received good reviews for its work on the Fall River courthouse.
- IBI - No significant litigation and, because of Canadian financial disclosure requirements, detailed positive financial information.

If you need anything further, or wish to discuss this matter in greater detail, please call me.

Thanks,

Peter

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