

**MINUTES OF THE PUBLIC INFORMATION MEETING OF THE
BOARD OF ALDERMEN
CITY OF BRANSON, MISSOURI, DECEMBER 18, 2002**

The Board of Aldermen of the City of Branson, Missouri, met in a Public Information meeting in the Council Chambers of the City Hall on December 18, 2002 at 5:00 p.m. with the following members present:

Mayor Lou Schaefer presiding, Dick Gass, Stan Barker, Larry Taylor, Ron Huff, and Bob Warlick. Absent: Farris.

Also in attendance were: Administrator Terry Dody, Assistant Administrator Kevin Faught, City Attorney Deborah Deuster, and City Clerk Sandra Williams, Finance Director Deanna Schlegel, Communications Director Jerry Adams, Community Development Director Mike Rankin, Gary J. Groman, Bruce Bowlin with the Branson Daily Independent, Manny Dominquez, Mike Ezell, Bruce Adib-Yazdi, Terry Lawson, Sandy Steward, David K. Reynolds, Mark Weisz, and Bill Yung.

Mayor Schaefer called the special meeting to order with the “Pledge of Allegiance” and Sandra Williams gave the invocation.

Mayor Schaefer then stated, “The purpose of this meeting is for the Board of Aldermen to receive information regarding the qualifications of design firms for the proposed Convention Center project. The Board will take no action tonight. After the presenters have finished with their presentations, the aldermen will ask questions or make comments and then the audience will be allowed to speak.” Mayor Schaefer then outlined the rules that would be observed during the meeting, and thanked everyone for taking the time to come here for the meeting. Mayor Schaefer then turned the floor over to TVS Architects.

Mike Ezell, Senior Principle with TVS in Atlanta addressed the Council stating, “That sharing the podium would be Manny Dominguez, Partner and Principle with TVS. What we have for you is a discussion briefly of the firm’s profile to give you some understanding of who TVS really is; the experience of our key individuals; a little bit about some of the insights that we feel that we have gained over the years in terms of this type of project as it specifically applies to the project here in Branson, and finally an expression of our commitment to the project. TVS is a 34 year old firm with a home office in Atlanta, Georgia. We have a second office in Chicago. We are a specialized design firm. Specialized in that there are certain project types that we feature in our key design studios. Convention and Hospitality Centers being the primary one, and being the one that has given us the national reputation. The one that has garnered us most of the 180 design awards that we have received, and I think was the basis for having awarded to us this past year, the highest award by the American Institute of Architects, The National Architecture Firm A Year award”. Mr. Ezell then provided the Council with an overview of what they do and the firm’s characteristics. Mr. Ezell stated, “Our real claim to fame is our Convention Centers. We have designed more Convention

Centers than any other three firms in the country combined. We have had 40 major Convention Center commissions in the last 25 years, most of those are complete. We have also had the opportunity to complete expansions or the original building for four of the five largest Conventions Centers in the Country including Orlando, Atlanta, New Orleans, and Chicago. I think what is most important is the projects that fall in the heart of our design efforts which are the medium size regional facilities that are 100,000 square feet of exhibit space or less.”

Manny Dominguez provided information on their extensive experience in business hotels, resort hotels and convention hotels. He also provided the experience of their retail studio and parking facilities.

Mr. Ezell spoke on their unique aspects of their Design/Built team and outlined the portfolio of their key members. He also stated that it was their intention to include structural engineer, Walter P. Moore who has worked with them on approximately a dozen major Convention facilities; Smith and Boucher, mechanical/electrical, and also suggested Butler Rosenbury as a local partner.

Mr. Dominguez outlined some of their projects the firm has completed and discussed some of the advantages of the Branson Landing. Mr. Ezell outlined their firms personal commitment of the team leaders, collaborative/responsive approach, value driven design, seasoned team ready to begin and meet schedules, dependability in protecting your budget and goals, and the continuous service throughout the project.

Mr. Ezell then thanked the Board members for inviting their team to present qualifications and information relating to design services for the Convention Center and Hotel and to express our extreme enthusiasm about this exciting project.

Mr. Ezell and Mr. Dominguez answered questions from Aldermen Huff, Barker, Taylor, and Gass, and then replied to questions from Ross Summers, Gary Groman, and Sandy Steward in the audience.

Mayor Schaefer stated the next presenter was Crawford Architects.

David Murphy thanked the Board for giving them CRAWFORD ARCHITECTS an opportunity to present their team for the Convention Center, PRESENTATION Convention Center Hotel, and Waterfront redevelopment project.

Mr. Murphy stated, “They would outline their presentation for fees, scope and work plan for the Branson Landing project, Convention Center, and Convention Center Hotel in response to a request by HCW. In doing so HCW asked us to do a soup to nuts proposal for the entire project as the architect of record. We have organized a team to respond so that we can give you a firm price for fees and a firm scope for services on the design of the Convention Center and Convention Center Hotel. Also we have dealt with other elements of the project on the waterfront. As the architect of record Crawford is the single point of contact that will be

responsible for the project, and the project design team in terms of all aspects. It is not just a one firm thing; it takes a team effort. What we have done is to reinforce the positions of the team members that was in the RFP so you will know they are still on the team. You will see some new faces for our prime consultants that we would like to propose to you.” Mr. Murphy then outlined the key Crawford staff and the project Leadership team that would be working with them. He indicated this team represents some of the best talent in the United States in terms of Convention Centers and Convention Center Hotels design. “This team has worked together in the past and has a history of working together we can depend on each other. The team is customized to this project and the key leadership will be myself. I will be the architect of record and the partner in charge. I will be working very closely with Stacey Jones who will be the project administrator and project manager. Tom Proebstle will be the project designer. Alan Woodwell will serve as the project architect and primary coordinator of the team. He is a very experienced architect in Convention Centers and Hotels. Crawford Architects will commit at least twelve people to the team. We also have the ability to add more people to the team as required in key deadlines and pushes to get documents out.” Mr. Murphy then provided some of the projects the team could lay claim to, including Seattle Washington State Exhibition Center, Perth Convention and Exhibition Center, Conseco Fieldhouse, New Hartford Convention Center, Auckland, New Zealand Convention Center, Orange County expansion in Orlando, and in Omaha. He presented the experience the team had in high-rise, mid-rise hotels, and also in integrating them in a variety of other uses. Mr. Murphy stated, “The heart of what we are good at as far as Crawford Architects is our mixed use experience where we integrate all of these uses together, whether it is hotel, retail, office, residential and also waterfront.”

Gavin McMillan with Hargreaves, the Landscape Architectural firm, outlined some of their experiences and the parallels of their experiences that they are seeing in Chattanooga and in Louisville and things from a Landscape Urban Design point of view.

Also speaking for the Crawford team was Al Kerr of Walter P. Moore, Ted Prythero of MEPF Engineering, mechanical and electrical engineers.

Mr. Murphy then reviewed the proposed summarized fees and indicated they have the ability to move quickly. Also presented were the cost control, commitment to Branson, project goals, process, key design issues, quality control and assurances, knowledge, innovation, and protection for the project.

The Crawford team answered questions from Alderman Barker, Alderman Taylor, Alderman Huff, and Alderman Warlick before completing their presentation.

Alderman Stan Barker left the meeting at 8:12 p.m.

Mayor Schaefer stated the next presenter was Hnedak Bobo Group.

Barry Marshall and Dike Bacon, Senior Associate
Land Planner and Landscape architect of Hnedak Bobo Group
were the next firm to address the Board.

**HNEDAK BOBO GROUP
PRESENTATION**

Barry Marshall, architect and partner in the firm of Hnedak Bobo Group Architects in Memphis stated, “We really appreciate the opportunity to present a little something about our firm, a little about some previous projects, our proposed team for this project, and a little about the process approach that we take.” Mr. Marshall then outlined for the Board the credentials of the firm, and the specialties the firm has completed. Mr. Marshall indicated the firm was divided into three specialty areas Hospitality/Entertainment, Corporate, and Urban and Civic. The services include architecture, interior design, master planning, graphic/signage design, project management, cost management, construction management, and codes consulting. Mr. Marshall stated, “Our firm has been fortunate in recent years to be recognized as one of the leaders in this industry based on the size of our firm, the size of our projects, and the type of projects we do. We are very proud of that and have won a lot of design awards. What this size and ranking means to you is that we clearly have the capability, the size, the capacity and the wherewithal to do a project of this type. The design awards are real nice to receive from our peers, but we also believe that there are many other measures of a successful project. Mr. Marshall then showed slides of some of their hotel projects, and corporate projects.

Dike Bacon explained that they have very distinct divisions of specialties and the size of their firm affords them the opportunity for the professionals in those divisions to not cross over. What that has afford us is to really specialize. Our approach to this project is two fold. Our strategy for delivery is Master Architect, Master Planning approach as two components. As Master Architect what we perceive happening on the project is a need for an architect to have over site and management control over the whole project. This doesn’t mean complete design or planning control. What it would involve is a means of having a single source opportunity for the City of Branson and HCW to all act as partners with our firm. There is going to be a need to adequately plan the Master Plan project so that all of the components work together, tie together, and create an economic synergy so that they can all feed off of each other. We have historically in the last few years, teamed with a company called EDSA, a Master Planning Landscape Architecture firm that is the most world renowned Landscape Architecture Planning firm who have a tremendous body of waterfront, multi-use development planning experience, and we anticipate teaming with them on this project. During the planning phase we also anticipate teaming with the local consultants that have been involved with this project. Not so much from the stand point of the political aspect but really from the stand point of utilizing the resource. We think there is tremendous resource with a number of the local consultants that have been involved and spent the time and effort and have an investment in this.” Mr. Bacon outlined EDSA firm’s information, project types, and services.

Mr. Bacon then outlined their planning approach for the project pertaining to theming, envisioning what the project should be, goals and objectives. Mr. Bacon then reviewed some of the six steps involved in their Six Step Project Master Plan for the Board such as preliminary program definition, site reconnaissance, conceptual design, preliminary master planning, the master plan, and the agency approvals and funding. Also provided were the experience that HBG and EDSA has in Master Architect and Planning experience and provided slides showing several of the completed projects.

Mr. Bacon stated, “We appreciate the opportunity to be here and to present our qualifications and experience”. Mr. Ezell and Mr. Bacon then answered questions and provided information requested from Alderman Taylor and Alderman Gass.

ADJOURN:

Mayor Schaefer entertained a motion to adjourn. Alderman Huff moved to adjourn, seconded by Alderman Taylor. Voting aye: Gass, Barker, Taylor, Huff, and Warlick. Nays: none. Absent: Farris. Meeting adjourned at 9:00 p.m.