



**MINNESOTA SPORTS FACILITIES AUTHORITY REGULAR MEETING TENTATIVE AGENDA**  
**Friday, April 18, 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
2. ROLL CALL
3. ADOPTION OF AGENDA
4. APPROVAL OF AUTHORITY MEETING MINUTES:  
-Regular Meeting, March 21, 2014
5. CHAIR'S REPORT
6. BUSINESS
  - a. Action Items
    - i. Authorize Amendment to Agreements
    - ii. Authorize Project Change Orders; Mortenson
    - iii. Authorize Amendment to Project Capital Budget
    - iv. Approve & Authorize Issuance of a Request for Qualifications & Proposals – DAS/WiFi
    - v. Approve & Authorize Issuance of a Request for Qualifications & Proposals – Plaza Concession Services
  - b. Report Items
    - i. Equity Update
    - ii. Construction Project Update
7. PUBLIC COMMENTS
8. DISCUSSION
9. ANNOUNCE FUTURE MEETINGS – Friday, May 16, 2014, 9:00 A.M. – Board Meeting
10. ADJOURNMENT



**MINNESOTA SPORTS FACILITIES AUTHORITY REGULAR MEETING MINUTES**

**Friday, March 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 9:01 AM.

**2. ROLL CALL**

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

Commissioners Absent: Commissioner Benson

**3. ADOPTION OF AGENDA**

Chair Kelm-Helgen presented the agenda. Commissioner McCarthy moved approval of the agenda, seconded by Commissioner Griffith and approved unanimously – 4 YEAS, 0 NAYS.

**APPROVED**

**4. APPROVAL OF AUTHORITY MEETING MINUTES**

Commissioner Griffith moved approval of the February 19, 2014 Regular Meeting Minutes, seconded by Commissioner Butts Williams and approved unanimously – 4 YEAS, 0 NAYS.

**APPROVED**

**5. CHAIR'S REPORT**

Chair Kelm-Helgen reported that the demolition process is well underway. Allen Troshinsky will offer a more detailed update later in the meeting. The building is almost completely demolished. Frattalone is recycling over 80% of the Dome. From the Governor's and the Legislature's perspectives, having all of these materials not go into landfills was important. The concrete will be used in other road building projects as well as the metals and steel.



In regards to the Super Bowl bid, Chair Kelm-Helgen reported that a lot of work is happening to prepare for the preliminary bid submission on April 1, 2014. Minneapolis is a finalist along with New Orleans and Indianapolis for the 2018 Super Bowl. NFL owners will be voting and making a decision in mid-May 2014. The NFL was in town last week looking at all the building plans on the Twin Cities site. Many ancillary events will be held throughout the metro. The Super Bowl will bring in major numbers of outside visitors, with over 100,000 projected to come. The bid committee will keep everyone posted on this process. The NFL was really excited about the building, its design and the functionality of the venue.

Chair Kelm-Helgen reported that the Ryan development adjacent to the stadium site is seeing further progress. It was announced a few days ago that city staff is recommending that Ryan Companies be awarded the air rights above the parking ramp connecting the Wells Fargo towers to the stadium. Ryan's proposal, valued at \$101 million in development, would include a 150-room Radisson Red hotel. This is a new concept they're testing with an additional 200 unit of apartments also included in the development. Everything will be connected by skyway. Demolition of buildings within the Downtown East area has already commenced. With this development, everyone can realize that this was the appropriate site for the new stadium as it is spurring economic activity. Chair Kelm-Helgen stated that she ran into a real estate sales associate who indicated that she has never been so busy with such strong interest in this 3-block area.

Chair Kelm-Helgen concluded her report by stating that the Authority and Vikings held another successful public listening session in Mankato. The session was held at Minnesota State University – Mankato. Lester Bagley and Chair Kelm-Helgen offered a project update and interesting discussions ensued. Further public listening sessions will continue later in the year.

## **6. BUSINESS**

### **a. Report Items**

#### **i. Construction Project Update**

Allen Troshinsky reported that there has been a lot of progress to date. Excavation and new construction is well underway. Excavation is 55% complete with 460,000 cubic yards of soil removed to date. The monumental task of installing drilled piers (foundation elements of the new stadium) continues with 300 total having been constructed. This work is progressing well and the drilled piers are moving eastward across the site. Concrete work is well underway. Excavation work is allowing for more room for concrete activities. 4000 cubic yards of concrete have been poured. This will progress to 100,000 yards. The concrete work will blossom in spring and summer 2014 as warmer weather allows for more activity. Concrete foundations will work westward clockwise and counterclockwise, forming the perimeter of the foundation. The demolition progress is obvious to passersby. Low-grade structures are still being demolished. Demolition will conclude in April 2014. Going forward, looking into April and May, the third tower crane will be erected. A public notice will go out at that time. The elevated concrete structure work will then begin. These activities will form the lower club level and loading dock. Underground mechanical and electrical utility work is occurring under the site, and is progressing westward. A major milestone will occur towards the end of next week. Mortenson/Thor will be pouring the foundation of the super truss. Once the foundation is placed, steel framework will commence.



Mr. Troshinsky reported that there are 150 workers employed on site now. Within the last month, work hours have accrued to 20,000 hours per month. More areas of the site are becoming available for work. Minority, women and veteran workforce goals are trending well and equity goals are still being met. The same holds true for targeted businesses.

Most of the major contracts have been awarded. Lesser known contractors have been performing site services, such as erecting the site fence and providing sanitation and lavatory services. All of these professional services on the project are Minnesota-based companies. Mr. Troshinsky was pleased to report that the project remains on time and on budget. Chair Kelm-Helgen remarked that people have noticed how the site is constantly busy, with workers on site throughout the night. That is how this project has stayed on schedule. Mr. Troshinsky reminded everyone that there are cameras on site 24/7 and that this footage is being broadcast on the Vikings website

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

## ii. Equity Program Update

During the month of February, the Equity Program conducted a number of outreach activities. The project was in its third month and significant progress was made on the project. Activities where the Equity Program was highlighted reflected the following:

- Carpenters Union Diversity Panel- Equity Program Overview
- National Association of Minority Contractors Meeting – Update
- Senator Champion, Town Hall Meeting – Equity Program Update
- MN Bar Assoc., Panel Discussion – Targeted Business/Workforce
- LCP Tracker Training – Workforce Training w/Subcontractors

The project reports were submitted in February and are currently on the MSFA website for transparency purposes.

- Summit Academy summarized the Employment Assistance Firm's "EAF" process and method of engagement.
  - Planning sessions regarding the workforce candidate orientation on 3/27/14 and fair on 4/3/2014
  - 76 Workers identified via outreach and 47 are prepared for employment
- Mortenson/Thor Construction provided a workforce report, **as of January 31, 2014**.
  - Exceeding both minority (32%) and women (6%) goals at;
  - 41% in January to 36% minority, 11% in January to 10% women and 2% in January to 4% veteran
  - 8,328 in January to 29,453 hours total
  - 2 in January to 17 Workers from the Targeted Zip Codes in the metro area
- HKS provided a targeted business report on design activity, **as of January 31, 2014**.
  - Exceeding both MBE (8%) and WBE (11%) goals at;



- 8.89% MBE and 11.11% WBE
- 18 MBE firms and 19 WBE firms committed to project
  
- Mortenson/Thor Construction provided a targeted business report, *as of January 31, 2014*. Exceeding both MBE (9%) and WBE (11%) goals at;
  - 15 in January to 17 MBE firms totaling 13% in January to 12%;
  - 27 in January to 27 WBE firms totaling 32% in January to 19.6%
  - 1 VBE firms totaling .5%

**Recommendation: This report is for information only. No Board action is required.**

## 7. PUBLIC COMMENT

No one requested to comment.

## 8. DISCUSSION

### a. MSFA Board Committees

Chair Kelm-Helgen reported that because the Authority is about a year and a half into the stadium planning process, it now needs to look at the next phase of the project. There is a question of board governance. An idea was proposed to move to a committee structure and work sessions, so that the Authority can conduct more of its work in public. Commissioner Griffith stated that the progress on the project thus far has been fantastic. It is the largest construction project in the state. Because it a public project with public appeal, it demands an extraordinary amount of attention to make sure it's running properly. Commissioner Griffith offered the example of how the Target board is structured. Certain members with requisite experience form various sub-committee structures. Each committee is either focused on internal matters or external matters. Commissioner Griffith proposed the idea that the MSFA board could be structured in a similar way with one sub-committee focused on marketing, public relations and external communications. The other sub-committee could focus on internal matters such as project finance and operations. He opened it to the board for their thoughts.

Chair Kelm-Helgen stated that when she chaired the school board in Chanhassen, the board would often hold work sessions throughout construction projects. These work sessions allowed for the board to dive deeper into the details. She believes it would be helpful to have more detailed, open public discussions. Chair Kelm-Helgen stated that any committee would have to consist of 3 members and then it would have to be publicly noticed. She feels that it would be better for the board to focus on construction finance and operations as marketing and public relations would not consume that much time. She proposed that work sessions could be held every 2 weeks and whoever is available could come. The board could adjust the meeting schedule as necessary. Chair Kem-Helgen asked if the Authority would need to formally change its bylaws to conduct work sessions.



Jay Lindgren, the Authority's general counsel, stated that the Authority would not need to change its bylaws to conduct work sessions. When calling meetings of the board on a more frequent basis, the only question is of agenda management. Other public bodies conduct work sessions with committees of the whole to look at -in-depth discussion topics. Formal board actions could not be taken with committees of the whole.

Commissioner Butts Williams commented that in her experience of serving with the Metropolitan Council, a committee of the whole structure was workable. It allowed for individuals with specific expertise to offer information, and it allowed other members to gain a better understanding so their input and decisions was more credible. She is very much in support of the committee of the whole structure.

Commissioner McCarthy also voiced support for the concept. Commissioner Griffith suggested that the Hammes monthly project reports could serve as a foundation for work sessions. Chair Kelm-Helgen reported that Mr. Mondale and she would work out the details and would establish a structure for work sessions. The board will try them out and can adjust accordingly.

9. **ANNOUNCE FUTURE MEETINGS**

Friday, April 18, 2014 at 9:00 A.M – MSFA Board Meeting, 1010 Metrodome Square Building

10. **MOTION TO RECESS & CLOSE MEETING**

Pursuant to Minn. Stat. 13D.05 and 473J.11 subd. 1 (e), Commissioner McCarthy moved to recess and close the meeting to discuss nonpublic data from third-party operator proposals and to reconvene at 601 Marquette Ave South, Minneapolis, prior to subsequent adjournment at 1010 Metrodome Square Building. Commissioner Butts Williams seconded the motion and it was approved unanimously – 4 YEAS, 0 NAYS.

**APPROVED**

11. **DISCUSS NONPUBLIC DATA DERIVED FROM THIRD PARTY OPERATOR PROPOSALS**

12. **MOTION TO OPEN MEETING**

Commissioner Griffith moved to open the meeting, seconded by Commissioner Butts Williams and approved unanimously – 4 YEAS, 0 NAYS.

**APPROVED**

11. **ADJOURNMENT**

There being no further business to come before the Authority, Chair Kelm-Helgen returned to the 1010 Metrodome Square building and adjourned the meeting at 3:01 pm



ADOPTED this 18<sup>th</sup> day of April, 2014 by the Minnesota Sports Facilities Authority

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Duane Benson, Secretary

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Ted Mondale, CEO/Executive Director



April 18, 2018

**MEMORANDUM**

TO: MSFA Commissioners

FROM: Ted Mondale/Steve Maki

SUBJECT: Approve Change Orders to Mortenson Construction Services Agreement – CSA Revision No. 11

The Authority’s procurement policies provide that any project change order that exceeds \$500,000 be approved by the Board. The Minnesota Vikings have requested certain changes to the project. The Team will fund those changes. The requested changes (PCO) are as follows:

- PCO No. 15; This PCO provides for structural changes and modifications to increase the size of the West end video board (88’x 50’ to 120’ x 68’). The increased video board size also necessitates precast stadia bowl riser changes and seating relocation.

Cost: \$599,613.00

- PCO No. 19; This PCO provides for certain modifications and equipment to incorporate rear projection video walls into the Fire & Ice Club spaces.

Cost: \$632,608.00

Approval of the PCO No. 15 & 19 will increase Mortenson’s contract amount by \$1,232,221. Mortenson’s new contract amount will be \$764,767,793.

***Recommendation: The MSFA approves CSA Revision No. 11 to Mortenson in the Add Amount of \$1,232,221.00. Furthermore, authorize the CEO/Executive Director to execute CSA Revision No. 11.***





April 18, 2018

**MEMORANDUM**

TO: MSFA Commissioners

FROM: Ted Mondale/Steve Maki

SUBJECT: Request for Qualifications/Proposals – Distributed Antenna System (DAS) and High Density Wi-Fi Systems

The new stadium will require a distributed antenna system to provide for reinforcement of cellular service signals within the stadium. The combination of large amounts of concrete and steel from which stadiums are constructed tends to block service providers signals. Similarly, more and more event patrons are carrying Wi-Fi enabled devices. The density of these devices increases within a stadium environment. There is a need to provide a high-density Wi-Fi system to provide information (data/video) as part of recent NFL standards.

The DAS and Wi-Fi systems are not included in the stadium project budget. The Authority and Team agreed during the discussion of the Development Agreement that a proposal would be solicited for these systems. There is potentially a source of revenue from these systems that the Authority and Team would share. It is believed that some savings can occur by comingling these systems and purchasing in aggregate.

Staff is requesting the Board authorize the issuance of a Request for Proposal (RFP) for DAS/Wi-Fi systems. Staff will return at a later date with a recommendation on this matter.

***Recommendation:*** *The MSFA board authorizes the issuance of an RFP for DAS/Wi-Fi Systems as outlined above.*



April 18, 2014

**MEMORANDUM**

TO: MSFA Commissioners

FROM: Ted Mondale/Alex Tittle

SUBJECT: Equity Program Update

During the past month, the Equity Program conducted a number of outreach activities. The project was in its fourth month and significant progress was made. Activities where the Equity Program was highlighted reflected the following:

- Non Long Span Structural Steel MWBE Meet & Greet
- Retractable & Fixed Seat Pre-Proposal MWBE Meet & Greet
- NAMC Monthly Meeting Update
- EAF: Employment Opportunity Fair (over 600 attendees)
- NAACP Meeting

The project reports were submitted in March with February's numbers and are currently on the MSFA website for transparency purposes.

- Summit Academy summarized the Employment Assistance Firm's "EAF" process and method of engagement.
  - 103 Workers identified via outreach and 51 are prepared for employment
  - EAF Event registered a total 432 people of an approximate 600+ attendees
- Mortenson/Thor Construction provided a WORKFORCE report, **as of February 28, 2014**.
  - Exceeding both minority (32%) and women (6%) goals at;
  - 35% minority, 10% women and 5% veteran
  - 55,306 hours total
  - 30 Workers from the TARGETED ZIP CODES in the metro area
- HKS provided a TARGETED BUSINESS report on design activity, **as of February 28, 2014**.
  - Exceeding both MBE (8%) and WBE (11%) goals at;
  - 8.89% MBE and 11.11% WBE
  - 18 MBE firms and 19 WBE firms committed to project
- Mortenson/Thor Construction provided a targeted business report, **as of February 28, 2014**. Exceeding both MBE (9%) and WBE (11%) goals at;
  - 32 MBE Contracts totaling 12.4%; (\$57,162,658)
  - 35 WBE Contracts totaling 19.6% (\$84,336,478)
  - 1 VBE firms totaling .5% (\$2,400,000)
  - Total Commitment in February: \$434,429,975