



MINNESOTA SPORTS FACILITIES AUTHORITY REGULAR MEETING MINUTES

Friday, May 15, 2015, 9:00 A.M.

1010 Metrodome Square Building, Lower Level Conference Room

1010 South 7th Street, Minneapolis, MN 55415

1. CALL TO ORDER

Chair Kelm-Helgen called the meeting of the Minnesota Sports Facilities Authority to order at 9:04 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 Butts Williams moved approval of the agenda, seconded by Commissioner McCarthy and approved unanimously – 5 YEAS, 0 NAYS.

APPROVED

4. APPROVAL OF AUTHORITY MEETING MINUTES

Commissioner McCarthy moved approval of the April 17, 2015 Regular Meeting Minutes, seconded by Commissioner Benson and approved unanimously – 5 YEAS, 0 NAYS.

APPROVED



5. CHAIR'S REPORT

Chair Kelm-Helgen commented on the significant progress that has taken place on the construction site.

She reported that the MN Vikings are stepping up with another significant contribution to the project with over \$14 million in additional funding. These funds will be primarily focused on televisions throughout the stadium. They are also putting in another \$985,000 for exterior signage. Some additional funds are going towards design fees.

Chair Kelm-Helgen reported that work is moving ahead with the College Football Playoff bid. The bid submission is due at the end of May 2015. The co-chairs were formally announced at a press conference with Governor Dayton earlier this month. Chris Policinski with Land O'Lakes and Scot Housh with Willis of Minnesota serve as co-chairs of the bid committee. Coach Jerry Kill with the University of Minnesota, Randall McDaniell, NFL Hall of Famer, and Erika Binger with the McKnight Foundation serve as honorary co-chairs. Putting together the bid has been a great collaborative effort with the MSFA, SMG, MN Vikings, GREATER MSP, the University of Minnesota and Meet Minneapolis.

Chair Kelm-Helgen also highlighted the various outreach efforts that have taken place over the past month. Former Representative Morrie Lanning invited the MSFA to come to Moorhead to do a presentation at their "Kegs and Issues" event that included over 100 attendees. Chair Kelm-Helgen discussed the statewide economic impact of the stadium as well as the construction progress. Speaking engagements have also been scheduled with the Rochester Rotary Club in June 2015 as well as various metro civic organizations.

Chair Kelm-Helgen again recognized Alex Tittle for his Small Business Veterans Award. She commended Mr. Tittle for all of his incredible work with veterans, women and minorities. He has made a long-time commitment to veterans' issues and has made a tremendous difference for the workers and businesses on the project.

6. BUSINESS

a. Action Items

i. Approve Project Budget Amendments

The items identified that require adjustments to the Master Project Budget are summarized below:

- A) Mortenson Issue 2341, Utility Locates within Vacated 5th Street
- B) Mortenson Issue 2299, Lighting Mockup
- C) Mortenson Issue 1991, Electrical Panel Modifications for Upper Concourse Televisions
- D) Mortenson Issue 2855, Exterior Signage
- E) HKS Design Services Agreement, ASR 40
- F) HKS Design Services Agreement, ASR 68



- G) HKS Design Services Agreement, ASR 75
- H) IPTV Enhancements

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

A) Mortenson Issue 2341, Utility Locates within Vacated 5th Street

Mortenson Construction has submitted a Cost Issue to perform additional work as a result of requested changes to the Construction Documents. The following Issue is funded as noted below by the Team and requires an increase to the Stadium Capital Budget to account for the additional Team Funding.

The Team has elected to proceed with exploratory excavation to locate pre-existing utilities within vacated 5th Street within the Southwest corner of the project site, also known as Issue 2341. The Team has agreed to fund the entire Total Cost for this Issue, which is \$2,176.00 and will be included in CSA Revision No. 32. This will also require an increase in the Stadium Capital Budget.

Recommendation: The MSFA approves an increase of \$2,176.00 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 Issue 2341. The MSFA authorizes the Chair and CEO/Executive Director to execute CSA Revision No 32 inclusive of the aforementioned Issue. Commissioner Griffith moved to approve the recommendation. Commissioner Butts Williams seconded the motion.

APPROVED

B) Mortenson Issue 2299, Lighting Mockup

Mortenson Construction has submitted a Cost Issue to perform additional work as requested by the Team. The following Issue is funded as noted below by the Team and requires an increase to the Stadium Capital Budget to account for the additional Team Funding.

The Team has elected to proceed with a lighting mockup to understand and consider potential lighting modifications, also known as Issue 2299. The Team has agreed to fund the entire Total Cost for this Issue, which is \$37,196.00 and will be included in CSA Revision No. 32. This will also require an increase in the Stadium Capital Budget.

Recommendation: The MSFA approves an increase of \$37,196.00 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 Issue 2299. The MSFA authorizes the Chair and CEO/Executive Director to execute CSA Revision No 32 inclusive of the aforementioned Issue. Commissioner Griffith moved to approve the recommendation. Commissioner Butts Williams seconded the motion.

APPROVED



C) Mortenson Issue 1991, Electrical Panel Modifications for Upper Concourse Televisions

Mortenson Construction has submitted a Cost Issue to perform additional work as a result of requested changes to the Construction Documents. The following Issue is funded as noted below by the Team and requires an increase to the Stadium Capital Budget to account for the additional Team Funding.

The Team has elected to proceed with changes to an upper concourse electrical panel to provide power for additional televisions, also known as Issue 1991. The Team has agreed to fund the entire Total Cost for this Issue, which is \$10,341.00 and will be included in CSA Revision No. 32. This will also require an increase in the Stadium Capital Budget.

Recommendation: The MSFA approves an increase of \$10,341.00 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 Issue 1991. The MSFA authorizes the Chair and CEO/Executive Director to execute CSA Revision No 32 inclusive of the aforementioned Issue. Commissioner Griffith moved to approve the recommendation. Commissioner Butts Williams seconded the motion.

APPROVED

D) Mortenson Issue 2855, Exterior Signage

Mortenson Construction has submitted a Cost Issue to perform additional work as a result of requested changes to the Construction Documents. The following Issue is funded as noted below by the Team and requires an increase to the Stadium Capital Budget to account for the additional Team Funding.

The Team has elected to proceed with certain exterior signage, also known as Issue 2855. The Team has agreed to fund the entire Total Cost for this Issue, which is \$985,382.00 and will be included in CSA Revision No. 32. This will also require an increase in the Stadium Capital Budget.

Recommendation: The MSFA approves an increase of \$985,382.00 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 Issue 2855. The MSFA authorizes the Chair and CEO/Executive Director to execute CSA Revision No 32 inclusive of the aforementioned Issue. Commissioner Griffith moved to approve the recommendation. Commissioner Butts Williams seconded the motion.

APPROVED



E) HKS Design Services Agreement, ASR 40

HKS submitted an Additional Service Request (“ASR”) to perform design services that result in a change to the Construction Documents. The following ASR is funded as noted below by the Team and requires an increase to the Stadium Capital Budget to account for additional Team Funding.

ASR No. 40 provides for design services to create a platform for the ceremonial Gjallarhorn. The Total Cost for this ASR is \$85,295.00. The Team agreed to fund the added design costs and therefore, the Master Project Budget is to increase by \$85,295.00.

Recommendation: The MSFA approves an increase of \$85,295.00 to the 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 ASR 40. The MSFA authorizes the Chair and CEO/Executive Director to execute DSA Revision No. 12, which includes ASR 40. Commissioner Griffith moved to approve the recommendation. Commissioner Butts Williams seconded the motion.

APPROVED

F) HKS Design Services Agreement, ASR 68

HKS submitted an Additional Service Request (“ASR”) to perform design services that result in a change to the Construction Documents. The following ASR is funded as noted below by the Team and requires an increase to the Stadium Capital Budget to account for additional Team Funding.

ASR No. 68 provides for design services to add exterior roof lighting. The Total Cost for this ASR is \$20,700.00. The Team agreed to fund the added design costs and therefore, the Master Project Budget is to increase by \$20,700.00.

Recommendation: The MSFA approves an increase of \$20,700.00 to the 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 ASR 68. The MSFA authorizes the Chair and CEO/Executive Director to execute DSA Revision No. 17, which includes ASR 68. Commissioner Griffith moved to approve the recommendation. Commissioner Butts Williams seconded the motion.

APPROVED



G) HKS Design Services Agreement, ASR 75

HKS submitted an Additional Service Request (“ASR”) to perform design services that result in a change to the Construction Documents. The following ASR is funded as noted below by the Team and requires an increase to the Stadium Capital Budget to account for additional Team Funding.

ASR No. 75 provides for design services to modify video wall designs and flex concession monitor designs. The Total Cost for this ASR is \$22,800.00. The Team agreed to fund the added design costs and therefore, the Master Project Budget is to increase by \$22,800.00.

Recommendation: The MSFA approves an increase of \$22,800.00 to the 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 ASR 75. The MSFA authorizes the Chair and CEO/Executive Director to execute DSA Revision No. 17, which includes ASR 75. Commissioner Griffith moved to approve the recommendation. Commissioner Butts Williams seconded the motion.

APPROVED

H) Team to Create IPTV Enhancement Line Item within Master Project Budget

The Team has submitted a request to create a new line item within the Master Project Budget of \$12,900,000.00 to enhance the IPTV system throughout the Stadium and the Team has agreed to fund this budget increase in a manner consistent with the Development Agreement. This requires an increase in the Stadium Capital Budget to account for the additional Team Funding. Vendors for this work are to be determined and finalized in the future.

Recommendation: The MSFA approves an increase of \$12,900,000.00 to the Team Contribution Source of Funding within the Stadium Capital Budget. The MSFA approves the establishment of a new line item within the Master Project Budget called IPTV Enhancement of \$12,900,000.00 within the Stadium Capital Budget. This increase is the Team’s agreed upon contribution for IPTV Enhancement. The MSFA further authorizes the Chair and CEO/Executive Director to negotiate and execute contractual documents with Mortenson and the Team as required to implement this budget increase. Commissioner Griffith 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 1 - Stadium Master Project Budget.

**Table 1
Stadium Master Project Budget Summary**

Division	Description	Master Project Budget as of 5/14/15	5/15/15 Adjustments	Adjusted Budget
SOURCES OF FUNDS				
00-25-005	Team Contribution	\$377,000,000.00		\$377,000,000.00
00-25-010	Private Contribution	\$100,000,000.00		\$100,000,000.00
00-25-015	Additional Team Contribution	\$75,148,980.71	\$14,063,890.00	\$89,212,870.71
00-30-005	State of Minnesota Contribution	\$498,000,000.00		\$498,000,000.00
00-90-005	Aramark Capital Investment	\$10,000,000.00		\$10,000,000.00
00-90-010	SMG Capital Investment	\$2,000,000.00		\$2,000,000.00
	Total Sources of Funds	\$1,062,148,980.71	\$14,063,890.00	\$1,076,212,870.71
USES OF FUNDS				
10-00-000	Site Acquisition & Improvements	\$56,241,967.10		\$56,241,967.10
20-00-000	Construction Costs	\$829,799,573.14	\$1,035,095.00	\$830,834,668.14
30-00-000	FF&E (includes Food Service Equip)	\$47,364,717.00		\$47,364,717.00
40-00-000	Development Costs	\$87,441,133.85	\$128,795.00	\$87,569,928.85
50-00-000	Financing Costs	\$0.00		\$0.00
60-00-000	Other Project Costs			
	TCF Stadium Improvements	\$8,050,856.57		\$8,050,856.57
	SDC Group Contingency	\$8,000,000.00		\$8,000,000.00
	East Event Buildout	\$2,000,000.00		\$2,000,000.00
	Other Mutually Agreed Cost Issues	\$3,900,000.00		\$3,900,000.00
	IPTV Enhancement	\$0.00	\$12,900,000.00	\$12,900,000.00
90-00-000	Project Contingency	\$19,350,733.05		\$19,350,733.05
	Total Uses of Funds	\$1,062,148,980.71	\$14,063,890.00	\$1,076,212,870.71

ii. Approve Construction Services Agreement Contract Revision 32

Draft Contract Revision 32 has been prepared and is currently being reviewed by the MSFA and Team. The total value of the Contract Revision exceeds the staff approval level and therefore requires approval from the MSFA Board to execute.



A) CONTRACT REVISION 32:

Proposed Contract Revision 32 totals \$2,047,654.00 and includes the cost issues identified on the attached Table 1. Team Financed Budget increases have previously been considered and approved by the MSFA.

Recommendation: The MSFA approves an increase of \$2,047,654.00 to the Construction Services Agreement. The MSFA authorizes the Chair and CEO/Executive Director to execute CSA Revision No. 32. Commissioner McCarthy moved to approve the recommendation. Commissioner Butts Williams seconded the motion.

APPROVED

Table 1 – CSA Contract Revision 32

Mort Issue #	Cost Description	Construction Contingency	MSFA Funded	Team Financed
1143	CCD 145 Deluge Steel Protection Required for Variance		\$ 298,797.00	
1416	Suite Induction Units	(\$4,728.00)	\$ 182,716.00	(1)
1991	Upper Concourse Team Store	(\$268.00)		\$ 10,341.00
2013	Club Purple Railing for Super Bowl		(\$3,929.00)	
2180	Vikings Club Catering Kitchen	\$ 5,459.00	(\$210,953.00)	
2203	IDF Closet 3.23.03 Power Requirements		(\$2,216.00)	
2258	NRG Revisions	(\$19,336.00)	\$ 747,237.00	(2)
2299	VF Light Installation o ETFE Mockup			\$ 37,196.00
2341	5th & 6th Street Utility Potholing			\$ 2,176.00
2371	Core Drilling at Precast for Wifi Bowl Locations	(\$403.00)	\$ 15,558.00	(3)
2831	Fireproofing from CCD 93	\$ 236,083.11	(\$14,651.00)	
2855	Exterior Signage			\$ 985,382.00
SUBTOTAL		\$ 216,807.11	\$ 1,012,559.00	\$ 1,035,095.00
VALUE OF CONTRACT REVISION 32			\$2,047,654.00	

Note:

1. Issue 1416 will be funded from FF&E - Food Service Equipment.
2. Issue 2258 will be funded from Other Project Costs - Mutually Agreed Scope
3. Issue 2371 will be funded from FF&E - Vendor Contract Technology
4. All other issues within MSFA funded column funded by Owner's Contingency.



b. Report Items

i. Equity Program Update

The project reports were assessed as of March 31, 2015. These reports are posted on the MSFA website for transparency purposes. *The next Stadium Equity Oversight Committee meeting will be on May 27, 2015.*

- The **EAF** is currently conducting outreach and training for resource efforts in support of the project.
64 Trained and 60 Placements
 - 768 Workers identified;
 - 138 Workers are available for hire

- Mortenson/Thor Construction provided a **WORKFORCE** report, *as of March 31, 2015.*
 - Exceeding both minority (32%) and women (6%) goals at;
 - 37% minority, 10% women and 4% veteran; 1,218,642.25 hours total
 - 154 Hired Workers from the TARGETED ZIP CODES in the metro area

- Ryan Construction provided a **WORKFORCE** report, *as of March 31, 2015.*
 - 37% minority, 9% women and 0.2% veteran; 37,371.5 hours total
 - 20 Hired Workers from the TARGETED ZIP CODES in the metro area

- HKS provided a TARGETED BUSINESS report on **DESIGN** activity, *as of March 31, 2015.*
 - Goals MBE (8%) and WBE (11%) goals at;
 - 15 MBE: 8% (\$3,145,392)
 - 17 WBE: 10% (\$4,074,969)

- Ryan Companies' TARGETED BUSINESS report on **DESIGN** activity, *as of December 31, 2014.*
 - 5 MBE: 9% (\$290,592)
 - 7 WBE: 13% (\$264,025)

- Mortenson/Thor's TARGETED BUSINESS report on **Construction** activity, *as of March 31, 2015.*
 - MBE (9%) and WBE (11%) goals at;
 - 57 MBE Contracts totaling 12%; (\$82,807,363)
 - 71 WBE Contracts totaling 16% (\$110,965,142)
 - 9 VBE Contracts totaling 1% (\$7,907,788)
 - Total Targeted Business: (\$201,680,293)

- Ryan Companies' TARGETED BUSINESS report on **Construction** activity, *as of March 31, 2015.*
 - 8 MBE Contracts totaling 12%; (\$4,464,237)
 - 18 WBE Contracts totaling 21% (\$5,982,020)
 - 2 VBE firms totaling 1% (\$144,180)



- Total Targeted Business: (\$10,590,437)

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

ii. MMPS Construction Update

Eric Grenz offered a construction update on behalf of Mortenson/Thor. The current status of the project was reported as well as upcoming milestones. Progress photos were also shown.

8. PUBLIC COMMENT

Three individuals came forward to address the MSFA Board.

1. Becky Hanson, MN Citizens Concerned for the Protection of Migratory Birds: Ms. Hanson expressed disappointment that the glass was not being changed to protect birds due to aesthetic concerns as opposed to the cost. She asked for a moment of silence to honor the future deaths of birds.

2. Jerry Bahls, Minneapolis Chapter - Audubon Society: Mr. Bahls questioned why there is not yet detail on any bird collision monitoring programs for the new stadium. He reiterated that the Minneapolis Audubon Society stands ready to provide volunteers for such a program.

3. Elise Morton, MN Citizens Concerned for the Protection of Migratory Birds: Ms. Morton asked that the project team reconsider using bird-safe glass in the stadium skyways.

Chair Kelm-Helgen mentioned that they are hoping to have a monitoring and test protocol plan for a potential 3M product that can be brought forward later this summer with the State Audubon Society.

Commissioner Griffith asked if the skyway glass had been ordered. Mr. Mondale indicated that he would look into this and would report back. Commissioner Griffith then requested that if the glass has not yet been ordered, that the MSFA and Ryan Companies look into the possibility of procuring bird-safe glass in accordance with any city ordinances.

8. DISCUSSION

No discussion occurred at this time.



9. **ANNOUNCE FUTURE MEETINGS**

Friday, June 19, 2015 at 9:00 A.M MSFA Board Meeting, 1010 Metrodome Square Building

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

APPROVED

The meeting was adjourned at 9:48 am.

ADOPTED this 19th day of June 2015 by the Minnesota Sports Facilities Authority

Duane Benson, Secretary

Ted Mondale, CEO/Executive Director