

MINUTES
GEORGIA WORLD CONGRESS CENTER AUTHORITY
BOARD OF GOVERNORS MEETING
JUNE 18, 2013
Authority Board Room
1:00 p.m.

The following were in attendance:

GWCCA Authority Members

Steve Adams
John Downs
Glenn Hicks
Lee Hunter
Bill Jones
Tim Lowe, Chair
Greg O'Bradovich
Bill Rice
Bill Russell
Gary Smith

Absent

David Allman
Taz Anderson
Brian Daniel
Anne Hennessy
Doug Tollett

GWCCA Legislative Overview Com.

Senator Frank Ginn
Senator Judson Hill
Representative Butch Parrish

GWCC Staff

Mark Adams
Dale Aiken
Kevin Duvall
Christy Petterson
Frank Poe
Patrick Skaggs
Sherrie Spinks
Mark Zimmerman

Dome Staff

Carl Adkins
Jason Kirksey

COP Staff

Joe Skopitz
Christina Skowronski

Levy Restaurants

Steve Potts

Atlanta Convention & Visitors Bureau

William Pate
Mark Vaughan

Attorney General's Office

Denise Whiting-Pack

Bank of New York

Eric Knoll

Atlanta Falcons

Greg Beadles
Rich McKay
Kim Shreckengost

GWCC Legal Counsel

Pargen Robertson

Office of Planning & Budget

None

Press

Kate Brumback, Associated Press
Morris Diggs, Fox News
Adam Murphy, CBS Atlanta News
Maria Saporta, Atlanta Business Chronicle
Leon Stafford, AJC
Amy Wenk, Atlanta Business Chronicle

Guests

Robert Bielamowicz, tvsdesign
HB Brantley, Bravis Building Solutions
Jerry Brittendall, Geocomp
Mark Carter, tvsdesign
Paula Casey, S L King & Assoc.
Bill Darden, Darden & Company
Marc Farha, ICON Venture Group
Mike Frattiani, Hunt Construction Group
Don Glitsis, Stanley Beaman & Sears
Chris Goode, Goode Van Slyke Architecture
Tommy Holder, Holder Construction
Bob Hunt, Hunt Construction Group
Bill Johnson, 360 Architecture
Yvonne Jones, NPU-L
Dave Moody, C.D. Moody
Robert O'Keefe, tvsdesign
Michael Paris, Council for Quality Growth
Harry Rice, Atkins
William Richardson, S L King & Assoc.
Michael Russell, H. J. Russell & Company
Carrie Salvary, NPU-L
Kimberly Stanley, Stanley Beaman & Sears
Charlie Thornton, ICON Venture Group
Carl Tramble, African American Stadium Architects & Planners
Paul Van Slyke, Goode Van Slyke Architecture
Wayne Wadsworth, Holder Construction
Robb Willis, Troutman Sanders Strategies

Chair Lowe called the meeting to order at 1:04 p.m. and introduced and welcomed Marc Farha and Charlie Thornton with ICON Venue Group. Chair Lowe then asked for a motion to approve the May 21, 2013 meeting minutes.

A motion to approve the May 21, 2013 meeting minutes was made by Glenn Hicks seconded by Lee Hunter, and unanimously approved.

Chair Lowe called on Sherrie Spinks for the review of the May 2013 financial reports, which are appended and made a part of these minutes.

GEORGIA WORLD CONGRESS CENTER

The Congress Center projected a net loss of (\$101,076) for the month but had an actual net profit of \$20,078, a positive variance of \$121,154. YTD the Congress Center projected a net loss of (\$947,183) but had an actual net profit of \$1,115,218.

GEORGIA DOME

The Dome projected a net profit of \$175,674 for the month but had an actual net profit of \$466,081, a positive variance of \$290,407. YTD the Dome projected a net profit of \$16,565,225 but had an actual net profit of \$23,100,915.

CENTENNIAL OLYMPIC PARK

The Park projected a net loss of (\$73,844) for the month but had an actual gain against budget of \$211,708, a positive variance of \$285,552. YTD the Park projected a net gain of \$29,822 but had an actual net gain of \$404,722.

Events which took place on campus during the month of May are listed below.

S.E. Regional Wrestling Championships
Abilities Expo
Coverings
Georgia State University Graduation
Party in the Park

Hotel/Motel Tax of \$21.50M was 6.48% ahead of projection for the month and is 11.05% over last year at this time. May events resulted in an estimated 143,520 attendees and an estimated economic impact of \$59.3M for the month.

Chair Lowe thanked Ms. Spinks for her reports.

There are two items on today's agenda relative to the NSP which will require board action.

RESOLUTION – NSP CONCEPTUAL DESIGN

The MOU requires board action on the following three phases of the NSP design development.

- Conceptual design;
- Schematic design; and
- Design development

We are at the first of the three benchmarks today. Mr. Poe welcomed Rich McKay. On April 30, 2013, 360 Architecture was selected as lead architect for the NSP. Since then, 360 Architecture has added to the team and there have been a number of design meetings held. It's been a collaborative process and all parties have worked well together to develop a design. At this time Mr. McKay introduced Bill Johnson, a senior principal of 360 Architecture. On behalf of 360, Mr. Johnson thanked the Board for the opportunity to be at today's meeting. The following three local firms have been added to the team.

- Goode Van Slyke
- Stanley Beaman & Sears; and
- tvsdesign

360's philosophy going into the design process included:

- Permission to challenge everything;
- Act responsibly;
- Consult experts outside the industry;
- Embrace change;
- Re-imagine the game day experience; and
- Reject current thinking.

The architecture/design team looked at the multi-purpose needs of the project. Questions posed were can the roof be more open and can we see out to Atlanta's skyline for a picture postcard of downtown Atlanta? The design concept includes the following:

- Motion in movement;
- Symbolism to falcons wings;
- Transform day to night; and
- Transparency to connect to neighborhoods and the Congress Center.

Mr. Johnson explained their design processes and the functionality of the building. A copy of the design is appended and made a part of these minutes. 360 Architecture's next step is to refine the concept.

As stated above, the MOU requires Authority approval of the concept design as it affects the exterior appearance of the NSP. The GWCCA Stadium Development Committee met yesterday to review the conceptual design and took action to advance the design to the full Board for action.

Staff recommends approval of 360 Architecture's conceptual design. At this time Chair Lowe asked for a motion to approve staff recommendation.

A motion to approve the Resolution authorizing the Executive Director to exercise the Authority's final approval rights over the conceptual design which materially affects the exterior appearance of the NSP, as outlined in the MOU, was made by Gary Smith, seconded by Glenn Hicks, and unanimously approved.

RESOLUTION – GENERAL CONTRACTOR

The MOU requires StadCo to select and then recommend to the Authority a general contractor for the NSP. The Authority has final approval of the general contractor and the terms of the construction contract.

Tim Romani, President and CEO of ICON, and Bill Darden, President of Darden & Company, coordinated the general contractor selection process. Mr. Darden is the project executive and Mr. Romani is the project manager. Charlie Thornton with ICON presented the general contractor selection process. A Request for Qualifications was issued. All firms were asked to submit their proposal independently and to not form groups at this time. Nine firms who were interested in the lead construction role and two firms who were interested in being on a team responded. The nine firms were interviewed. Five firms were shortlisted. A Request for Proposal was issued to these five firms. At this stage, firms were allowed to assemble teams from the original eleven firms. Proposal review resulted in three finalists, Holder/Hunt Joint Venture; Skanska; and Turner Construction Company. Selection criteria was established. Final interviews and detailed negotiations with each finalist took place. StadCo ranked Holder/Hunt Joint Venture #1 based on criteria. Bill Darden has worked with the City and State over the past five to six weeks developing the EBO Plan. The Plan will continue to be monitored and improved.

The GWCCA Stadium Development Committee met yesterday to review the General Contractor recommendation and took action to advance the selection to the full Board for action.

Staff recommends Board approval of the recommended General Contractor(s) and construction contract terms for the NSP. Chair Lowe asked for a motion to approve staff recommendation.

A motion to approve the Resolution authorizing the Executive Director to approve the recommended General Contractor, Holder/Hunt Joint Venture, and construction contract terms for the NSP, as outlined in the MOU, was made by Glenn Hicks, seconded by Bill Russell, and unanimously approved.

At this time Tommy Holder, Chairman and CEO of Holder Construction Company, introduced some of the Joint Venture team members.

- Bob Hunt – CEO, Hunt Construction Group;
- Mike Fratiani – COO, Hunt Construction Group; and
- Wayne Wadsworth – Senior Vice-President, Holder Construction Company.

H.J. Russell & Company and CD Moody Construction have also partnered with Holder/Hunt. The team is excited about the opportunity to be a part of the NSP process and thanked the Board for their vote of confidence.

With no further business to discuss, a motion to adjourn was made by Lee Hunter, seconded by Greg O’Bradovich, and unanimously approved.

RESPECTFULLY SUBMITTED:

DALE AIKEN
ASSISTANT SECRETARY

ANNE HENNESSY
SECRETARY