

**HemisFair Pak Area Redevelopment Corporation  
Board Of Directors Monthly Meeting  
Henry B. Gonzalez Convention Center  
Room 217 AB  
September 28, 2010  
5 p.m.**

**Board Attendance:** Xavier Gonzalez, Debra Guerrero, Art Hall, Daniel Lopez, Sue Ann Pemberton, Lisa Schmidt, Bill Shown, Madison Smith and David Zachry.

**COSA Attendance:** Pat DiGiovanni, Lori Houston, Paula Stallcup, and Jim Mery.

**Additional Attendance:** Marisa Anuja (Instituto Cultural de Mexico), Jennifer Woods (The Woods Group), Sally Drews (Women's Pavilion), Roland Moreno (Hispanic Heritage Center of Texas), Rose Zambrano (Hispanic Heritage Center of Texas), Rosemary Kowalski (Hispanic Heritage Center of Texas), Zac Harris (AGL/SA Parks Foundation), Gwen Robinson (Alamo City Black Chamber of Commerce), and Sonia Jimenez (Ximenes & Associates.)

**A. Call to Order**

Madison Smith, HPARC President, called the meeting to order at approximately 5:12 p.m.

**B. Approval of August 20, 2010 Meeting Notes**

Mr. Smith asked the board members if they reviewed the notes and if anyone had any changes. There was no reply and Bill Shown made a motion to approve them. Debra Guerrero seconded the motion and it passed with all in favor and none opposed. (After the meeting, Art Hall pointed out that his name should appear under the Financial Committee report instead of Bill Shown.)

**C. Briefing and action authorizing a consultant agreement with Johnson Fain, Inc. for the HemisFair Area Master Plan**

Bill Shown, HPARC Vice President and the Planning and Development Committee Chair, recapped the entire RFQ and RFP process to determine the selection for the HemisFair Park redevelopment master plan consultant. Initially, there were 21 teams who responded to the RFP, seven were shortlisted and ultimately, it came down to two teams, Johnson Fain and Goody Clancy. The selection committee included Bill Shown, Madison Smith, David Zachry, Andres Andujar, Gini Garcia, and Pat DiGiovanni. Andres Andujar conducted reference checks for both teams and all references were very positive. The price proposals were reviewed after and separately from the written proposal and qualifications. Both teams were very qualified and follow-up interviews were conducted to address additional questions, concerns or reservations. The fee proposals went through extensive financial analysis and the public engagement process was thoroughly vetted. The Johnson Fain team is the committee's recommendation for the master plan consultant.

The Johnson Fain team is composed of seven firms. Johnson Fain will be the lead out of Los Angeles with Poteet Architects being the local lead firm. Economics and finance will be led

by HR&A, landscape will be led by Olin, sustainability by ARUP, Civil Engineering by Pape-Dawson, and Historic Preservation by UTSA Professor William DuPont. The RFP did not require a DBE goal but there are local firms represented. The selection committee believes the results of the master plan will generate a number of projects providing a better opportunity for DBE firms.

Johnson Fain's fee proposal was exactly in the middle of the range of all fee proposals and has been negotiated at up to \$1.15M. The consultant fee funds are available through the use of 2007 General Obligation Bonds and the fee will be structured with two phases. The first phase is \$925,540 and covers all basic services. The second phase is an optional fee set at \$226,530 and will be reserved for potential additional services. The fees include professional services as well as expenses. The contract does not provide for a contingency fee because there is some flexibility to adjust the scope as the process moves forward. The board will be an active participant throughout the planning process working closely with the team members through the various committees and board activity.

Mr. Smith appreciates the confidence the board placed in the selection committee and the time the committees spent getting to this point. Debra Guerrero made a motion to approve the recommendation and contract the Johnson Fain team for master planning services. Dan Lopez seconded the motion. There were a few clarifying questions and the motion passed with all in favor and none opposed.

The team is scheduled to meet the city council, city manager, and the mayor during the October 13, 2010 B Session. They will be available to meet with committee chairs and the rest of the board from October 12-14<sup>th</sup>.

**D. Citizens to be Heard**

None.

**E. Board Member Comments**

Debra Guerrero suggested having a minority firm goal as part of the outreach consultant RFP and questioned the timing of contracting the outreach consultant. Mr. Smith suggested she discuss the timing with the Johnson Fain team during the October visit.

**F. Adjournment**

There were no other comments from the board and Mr. Smith adjourned the meeting at approximately 6:05 p.m.