

**MINUTES
GWCCA EXECUTIVE COMMITTEE MEETING**

**June 24, 2014
GWCC Sales & Event Services Board Room
11:00 a.m.**

Committee Members Present:

Glenn Hicks, Member at Large
Tim Lowe, Chair
Bill Rice, Member at Large
Bill Russell

Committee Members Absent:

David Allman
Lee Hunter

GWCCA Staff:

Dale Aiken
Kevin Duvall
Jennifer LeMaster
Frank Poe
Sherrie Spinks
Lindsay Strickland

Guest:

Keenan Gist, GSFIC
Franklin Jones, Greenberg Traurig
Pargen Robertson, Owen Gleaton
Steve White, Heery
Denise Whiting-Pack, Attorney General's Office
Marvin Woodward, GSFIC

Chair Lowe called the meeting to order at 11:04 a.m. and asked for a motion to approve the May 20, 2014 meeting minutes.

A motion to approve the May 20, 2014 GWCCA Executive Committee meeting minutes was made by Bill Russell, seconded by Glenn Hicks, and unanimously approved.

PHASE I PARKING DECK

A number of questions were raised at the last Executive Committee meeting regarding the Authority's process for construction of the Red Deck extension. Today staff will walk through the development process with the Committee to make sure they feel the Authority is getting the best value.

Background: The NSP eliminated approximately 1,100 parking spaces. The Authority requested \$35M in GO Bonds during the 2014 Legislative Session for structured parking. It received \$17M. ICON and HHRM have been providing pre-construction services to the Authority to date. The April 2014 initial schematic budget was revised in June. A schematic budget comparison is listed below.

- Funding: Remained at \$17M
- Timing: Was February 2017 to September 2017
Now February 2015 to September 2015
- Type: Was Pre-cast, 660 spaces
Now Pre-cast, 560 spaces
- Size: Was 6 level, 220K sq. ft.
Now 6 level, 204K sq. ft.
- Budget: Was \$16,736,411 (total budget \$19M)
Now \$12,563,825 (total budget \$15.4M)
- Cost per space: Was \$25,358
Now \$22,435

The Authority would contract with ICON who would then contract with 360 Architecture/Goode Van Slyke, HHRM (fee equals 92%), and Langan Geotech Engineer and would conduct materials testing. ICON proposed a \$500K management fee to include reimburseables. Advantages of using HHRM as the contractor include:

- Avoid interference claims against NSP by another contractor (even one lost day could amount to \$100K or more).
- All work, except for HHRM, would be bid.
- Avoid general contracting enhancing fee through change order requests.
- Shared management and logistics provides savings.
- Receive higher quality of management personnel.
- Receive savings from using HHRM contractor control insurance program.
- Subcontractors will be prequalified.
- Parking deck would be completed two years earlier than originally scheduled which allows Authority to benefit from revenue and avoids construction cost escalation.

The Committee agreed that using HHRM as the contractor is a good decision but is concerned about ICON receiving a \$500K management fee. The Committee would like for staff to contact Committee member David Allman to update him on the deck construction process and get his feedback. The Committee would also like for staff to discuss reducing the management fee with StadCo.

There being no further business to discuss, the meeting adjourned at 11:44 a.m.

Respectfully submitted:

Approved:

Dale Aiken, Assistant Secretary

Tim Lowe, Chair