



**MINNESOTA SPORTS FACILITIES AUTHORITY REGULAR MEETING MINUTES**

**Friday, November 21, 2014, 9:00 A.M.**

**1010 Metrodome Square Building, Lower Level Conference Room**

**1010 South 7<sup>th</sup> Street, Minneapolis, MN 55415**

**1. CALL TO ORDER**

Chair Kelm-Helgen called the meeting of the Minnesota Sports Facilities Authority to order at 9:11 AM.

**2. ROLL CALL**

Commissioners Present: Chair Kelm-Helgen, Commissioner Butts Williams, Commissioner McCarthy, Commissioner Benson and Commissioner Griffith.

Commissioners Absent: None

**3. ADOPTION OF AGENDA**

Chair Kelm-Helgen presented the agenda. Commissioner McCarthy moved approval of the agenda, seconded by Commissioner Griffith and approved unanimously – 5 YEAS, 0 NAYS.

**APPROVED**

**4. APPROVAL OF AUTHORITY MEETING MINUTES**

Commissioner Griffith moved approval of the October 10, 2014 Regular Meeting Minutes, seconded by Commissioner McCarthy and approved unanimously – 5 YEAS, 0 NAYS.

**APPROVED**

**5. CHAIR'S REPORT**

Chair Kelm-Helgen reported that construction is approximately 28% complete. The project is getting close to the 1/3 mark. Considering that the Metrodome still stood nine months ago, significant progress has been made. Last week, another milestone was reached. The second piece of the ridge truss was raised.

Chair Kelm-Helgen stated that the stadium was successful in securing the Final Four for 2019. While the stadium was a major factor, the successful bid was the result of an effort that involved a lot of people. As the host institution, the University of Minnesota was one of the most significant factors in securing the bid.



Norwood Teague and his staff were a tremendous asset. Meet Minneapolis was very involved as well. Mary Brainerd and David Mortenson, the bid committee co-chairs, will move forward in putting together the Local Organizing Committee. This represents another significant economic development for our region as thousands of visitors will come and eat in local restaurants, stay in hotels and shop in stores.

Chair Kelm-Helgen highlighted several changes that had been made to the board agenda since Tuesday's notice. When the agenda is released, the project team is never quite sure which project budget amendments will be ready. The Team is now putting in over \$670,000 for additional design enhancements. The Authority appreciates the Team as a partner in this project. The Authority will not be considering the agenda item relating to the parking ramp development. As the Authority is in the process of finalizing agreements with Ryan Companies, this item is not ready for approval today. It will be forthcoming. This is an example of the continuing evolving nature of agenda items and how some elements change and are not ready for presentation at the board meeting. The Authority also added approval for an RFP for Video Production & Scoring Equipment.

Chair Kelm-Helgen reported that a meeting had been held earlier in the week with representatives from the MN Citizens Concerned for the Protection of Migratory Birds. ME Engineers also joined the meeting. Bird advocates expressed their concerns about the glass and urged the Authority to use fritted glass. Chair Kelm-Helgen reiterated that the Authority is doing everything possible to meet the Audubon Society's operational guidelines, which is similar to a lot of the other glass buildings downtown. From a design standpoint, the project team has made the decision to move forward with the traditional glass. The Authority will closely monitor the effects on bird populations after the stadium opens. There are a number of operational options the Authority can explore if there are issues. The glass will be installed after the first of the year in 2015. The glass is already being manufactured. The Authority will continue to work with individuals and groups.

## **6. BUSINESS**

### **a. Action Items**

#### **i. Approve Project Budget Amendments**

Several items have been identified that require adjustments to the Master Project Budget as summarized below:

- A) Team Funded Design Services
- B) Team Funded Construction Enhancements
- C) Block 1 Ramp Capital Budget

Additional detail on the above is outlined below along with corresponding recommendations.



**A) Team Funded Design Services and Capital Budget Increase:**

HKS has submitted several Additional Service Requests (“ASR’s”) to perform design services that result in changes to the Construction Documents. The following ASR’s are funded as noted below by the Team and require an increase to the Stadium Capital Budget to account for the additional Team Funding.

ASR No. 9 provides for the redesign and relocation of the Usher’s Locker Room. The Total Cost for ASR 9 is \$48,748.00. The Team and the MSFA agreed previously to share the redesign and added construction related costs. The Team has agreed to fund half of this ASR with an additional contribution and therefore, the Master Project Budget would need to increase by \$24,374.00. The MSFA’s portion would come from the Owner’s Contingency line item within the Stadium Master Project Budget.

ASR No. 12 provides for the redesign of the Viking Locker Room. The Team has agreed to fund the entire Total Cost for ASR 12, which is \$116,266.00.

ASR No. 24 provides for the redesign of the East Exhaust Louvers to Exhaust Fans. The Team has agreed to fund the entire Total Cost for ASR 24, which is \$58,741.00.

ASR No. 37 provides for the redesign of three of four loge boxes adjacent to the Red Zone. The Team has agreed to fund the entire Total Cost for ASR 37, which is \$146,164.00. ASR No. 37 will be included in the DSA Revision No. 12 that is forthcoming.

**Recommendation: The MSFA approves an increase of \$345,545.00 to the Additional Team Contribution Source of Funding within the Stadium Capital Budget. The Additional AE Services line item within the Uses section of the Stadium Master Project Budget would be increased by the same amount. This increase is the Team’s agreed upon contribution for ASRs 9, 12, 24 and 37. The MSFA authorizes the Chair and CEO/Executive Director to execute DSA Revision No. 12 which will include ASR 37. This adjustment would become effective after Master Application for Payment No. 25 is finalized. Commissioner McCarthy moved to approve the recommendation. Commissioner Griffith seconded the motion.**

**APPROVED**

**B) Team Funded Construction Enhancements and Capital Budget Increase:**

Mortenson Construction has submitted several cost Issues to perform additional work as a result of Owner requested changes to the Construction Documents. The following Issues are funded as noted below by the Team and require an increase in the Stadium Capital Budget to account for the additional Team Funding.

The Team has elected to proceed with Alternate 1C, also known as Issue 1237, which changes the finishes and food service capabilities within a corridor on Level 2. The Team has agreed to fund the entire Total Cost for Issue 1237, which is \$234,809.00 and will be included in CSA Revision No. 18.



As noted previously, the MSFA and Team would both like to relocate the Usher's Locker Room to a different area on the event level. The Team has agreed to fund half of the construction costs related to this issue. The MSFA's portion would be funded from Owner's Contingency. Issue 928 provides for this scope of work as drawn by HKS. The cost for Issue 928 is \$134,969.00 and will be included in CSA Revision No. 18. The Team's additional funding of \$67,484.50 requires an increase in the Stadium Capital Budget.

**Recommendation: The MSFA approves an increase of \$302,293.50 to the Additional Team Contribution Source of Funding within the Stadium Capital Budget. The Construction Contract within the Uses section of the Stadium Master Project Budget would be increased by the same amount. This increase is the Team's agreed upon contribution for Mortenson Issues 928 and 1237. The MSFA authorizes the Chair and CEO/Executive Director to execute CSA Revision No. 18, which will include these two issues. This adjustment would become effective after Master Application for Payment No. 25 is finalized. Commissioner McCarthy moved to approve the recommendation. Commissioner Griffith seconded the motion.**

**APPROVED**

**C) Block 1 Ramp Capital Budget:**

As part of the Downtown East Development project, the MSFA, on behalf of the Stadium Project, entered into a Design Build Agreement with Ryan Construction to construct a 1,610 stall parking garage bounded by 3<sup>rd</sup> Street, 4<sup>th</sup> Street, Chicago Avenue and Park Avenue. Costs will be shared between the Stadium Project and the City of Minneapolis pursuant to the Development Agreement dated February 10, 2014 between the City of Minneapolis, Ryan Companies, and the MSFA. This parcel is defined as Block 1 within the Development Agreement.

The City and the MSFA have agreed to pay \$48,953,484.00 for the acquisition of the property and the construction of the Block 1 Ramp. The City's portion is \$32,632,392.00 while the Stadium Project's portion is \$16,321,092.00. The City's portion will be repaid from parking revenues in the two parking ramps owned by the MSFA. The MSFA owns the Block 1 ramp as well as the Downtown East ramp underneath the LRT station. The MSFA's funding source for the Block 1 Ramp Project is included within the Stadium Master Project Budget.

The Master Project Budget for the Block 1 Parking Ramp is proposed as outlined in Table 1 - Block 1 Ramp Master Project Budget.



Table 1 - Block 1 Ramp Master Project Budget

Division	Description	Final Projected Cost
<b>SOURCES OF FUNDS</b>		
00-25-005	City Contribution	\$32,632,392.00
00-25-010	MSFA Contribution *	\$16,321,092.00
	<b>Total Sources of Funds</b>	<b>\$48,953,484.00</b>
<b>USES OF FUNDS</b>		
10-00-000	Site Acquisition & Improvements	\$7,700,000.00
20-00-000	Construction Costs	\$41,253,484.00
30-00-000	Furnishings, Fixtures & Equip.	\$0.00
40-00-000	Development Costs	\$0.00
50-00-000	Financing Costs	\$0.00
60-00-000	Other Project Costs	\$0.00
90-00-000	Project Contingency	\$0.00
	<b>Total Uses of Funds</b>	<b>\$48,953,484.00</b>

\* The MSFA’s funding source for the Block 1 Ramp Project is included within the Stadium Master Project Budget.

**Recommendation: The MSFA approves the Block 1 Ramp Capital Budget outlined above. Commissioner Benson moved to approve the recommendation. Commissioner Butts Williams seconded the motion.**

**APPROVED**



**Summary:**

The proposed budget adjustments outlined in this memorandum would modify the Stadium Master Project Budget as outlined in Table 2 - Stadium Master Project Budget.

Table 2 - Stadium Master Project Budget Summary

Division	Description	Current Budget	Proposed Adjustment	Adjusted Budget
<b>SOURCES OF FUNDS</b>				
00-25-005	Team Contribution	\$477,000,000.00		\$477,000,000.00
00-26-015	Additional Team Contribution	\$49,167,977.00	\$647,838.50	\$49,815,815.50
00-30-005	State of Minnesota Contribution	\$498,000,000.00		\$498,000,000.00
	<b>Total Sources of Funds</b>	<b>\$1,024,167,977.00</b>	<b>\$647,838.50</b>	<b>\$1,024,815,815.50</b>
<b>USES OF FUNDS</b>				
10-00-000	Site Acquisition & Improvements	\$51,225,678.10		\$51,225,678.10
20-00-000	Construction Costs	\$803,494,656.69	\$302,293.50	\$803,796,950.19
30-00-000	Furnishings, Fixtures & Equip.	\$54,350,000.00		\$54,350,000.00
40-00-000	Development Costs	\$86,611,953.74	\$345,545.00	\$86,957,498.74
50-00-000	Financing Costs	\$0.00		\$0.00
60-00-000	Other Project Costs	\$7,997,454.66		\$7,997,454.66
90-00-000	Project Contingency	\$20,488,233.81		\$20,488,233.81
	<b>Total Uses of Funds</b>	<b>\$1,024,167,977.00</b>	<b>\$647,838.50</b>	<b>\$1,024,815,815.50</b>

**Recommendation:** The Authority approves an increase of \$46,107,057.00 to the project capital budget, thereby increasing the total project budget from \$977,542,943.00 to \$1,023,650,000.00. The Authority authorizes the Chair and CEO/Executive Director to reallocate budget amounts as necessary and to execute any required amendments to the Amended and Restated Development Agreement regarding corresponding revisions to Exhibit F-2. Commissioner Griffith moved to approve the recommendation. Commissioner McCarthy seconded the motion.

**APPROVED**

**ii. Authorize Negotiations/Selection for Technology Contracts**

The Minnesota Sports Facilities Authority (Authority) in collaboration with the Minnesota Vikings (Team) solicited proposals for each of the following technologies: Distributed Antenna System (DAS), Wireless System (Wi-Fi), IP Telephone System, and Local Area Network System (LAN). Multiple proposals were received and reviewed by the selection committee comprised of Authority and Team representatives. DAS and Wi-Fi firms were interviewed to clarify points that were contained in the proposals; final presentations and contract negotiations with these firms will be completed within a few weeks.



The selection committee plans to interview IP Telephone System and LAN firms in the very near future and then begin contract negotiations with these firms.

Integration of the technology contractor's design plans into the design and construction plans for the new stadium is a critical path element as the contractor's equipment configuration will impact construction plans for electrical loads, heating ventilation air conditioning (HVAC) loads, and fire suppression capacities. HKS and Mortenson Construction are anxious to incorporate the technology contractor's specifications into the project documents as soon as possible.

Execution of the technology contractors' agreements prior to the December 19, 2014 board meeting is required to meet the demands of the construction schedule.

**Recommendation: That the Authority authorizes the Chair and CEO/Executive Director to enter into a contract with the selected technology contractor for the technology categories listed above. A complete technology report will be presented at the next board meeting. Commissioner Butts Williams moved to approve the recommendation. Commissioner Griffith seconded the motion.**

**APPROVED**

**iii. Approve & Authorize Request for Qualifications & Proposals – Video Scoreboard & Production Equipment**

The Minnesota Multi-purpose Stadium (MMPS) will feature some of the largest Scoreboards and Ribbon Boards in an NFL venue with high-resolution clarity. The main scoreboard will be the single most viewed source for game presentation, live video and replays, sponsorship and other event information. Whether it's to fuel the crowd or celebrate a victory, this display infrastructure will create electric, energetic environments in an instant.

The Video Production Control Room will be the epicenter of the control and distribution of the video content on the large video displays in the bowl, as well as the multi level LED ribbon displays and the numerous video monitor channels being viewed simultaneously before, during and after the events. The content acquisition will begin with the multiple broadcast quality cameras focused on the event. Through state of the art switching, the control room will mix these camera angles with the over the air broadcast camera, unique stadium and team replays, statistics and phenomenal graphics to create the compelling experience expected. The use of 4K and Ultra HD technology will be developed to maximize the fan's experience and the unique views for the in-venue crowd exclusively.

A state-of-the-art production room will further enhance the stadium experience and bring participants closer to the action at games and events with exclusive programming and content in association with Minnesota Vikings games, MMPS local college, high school and Little League games, as well as concerts, conventions, and trade shows.



The staff is requesting authorization to issue a Request for Proposals for LED Video Display, Scoring and Production Control Room.

**Recommendation: The Authority authorizes the issuance of a Request for Proposals for LED Video Display, Scoring and Production Control Room. Commissioner Griffith moved to approve the recommendation. Commissioner McCarthy seconded the motion.**

**APPROVED**

## **b. Report Items**

### **i. Equity Program Update**

During the past two months, the Equity Program continues to exceed expectation. Since the October meeting, the Equity Program has seen its eighth and ninth month and was highlighted during the following events:

- Ryan Construction Integration; Ramp Block 1 Meet & Greet II
- Apprenticeship Coordinators Association of Minnesota (ACAM) Meeting (November 19, 2014)
- Stadium Equity Oversight Committee Meeting (November 20 2014)

The project reports were assessed as of October 2014. These reports are posted on the MSFA website for transparency purposes. *The next Stadium Equity Oversight Committee will be in January 2015.*

- The EAF is currently conducting outreach and training for resource efforts in support of the project.  
**46 Trained and 43 Placements were made**
  - Outreach: 631 Workers identified; 190 available for hire
  - Training: 126 Minorities; 18 Women; 4 Veterans (Total: 148)
- Mortenson/Thor Construction provided a WORKFORCE report, **as of October 31, 2014.**
  - Exceeding both minority (32%) and women (6%) goals at;
  - **37% minority, 9% women and 5% veteran;** 594,774.60 hours total
  - **103 Workers from the TARGETED ZIP CODES** in the metro area
- Ryan Construction provided a WORKFORCE report, **as of October 31, 2014.**
  - **23% minority, 11% women and 0% veteran;** 1949 hours total
  - **1 Worker from the TARGETED ZIP CODES** in the metro area
- HKS provided a TARGETED BUSINESS report on design activity, **as of October 31, 2014.**
  - Meeting both MBE (8%) and WBE (11%) goals at;





- **MBE:** 7% (\$2,358,440)
- **WBE:** 11% (\$3,854,892)
  
- Ryan Construction provided a TARGETED BUSINESS report on design activity, **as of October 31, 2014.**
  - **MBE:** 3% (\$89,100)
  - **WBE:** 2% (\$70,340)
  
- Mortenson/Thor Construction provided a targeted business report, **as of October 31, 2014.** Exceeding both MBE (9%) and WBE (11%) goals at;
  - 37 MBE Contracts totaling 10%; (\$77,002,992.50)
  - 53 WBE Contracts totaling 17% (\$134,509,957.75)
  - 5 VBE firms totaling 1% (\$8,209,303)
  - Total Targeted Business: \$219,722,253.25
  
- Ryan Construction provided a targeted business report, **as of October 31, 2014.**
  - 3 MBE Contracts totaling .41%; (\$184,455,)
  - 4 WBE Contracts totaling .22% (\$100,000)
  - 0 VBE firms totaling 0% (\$0)
  - Total Targeted Business: \$284,455

**Recommendation: None. This is for informational purposes only. No action is required at this time.**

Commissioner McCarthy provided some context around the EAF numbers. The EAF was always intended to be a secondary force of inclusion as the primary source is the unions. The process is working, as the unions have been very deliberate with the relationship between the EAF, Mortenson/Thor and Ryan Companies. This is roughly around where everyone expected to be at this point in the project. At the peak of the project, the EAF will ramp up. The skilled trades are where the greatest need lies and thus they represent the largest request for EAF services. Commissioner McCarthy thanked Mr. Tittle for his work. His work is complex and involves a lot of partners. Commissioner Butts Williams echoed these comments and indicated that Mr. Tittle has done a lot of good work engaging stakeholders. She also commended Lynn Littlejohn with Mortenson Construction on her detailed graphs. She believes they will set a model for other stakeholders involved in the project. There is a very good story to tell nationally as results are posted. Ryan Companies is learning a lot, and everyone has the right intentions. Commissioner Griffith raised the issue of ensuring there is a quality minority workforce for all projects in the area. He acknowledged that this isn't necessarily Mr. Tittle's job but he raised the concern that this project might be taking people of color that were already employed from other projects and that they're not actually increasing the number of employed persons of color. He is wondering if there is a way to look at the numbers and how they are increasing overall. Mr. Tittle responded that this is a regional question and requires coordination with all partners. The cities of Minneapolis and Saint Paul, MnDOT and the Metropolitan Council are trying to address this issue. The true answer resides with subcontractors that are hiring workers. That's where the conversation begins as unions and businesses manage relationships with contractors. The unions are trying to figure it out. They are being deliberate and purposeful but it is a difficult transition. Commissioner Griffith added that the onus is on the private sector as well to educate companies that may be expanding and that will be forming construction contracts.



Commissioner McCarthy indicated that unions have been having these discussions and have worked very hard to address workforce availability on upcoming projects.

They are in the process of examining their apprenticeship programs and conducting outreach and recruitment. Mr. Tittle concluded the discussion by stating that it comes down to education and that they are working to implement best practices with the EAF and their partners.

## ii. Construction Project Update

Allen Troshinsky offered an update on behalf of Mortenson/Thor. The project has reached several major milestones. Foundation activities are substantially complete. This subcontractor has demobilized from the site. Concrete operations are 60% complete with two lower levels done. This work has been proceeding for six to seven months. The steel operation is underway. The east assembly of steel for the ridge truss was completed. Perimeter steel work is underway on the outside of the building coming off of the "A" frame on the east assembly. Steel work is proceeding in two directions around the building. This work is ramping up as space becomes more available. Metal stud framing is being completed for metal panels. One can see mock-ups for the metal panels on the site. Underground mechanical and plumbing work is occurring and will precede slab on grade activities. There is a fair amount of mechanical and electrical work that has been completed. Pre-cast concrete stadia sections are being set and are becoming the bowl. Masonry work is continuing and drywall partitions are being formed. Behind the scenes, all procurement activities are substantially complete. Major awards to some smaller packages will proceed in the following months but they are substantially bought out at the primary level. 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> tier subcontractor awards will continue for a number of months. There are still plenty of opportunities for local subcontractors to participate. Off-site activities include the manufacturing of metal panels, glass and ETFE roofing and quality inspections. The glass will be installed in February 2015 and metal panels will be installed in April 2015. One will be able to see the formation of the permanent closure of the facility. One may have noticed the beginning of the concrete ring beam being constructed. Lots of exciting things have been happening here recently. The project site is supporting 600 people on site very day, and well over 2000 workers have participated from the beginning of the project. Mr. Troshinsky added that Mortenson/Thor continues to update neighborhoods on construction activities and their potential effects on the community. As Mortenson/Thor anticipates the buildup of the labor force, they continue to engage in conversations with the subcontractors, union representatives, the Authority and the EAF to address concerns regarding labor shortages. Mr. Troshinsky believes they have the right plan in place to ensure contractors are in a position to meet their goals. Commissioner Griffith asked how much of the project had been bought out percentage-wise? Mr. Troshinsky responded that they are nearly 100% bought out. Commissioner Griffith asked if Mortenson/Thor anticipates any budgetary and scheduling concerns? Mr. Troshinsky stated that this is a dynamic issue. When there are cost overruns, they work to resolve them within their own team and then involve the Authority and Team as appropriate. It is a constant, ongoing process. Chair Kelm-Helgen asked if there were any concerns about winter. Mr. Troshinsky answered that there is the reality of winter to deal with but that Mortenson/Thor has been building in this weather for 60 years. They know how to handle it. Commissioner McCarthy asked if Mortenson/Thor is scheduling double shifts.



Mr. Troshinsky answered that they have been deliberately scheduling second shifts for portions of the exterior steel framing on precast stadia so that this work will not interfere with the crane activities during the day.

## 7. PUBLIC COMMENT

Nine individuals came forward to address the MSFA Board.

1. Wendy Haan, MN Citizens Concerned for the Protection of Migratory Birds: Ms. Haan criticized the Authority's decision to not use bird-safe glass and called into question how the Vikings can keep putting money into the building for other design changes but not the glass.
2. Kate Hunt, MN Citizens Concerned for the Protection of Migratory Birds: Ms. Hunt questioned if the Authority had done its due diligence in researching alternative types of glass with input from environmental and conservation groups.
3. Howard Miller, MN Citizens Concerned for the Protection of Migratory Birds: Mr. Miller presented handouts featuring the Javits Center in New York City and compared it to the new stadium.
4. Wayne Swanson, MN Citizens Concerned for the Protection of Migratory Birds: Mr. Swanson cited other examples of buildings using bird-safe glass and criticized the Authority for not looking out for the public interest.
5. Sam Dougherty: Mr. Dougherty raised concerns about the inclusion of the African-American community on the project and of how low-income individuals can become engaged with opportunities.
6. Peter Molenaars, MN Citizens Concerned for the Protection of Migratory Birds: Mr. Molenaars compared the Authority to climate change deniers.
7. Carlo Lachmansingh: Mr. Lachmansingh raised concerns about his business receiving work on the project.



8. Robert Woods, Brick Development: Mr. Woods praised the work being done by all partners to meet the equity goals.
9. AmyLeo Barankovich, MN Citizens Concerned for the Protection of Migratory Birds: Ms. Barankovich urged the Authority to reconsider its decision to not use bird-safe glass.

8. **DISCUSSION**

No discussion occurred at this time.

9. **ANNOUNCE FUTURE MEETINGS**

Friday, January 16, 2014 at 9:00 A.M MSFA Board Meeting, 1010 Metrodome Square Building

10. **ADJOURNMENT**

There being no further business to come before the Authority, Commissioner Benson moved to adjourn the meeting, seconded by Commissioner Butts Williams and approved unanimously – 5 YEAS, 0 NAYS.

**APPROVED**

The meeting was adjourned at 10:22 am.

ADOPTED this 19<sup>th</sup> day of December 2014 by the Minnesota Sports Facilities Authority

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Duane Benson, Secretary

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Ted Mondale, CEO/Executive Director