



MINNESOTA SPORTS FACILITIES AUTHORITY REGULAR MEETING AGENDA
Friday, May 20, 2016, 9:00 A.M.
1010 Metrodome Square Building, Lower Level Conference Room
1010 South 7th Street, Minneapolis, MN 55415

1. CALL TO ORDER
2. ROLL CALL
3. ADOPTION OF AGENDA
4. APPROVAL OF AUTHORITY MEETING MINUTES
 - Special Meeting, April 15, 2016
 - Regular Meeting, April 15, 2016
 - Special Meeting, May 2, 2016
5. CHAIR'S REPORT
6. BUSINESS
 - a. Action Items
 - i. Approve Electric Easement-Northern States Power
 - ii. Approve Budget Adjustments
 - iii. Mortenson CSA Contract Revision 79
 - iv. Authorization for additional contract selection process
 - v. Award the contract for the turf protection system
 - vi. Authorize negotiation for insurance program
 - vii. US Bank Stadium Operating Budget
 - viii. Verizon License Agreement
 - ix. Delegation of Authority to Execute Certain Contract Revisions
 - b. Report Items
 - i. Equity Update
 - ii. Construction Update
 - iii. Hiring Fair
7. PUBLIC COMMENTS
8. DISCUSSION
9. ANNOUNCE FUTURE MEETINGS – Friday, June 17, 2016, 9:00 A.M. – Board Meeting
10. ADJOURNMENT



MINNESOTA SPORTS FACILITIES AUTHORITY SPECIAL MEETING MINUTES
Friday, April 15, 2016, 8:00 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 (MSFA) to order at 8:00 AM.

2. ROLL CALL

Commissioners Present: Chair Kelm-Helgen, Commissioner Griffith, Commissioner McCarthy and Commissioner Sertich

Commissioners Absent: Commissioner Butts Williams

3. ADOPTION OF AGENDA

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

APPROVED

4. MOTION TO CLOSE MEETING

Commissioner McCarthy moved to close the meeting pursuant to Minnesota Statute section 13D.05, Subdivision 3 (b) to discuss attorney-client privileged matters related the personal performance of the Minnesota Sports Facilities Authority Chair and CEO/Executive Director. Commissioner Griffith moved to close the meeting. Commissioner Sertich seconded the motion.

5. PERFORMANCE EVALUATIONS for Chair and CEO/Executive Director

6. MOTION TO OPEN MEETING

Commissioner Griffith moved to open the meeting and Commissioner McCarthy seconded the motion.

APPROVED



7. ADJOURNMENT

There being no further business to come before the MSFA, Commissioner Sertich moved to adjourn the meeting, seconded by Commissioner McCarthy and approved unanimously – 4 YEAS, 0 NAYS.

APPROVED

The meeting was adjourned at 9:00 am.

ADOPTED this 15th day of April 2016 by the Minnesota Sports Facilities Authority

Secretary, Bill McCarthy

Ted Mondale, CEO/Executive Director



MINNESOTA SPORTS FACILITIES AUTHORITY REGULAR MEETING MINUTES
Friday, April 15, 2016, 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 (MSFA) to order at 9:07 AM.

2. ROLL CALL

Commissioners Present: Chair Kelm-Helgen, Commissioner Griffith, Commissioner McCarthy and Commissioner Sertich

Commissioners Absent: Commissioner Butts Williams

3. ADOPTION OF AGENDA

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

APPROVED

4. APPROVAL OF AUTHORITY MEETING MINUTES

Commissioner Sertich moved approval of the March 21, 2016 Regular Meeting Minutes seconded by Commissioner Bill McCarthy and approved unanimously – 4 YEAS, 0 NAYS.

APPROVED

5. CHAIR'S REPORT

Chair Kelm-Helgen stated that U.S. Bank Stadium will host international soccer clubs Chelsea F.C. and A.C. Milan on August 3rd, as the first US Bank stadium event. Tickets went on sale on Tuesday April 12th, and are still available for purchase.



The Minnesota Vikings first football game in the new US Bank stadium has been scheduled. The Vikings will play their first preseason game against the San Diego Chargers on Sunday, August 28 at 12 pm, said Chair Kelm-Helgen.

Chair Kelm-Helgen announced that there will be public open house for US Bank Stadium, which will be on Saturday July 23rd and Sunday July 24th. During that weekend, U.S. Bank Stadium will be giving free timed tours to the public. The free tickets will be available online through Ticketmaster, and dates and details to get tickets will be announced as the date nears.

Appetize has been selected to provide over 600 fixed and portable point of sale devices, outfitting all concessions, clubs and portable areas. This partnership will make US Bank Stadium one of the most technologically advanced stadiums in all of sports said Chair Kelm-Helgen.

6. Commissioner Sertich gave a short report on the closed meeting that was held at 8 am this morning. He stated that the purpose of the meeting was to discuss the performance evaluations for the chair and the CEO/Executive Director. He said it was a positive conversation and that both the Chair and CEO/Executive Director had good performance during the past year. He also stated that the project is on time and in budget and that there will be more project management work in the future to close out the project.

7. **BUSINESS**

a. **Action Items**

i. **Approve Budget Adjustments**

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

- A) Mortenson Issue 3978 – West Video Board Architectural
- B) Mortenson Issue 4103 – Vikings Voyage

Additional details regarding the above are outlined within the corresponding recommendations.

A) Mortenson Issue 3978 – West Video Board Architectural

Mortenson Construction 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 funded design costs to provide architectural drawings for the enclosure above the west video board, also known as Cost Issue 3978. The Team has agreed to fund the entire Total Cost for this issue, which is \$647,043.00 and will be included in CSA Contract Revision 72.

Recommendation: *The Authority approves an increase of \$647,043.00 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 3978. The Authority authorizes the Chair and CEO/Executive Director to execute Contract Revision 72, inclusive of the aforementioned Issue. This adjustment would become effective after Master Application for Payment No. 42 is finalized. Commissioner Sertich moved to approve the recommendation. Commissioner McCarthy seconded the motion.*

APPROVED

B) Mortenson Issue 4103 – Vikings Voyage

Mortenson Construction 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 build out the Vikings Voyage “Hall of Fame” in the Northwest corner, also known as Cost Issue 4103. The Team has agreed to fund the entire Total Cost for this issue, which is \$1,200,995.00 and will be included in Contract Revision 72.

Recommendation: *The Authority approves an increase of \$1,200,995.00 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 4103. The Authority authorizes the Chair and CEO/Executive Director to execute Contract Revision 72, inclusive of the aforementioned Issue. This adjustment would become effective after Master Application for Payment No. 42 is finalized. Commissioner Sertich moved to approve the recommendation. Commissioner McCarthy seconded the motion.*

Summary:

The proposed budget adjustments outlined in this memorandum would modify the Stadium Master Project Budget as outlined in the attached Table 1 - Stadium Master Project Budget Summary.



Division	Description	Master Project Budget as of 4/12/16	4/15/16 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	\$114,769,206.94	\$1,848,038.00	\$116,617,244.94
00-30-005	State of Minnesota Contribution	\$498,000,000.00		\$498,000,000.00
00-90-005	Aramark Capital Investment	\$3,500,000.00		\$3,500,000.00
00-90-010	SMG Capital Investment	\$2,250,000.00		\$2,250,000.00
00-90-015	Verizon Capital Investment	\$10,853,637.00		\$10,853,637.00
00-90-020	NRG Cost Reimbursement	\$232,345.00		\$232,345.00
00-90-025	Commemorative Brick Proceeds	\$1,300,000.00		\$1,300,000.00
00-90-030	Design Team Contribution	\$300,000.00		\$300,000.00
	Total Sources of Funds	\$1,108,205,188.94	\$1,848,038.00	\$1,110,053,226.94
USES OF FUNDS				
10-00-000	Site Acquisition & Improvements	\$58,771,517.35		\$58,771,517.35
20-00-000	Construction Costs	\$861,775,940.10	\$1,848,038.00	\$863,623,978.10
30-00-000	Furnishings, Fixtures & Equip.	\$57,574,263.89		\$57,574,263.89
40-00-000	Development Costs	\$85,038,620.88		\$85,038,620.88
50-00-000	Financing Costs	\$0.00		\$0.00
60-00-000	Other Project Costs	\$0.00		\$0.00
	TCF Stadium Improvements	\$7,622,296.96		\$7,622,296.96
	East Event Buildout	\$1,949,300.94		\$1,949,300.94
	Other Mutually Agreed Cost 1	\$2,029,707.00		\$2,029,707.00
	Other Mutually Agreed Cost 2	\$1,566,990.00		\$1,566,990.00
	IPTV Enhancement	\$2,269,556.07		\$2,269,556.07
	Mediation Settlement	\$16,250,000.00		\$16,250,000.00
90-00-000	Project Contingency	\$13,356,995.75		\$13,356,995.75
	Total Uses of Funds	\$1,108,205,188.94	\$1,848,038.00	\$1,110,053,226.94

APPROVED

ii. Approve Contract Revision with Mortenson

Draft Contract Revision 72 has been prepared and the total value of this Contract Revision exceeds the staff approval level and therefore requires approval from the Board to be executed.

A) CONTRACT REVISION 72:

Proposed Contract Revision 72 totals \$2,390,029.00 and includes the cost issues identified within Table 1 below. Team Financed Budget increases have previously been considered and approved



by the Authority.

Recommendation: *The Authority approves an increase of \$2,390,029.00 to the Construction Services Agreement. The Authority authorizes the Chair and CEO/Executive Director to execute CSA Revision No. 72. Commissioner McCarthy moved to approve the recommendation. Commissioner Sertich seconded the motion.*

Summary: *The total increase to the Construction Services Agreement after the execution of Contract Revision 72 would be \$2,390,029.00.*

Table 1
 CSA Contract Revision 7

Mort Issue #	Reference	Description	Construction Contingency	Owner Funding	Team Financed	Funding Source
3462	CCD 305	Data Center Ceiling Adjustment	\$ (652.22)	\$ 25,205.00		Verizon
3727	CCD 350	South Roof Edge Extension	\$ (13,372.68)	\$ 516,786.00		OMAC 2
3978	CCD 346	West Video Board Architectural	\$ (16,743.27)		\$ 647,043.00	
4103	CCD 349	Vikings Voyage	\$ (31,077.66)		\$ 1,200,995.00	
TOTALS			\$ (61,845.83)	\$ 541,991.00	\$ 1,848,038.00	
OWNER/TEAM TOTAL				\$2,390,029.00		

APPROVED

iii. Authorize negotiation and execution of amendment to Development Agreement for NE Expansion Area

At the March Board meeting, you authorized receipt of Team funding for completion of the NE Expansion Area which will create an additional venue within U.S. Bank Stadium. You also authorized Team usage rights for to be contained in an amendment to the Amended and Restated Stadium Use Agreement. In finalizing these documents, staff has determined that additional amendments may be required to the Amended and Restated Development Agreement, particularly in the areas of construction procurement and Team responsibility for funding.

Recommendation: *The MSFA authorizes the Chair and the CEO/Executive Director to negotiate and execute the Development Agreement Amendment in connection with the NE Expansion Area. Commissioner McCarthy moved to approve the recommendation. Commissioner Griffith seconded the motion.*

APPROVED

iv. Team Game Day West Plaza Tent



The Vikings' intend to procure a temporary tent structure to be placed on the West Stadium Plaza. The tent will be installed at the Vikings' expense, will be open to the public, and there will be no admission charge for Vikings' events. The structure may also be available for Authority events. The Vikings will be responsible for all on-going expenses except for incremental expenses for Authority events and routine security services provided as part of the overall Stadium security.

Recommendation: *The Authority authorizes the Chair and the CEO/Executive Director to negotiate and execute the Use Agreement Amendment in connection with the West Plaza Game Day Tent. Commissioner Griffith moved to approve the recommendation. Commissioner Sertich seconded the motion.*

APPROVED

v. Authorize Contract Award for Stadium Smallwares

There are a number of Concession procurements in process and we have reached a point in the project where timeliness of vendor selection and contract execution is critical. An RFP has been published for the required Smallwares required. Detailed evaluation, vendor selection and a final contract is required in April. This scope will be funded by dollars in the FF&E Budget. The Board will be further briefed at a subsequent meeting.

Staff is requesting authorization to accept RFP responses, complete vendor selection, and enter into a contract for the following scope of work: Concession Smallwares

Recommendation: *The Authority authorizes the Chair and CEO/Executive Director to accept RFP responses, complete vendor selection, and enter into contracts for the scope of work listed above. Commissioner Sertich moved to approve the recommendation. Commissioner Griffith seconded the motion.*

APPROVED

vi. Approval to execute contract with Jones Sign Company

The Concession Signage package was issued by the Authority and Team for bidding through a formal RFP process. Costs for this work will be 100% funded from Team controlled line items within the Master Project Budget. The apparent best value bid was received from Jones Sign Company in the amount of \$293,517.64. However, as of the April 15 Board Meeting, additional information is required about this company's ability to comply with the Stadium Equity Plan. An award for the Concession Signage package will need to be given to a sign company before the May Board Meeting. Therefore, staff



requests authorization for the Chair and CEO/Executive Director to make a final determination of which compliant proposal meets all RFP requirements and award the contract.

Recommendation: *The Authority authorizes the Chair and the CEO/Executive Director to select, negotiate and execute a Trade Contract Agreement for the Team-funded Concession Signage. Commissioner McCarthy moved to approve the recommendation. Commissioner Sertich seconded the motion.*

APPROVED

vii. Approve Contract revision with Walker Sign Holdings Inc. dba Lawrence Sign

The Team is finalizing two contract revisions with Lawrence Sign that will modify the costs for signage within the seating bowl. To ensure that Lawrence Sign can be released to construct the interior bowl signage consistent with its current construction schedule, a Contract Revision approving the scope of work may be required prior to the May 2016 MSFA Board meeting. It is anticipated that the value of this work will exceed the authorized Staff limit for Contract Revisions of \$250,000 and will be funded by the Team. Staff requests that the Chair and the CEO/Executive Director be authorized to negotiate and execute Contract Revisions with Lawrence Sign in order to authorize the construction of interior bowl signage upon receipt and approval of the pricing. This Contract Revision would be entirely funded by the Team and will require a corresponding budget increase.

Recommendation: *The Authority authorize the Chair and the CEO/Executive Director to negotiate and execute a Contract Revision with Lawrence Sign in order to authorize the construction of interior bowl signage funded with Additional Team Funding upon receipt and approval of Lawrence Sign's proposed cost to complete the work. The Authority should also authorize the Chair and the CEO/Executive Director to increase the Master Project Budget accordingly. Commissioner Griffith moved to approve the recommendation. Commissioner Sertich seconded the motion.*

APPROVED

viii. Authorize Staff to Negotiate a Trade Contract Agreement with Dimensional Innovations for Themed Displays

The Team is working to finalize a Trade Contract Agreement with Dimensional Innovations to furnish and install themed displays on level 5. The pricing and contract with Dimensional Innovations are anticipated to be finalized within the next two weeks. To ensure that Dimensional Innovations can be released to construct and install the displays consistent with its current construction schedule, a Trade Contract Agreement will be required to be executed prior to the May 2016 the Authority Board meeting. It is anticipated that the value of this work will exceed the authorized staff limit for contracts of \$100,000 and will be funded by the Team. Staff requests that the Chair and the CEO/Executive Director



be authorized to negotiate and execute a Trade Contract Agreement with Dimensional Innovations in order to authorize the construction of the themed displays upon receipt and approval of the pricing and scope of work. This Trade Contract Agreement will be entirely funded by the Team and will require a corresponding budget increase.

Recommendation: *The Authority authorize the Chair and the CEO/Executive Director to negotiate and execute a Trade Contract Agreement with Dimensional Innovations in order to authorize the fabrication and installation of the themed displays with Additional Team Funding upon receipt and approval of Dimensional Innovations proposed cost to complete the work. The Authority should also authorize the Chair and the CEO/Executive Director to increase the Master Project Budget accordingly. Commissioner Sertich moved to approve the recommendation. Commissioner McCarthy seconded the motion.*

APPROVED

b. Report Items

i. Equity Update

The project reports were assessed as of February 29, 2016. These reports are posted on the MSFA website for transparency purposes. The next Stadium Equity Oversight Committee will be on May 25, 2016.

- **The EAF is currently conducting outreach and training for resource efforts in support of the project.**
 - 837 Workers identified;
 - 165 Workers are available for hire
 - 64 Trained and 74 placements

- **Total WORKFORCE on the U. S. Bank Stadium Project, as of February 29, 2016**
 - Minority Goal (32%) & Women Goal (6%) EXCEEDING
 - 37% Minority (1,233,315 hours)
 - 9% Women (308,909 hours)
 - 4% Veteran (147,698 hours)
 - 364 Workers Hired from the TARGETED ZIP CODES in Minneapolis

- **Total TARGETED BUSINESS Construction activity, as of February 29, 2016**
 - MBE (9%) and WBE (11%) goals EXCEEDING
 - MBE: \$107,658,500 (12%)
 - WBE: \$137,159,348 (16%)
 - VBE: \$13,028,852 (1%)
 - Total Targeted Business: (\$257,846,700)



- **US Bank Stadium Operations**
 - Equity Plan under development
 - Market Study underway w/the University of Minnesota (Goal Setting & Etc.)
 - Employment Assistance Firm: Selected SAOIC & MUL
 - Developing an Operations Business & Workforce Database

ii. Construction Update

Eric Grenz of Mortenson Construction announced that U.S. Bank Stadium is approximately 95% complete, and over \$820 Million of work has been completed, with less than \$40 million to go. Asphalt has been laid in the interior bowl in preparation for laying the turf, the exterior video board in the west plaza is being installed, and all of the club spaces are scheduled to be completed on time. The final carpeting and flooring will be laid and finished within the next couple months within the clubs and suites areas. In the Viking's locker room, the Viking logo has been hung on the ceiling, and the built in lockers are installed. The project is still on time and will be completed before the grand opening weekend.

iii. Update on Job Fair

SMG announced that they will be hosting a job fair, "Skol Service Draft Day", in the convention center on April 26th through April 28th. During that time, SMG, Monterey Security, and Aramark will be hiring over 2,500 part-time workers in many different industries. Some of these positions include: guest experience representatives, tour guides, housekeepers, security, retail, bartenders, food services, and suite attendants. Everyone is encouraged to apply, and walk-ins are welcomed; however, you can sign up online and also reserve a time to interview.

8. **PUBLIC COMMENTS**

There were no public comments

9. **DISCUSSION**

There were no discussions

10. **ANNOUNCE FUTURE MEETINGS**

Friday, June 17, 2016 – Board Meeting



11. ADJOURNMENT

There being no further business to come before the MSFA, Commissioner Griffith moved to adjourn the meeting, seconded by Commissioner Sertich and approved unanimously – 4 YEAS, 0 NAYS.

APPROVED

The meeting was adjourned at 9:59 am.

ADOPTED this 21st day of March 2016 by the Minnesota Sports Facilities Authority

Secretary, Bill McCarthy

Ted Mondale, CEO/Executive Director



MINNESOTA SPORTS FACILITIES AUTHORITY REGULAR MEETING MINUTES
Monday, May 2, 2016, 2:00 P.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 (MSFA) to order at 2:00 PM.

2. ROLL CALL

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

Commissioners Absent: Commissioner Griffith

3. ADOPTION OF AGENDA

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

APPROVED

4. BUSINESS

a. Action Items

i. Construction Services Agreement Contract Revision 76

Approve Contract Revision with Mortenson Draft Contract Revision 76 has been prepared and the total value of this Contract Revision exceeds the staff approval level and therefore requires approval from the MSFA Board to execute.

A) CONTRACT REVISION 76:

Proposed Contract Revision 76 totals \$5,542,529.00 and includes the cost issues identified within attached Table 1. Team Financed Budget increases have previously been considered and approved by the MSFA.

Recommendation: *The MSFA approves an increase of \$5,542,529.00 to the Construction Services Agreement. The MSFA authorizes the Chair and CEO/Executive Director to negotiate*



and execute CSA Revision No. 76. Commissioner Butts Williams moved the recommendation. Commissioner Sertich seconded the motion.

Summary:

The total increase to the Construction Services Agreement after the execution of Contract Revision 76 would be \$5,542,529.00.

Table 1
 CSA Contract Revision 76

Mort Issue #	Ref	Description	Construction Contingency	Owner Funding	Team Financed	Funding Source
2762		West Plaza Redesign	\$ (63,299.56)	\$ 2,446,211.00		Own. Cont./Parking/Site
2809		Vikings Club Sponsor Event	\$ (1,934.94)		\$ 74,775.00	TCF Improvements
3861	RFI 3067	Main Concourse Tile Add	\$ (144.07)		\$ 5,568.00	TCF Improvements
3997	CCD 339	Command Center Revisions	\$ (8,783.15)	\$ 339,425.00		Owner Contingency
4042	CCD 358	Infiltration System Shotcrete	\$ (52,919.85)	\$ 2,045,087.00		Own. Cont & OMAC 2
4044		Phase 1 & 2 Set Coffee Brewers	\$ (113.28)	\$ 4,377.00		Owner Contingency
4052	CCD 341	Stadium Site Plaza Modifications - Ship	\$ (13,006.06)		\$ 502,620.00	IPTV Enhancements
4053	RFI 3127	Upper Suite Removable Platform Drink Rails	\$ (283.50)		\$ 10,956.00	TCF Improvements
4110		Added 3" Conduits in Field for Cameras	\$ (1,829.30)	\$ 70,693.00		OMAC 1
4182		Additional Vikings Beautification - West End	\$ (1,044.47)		\$ 40,363.00	Team Funded
4201		West Plaza Utility Bollard		\$ (7,102.00)		Owner Contingency
4204		East Event Level - VA #11 - Skol/Flag Carpet	\$ (247.28)	\$ 9,556.00		Owner Contingency
TOTALS			\$ (143,605.46)	\$ 4,908,247.00	\$ 634,282.00	
OWNER/TEAM TOTAL				\$5,542,529.00		

APPROVED

ii. Approve Contract Revision No. 1 – West Plaza Project/LS Black Constructors Inc.

LS Black Constructors Inc. (LSB) in their original bid for the West Plaza project supplied pricing for an area on the US Bank Stadium Plaza (light rail block) that is denoted “Alternate E”. See the attached plan for the Alternate E location. It was jointly agreed between the Team and Authority not to recommend acceptance of the bid for the work scope of that project element at the contract award. The Team and Authority staff have recently discussed acceptance of the Bid Alternate E with LSB. LSB has agreed to hold their original pricing for the work with a completion date for that specific scope of August 27, 2016. The cost of the contract revision no. 1 is \$524,000. Adequate project funds are available in the stadium projects Owner’s Contingency to fund this contract revision. With approval of contract revision No. 1 to the West Project the current project cost is \$8,147,600.



Recommendation: *Staff recommends approval of contract revision No. 1 for the West Plaza Project to LS Black Constructors Inc. in the amount of \$524,000. Commissioner Sertich moved the recommendation. Commissioner McCarthy seconded the motion*

APPROVED

iii. Approval of Budget Correction

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

A) Lawrence Sign – Sponsorship Signage Correction

A Budget Adjustment Memorandum was presented to the MSFA Board on February 19, 2016 to receive Additional Team Funding and allow staff to enter into a contract with Lawrence Sign for Team requested sponsorship signage. Since that time, the Trade Contract Agreement has been executed between the MSFA and Lawrence Sign. Unfortunately, the Budget Adjustment Memorandum presented to and approved by the MSFA Board on February 19, 2016 included a typographical error that incorrectly reflected the Additional Team Funding and the value of the Trade Contract Agreement.

The Team has agreed to provide additional funding of \$1,344,448.00. The Board previously approved a budget increase of \$1,334,448.00 for this work. Therefore, a \$10,000.00 budget increase is required to properly account for the Team's funding commitment and the executed Trade Contract Agreement with Lawrence Sign for Sponsorship Signage.

Recommendation: The MSFA approves an increase of \$10,000.00 to the Additional Team Contribution Source of Funding within the Stadium Capital Budget. The Furnishings, Fixtures & Equipment within the Uses section of the Stadium Master Project Budget would be increased by the same amount. This increase is to correctly reflect the full value of the Team's agreed upon contribution for the previously executed Lawrence Sponsorship Signage Contract. Commissioner McCarthy moved the recommendation. Commissioner Butts Williams seconded the motion.

Summary:

The proposed budget adjustments outlined in this memorandum would modify the Stadium Master Project Budget as outlined in the attached Table 1 - Stadium Master Project Budget Summary.



Division	Description	Master Project Budget as of 4/28/16	5/2/16 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	\$116,617,244.94	\$10,000.00	\$116,627,244.94
00-30-005	State of Minnesota Contribution	\$498,000,000.00		\$498,000,000.00
00-90-005	Aramark Capital Investment	\$3,500,000.00		\$3,500,000.00
00-90-010	SMG Capital Investment	\$2,250,000.00		\$2,250,000.00
00-90-015	Verizon Capital Investment	\$12,063,270.00		\$12,063,270.00
00-90-020	NRG Cost Reimbursement	\$232,345.00		\$232,345.00
00-90-025	Commemorative Brick Proceeds	\$1,300,000.00		\$1,300,000.00
00-90-030	Design Team Contribution	\$300,000.00		\$300,000.00
	Total Sources of Funds	\$1,111,262,859.94	\$10,000.00	\$1,111,272,859.94
USES OF FUNDS				
10-00-000	Site Acquisition & Improvements	\$58,771,517.35		\$58,771,517.35
20-00-000	Construction Costs	\$864,833,611.10		\$864,833,611.10
30-00-000	Furnishings, Fixtures & Equip.	\$57,865,976.53	\$10,000.00	\$57,875,976.53
40-00-000	Development Costs	\$85,538,620.88		\$85,538,620.88
50-00-000	Financing Costs	\$0.00		\$0.00
60-00-000	Other Project Costs	\$0.00		\$0.00
	TCF Stadium Improvements	\$7,328,779.32		\$7,328,779.32
	East Event Buildout	\$1,949,300.94		\$1,949,300.94
	Other Mutually Agreed Cost 1	\$1,548,886.00		\$1,548,886.00
	Other Mutually Agreed Cost 2	\$1,566,990.00		\$1,566,990.00
	IPTV Enhancement	\$2,269,556.07		\$2,269,556.07
	Mediation Settlement	\$16,250,000.00		\$16,250,000.00
90-00-000	Project Contingency	\$13,339,621.75		\$13,339,621.75
	Total Uses of Funds	\$1,111,262,859.94	\$10,000.00	\$1,111,272,859.94

APPROVED



5. PUBLIC COMMENTS

There were no public comments

6. DISCUSSION

There were no discussions

7. ANNOUNCE FUTURE MEETINGS

Friday, May 20, 2016, 9:00 A.M. – Board Meeting

8. ADJOURNMENT

There being no further business to come before the MSFA, Commissioner Griffith moved to adjourn the meeting, seconded by Commissioner Butts Williams and approved unanimously – 4 YEAS, 0 NAYS.

APPROVED

The meeting was adjourned at 2:08 pm.

ADOPTED this 20th day of May 2016 by the Minnesota Sports Facilities Authority

Secretary, Bill McCarthy

Ted Mondale, CEO/Executive Director



May 20, 2016

MEMORANDUM

To: MSFA Commissioners

From: Ted Mondale/Steve Maki

Subject: Approve Electric Easement – Northern States Power

Northern States Power (d/b/a Xcel Energy) installed the primary duct banks for powering the US Bank Stadium on the NE corner of the stadium site. Xcel has requested an electric easement for those underground power lines.

The Authority's legal counsel has reviewed the easement documents and recommended Board approval.

Recommendation: *Approve the electric easement to Northern States Power as outlined above. Furthermore, authorize the Chair and CEO/Executive Director to sign said electric easement.*



May 20, 2016

MEMORANDUM

TO: MSFA Commissioners
FROM: Ted Mondale and Scott Stenman
SUBJECT: Approval of Budget Adjustments

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

- A) Mortenson Issue 3567, Miscellaneous Back of House Changes
- B) Mortenson Issue 3571, Operable Wall Panel Revisions
- C) Mortenson Issue 3893, Bridge Monument Sign
- D) Mortenson Issue 3900, West Exterior Façade Sign Modifications
- E) Mortenson Issue 3956, Lighting Revisions
- F) Mortenson Issue 4182, West Side Fireproofing Beautification
- G) Mortenson Issue 4221, Upper Suite Buildout 100% Set Pricing
- H) HKS ASR 152, Upper Club Team Area VE
- I) HKS ASR 154, Main Concourse Lighting Revisions
- J) HKS ASR 155, Sideline Event Level Suite Revisions
- K) Sponsorship Power/Data Fund
- L) Team Privately Financed Enhancements

Additional details regarding the above are outlined within the corresponding recommendations.

A) Mortenson Issue 3567, Miscellaneous Back of House Changes

Mortenson Construction 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 make revisions to the project including additional game clocks, data connections, a door change, and revised device location, also known as Cost Issue 3567. The Team has agreed to fund the entire Total Cost for this issue, which is \$14,326.00 and will be included in future CSA Contract Revision 79.

Recommendation: *The MSFA approves an increase of \$14,326.00 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 3567. The MSFA authorizes the Chair and CEO/Executive Director to execute CSA Contract Revision 79, inclusive of the aforementioned Issue. This adjustment would become effective after Master Application for Payment No. 43 is finalized.*

B) Mortenson Issue 3571, Operable Wall Panel Revision

Mortenson Construction 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 revise an area to include an operable wall panel system, also known as Cost Issue 3571. The Team has agreed to fund the entire Total Cost for this issue, which is \$41,865.00 and will be included in future CSA Contract Revision 79.

Recommendation: *The MSFA approves an increase of \$41,865.00 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 3571. The MSFA authorizes the Chair and CEO/Executive Director to execute CSA Contract Revision 79, inclusive of the aforementioned Issue. This adjustment would become effective after Master Application for Payment No. 43 is finalized.*

C) Mortenson Issue 3893, Bridge Monument Sign

Mortenson Construction 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 provide a monument sign with an ATM in lieu of (2) A2 monument signs, also known as Cost Issue 3893. The Team has agreed to fund the entire Total Cost for this issue, which is \$113,485.00 and will be included in future CSA Contract Revision 79.

Recommendation: *The MSFA approves an increase of \$113,485.00 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 3893. The MSFA authorizes the Chair and CEO/Executive Director to execute CSA Contract Revision 79, inclusive of the aforementioned Issue. This adjustment would become effective after Master Application for Payment No. 43 is finalized.*

D) Mortenson Issue 3900, West Exterior Façade Sign Modifications

Mortenson Construction 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 provide material and installation of baffles on west exterior façade sign, also known as Cost Issue 3900. The Team has agreed to fund the entire Total Cost for this issue, which is \$13,754.00 and will be included in future CSA Contract Revision 79.

Recommendation: *The MSFA approves an increase of \$13,754.00 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 3900. The MSFA authorizes the Chair and CEO/Executive Director to execute CSA Contract Revision 79, inclusive of the aforementioned Issue. This adjustment would become effective after Master Application for Payment No. 43 is finalized.*

E) Mortenson Issue 3956, Lighting Revisions

Mortenson Construction 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 make various enhancements to the Upper Concourse lighting, also known as Cost Issue 3956. The Team has agreed to fund the entire Total Cost for this issue, which is \$32,991.00 and will be included in future CSA Contract Revision 79.

Recommendation: *The MSFA approves an increase of \$32,991.00 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 3956. The MSFA authorizes the Chair and CEO/Executive Director to execute CSA Contract Revision 79, inclusive of the aforementioned Issue. This adjustment would become effective after Master Application for Payment No. 43 is finalized.*

F) Mortenson Issue 4182, West Side Fireproofing Beautification

Mortenson Construction 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 wrap and paint around additional fireproofing areas at the west entrance, also known as Cost Issue 4182. The Team has agreed to fund the entire Total Cost for this issue, which is \$40,363.00 and will be included in CSA Contract Revision 76.

Recommendation: *The MSFA approves an increase of \$40,363.00 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 4182. The MSFA authorizes the Chair and CEO/Executive Director to execute CSA Contract Revision 76, inclusive of the aforementioned Issue. This adjustment would become effective after Master Application for Payment No. 43 is finalized.*

G) Mortenson Issue 4221, Upper Suite Buildout 100% Set Pricing

Mortenson Construction 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 add or revise scope based on ASI 001 and ASI 002, as well as VA accepted items for Upper Suite Buildout, also known as Cost Issue 4221. The Team has agreed to fund the entire Total Cost for this issue, which is \$254,926.00 and will be included in future CSA Contract Revision 79.

Recommendation: *The MSFA approves an increase of \$254,926.00 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 4221. The MSFA authorizes the Chair and CEO/Executive Director to execute CSA Contract Revision 79, inclusive of the aforementioned Issue. This adjustment would become effective after Master Application for Payment No. 43 is finalized.*

H) HKS ASR 152, Upper Club Team Area VE

HKS has 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 the additional Team Funding.

The Team has elected to proceed with design services to modify documents for a Team controlled area based on approved cost reductions, also known as ASR 152. The Team has agreed to fund the entire Total Cost for this ASR, which is \$11,140.00, and will be included in DSA Revision No. 29.

Recommendation: *The MSFA approves an increase of \$11,140.00 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 152. The MSFA authorizes the Chair and CEO/Executive Director to execute DSA Revision No. 29, inclusive of the aforementioned Issue. This adjustment would become effective after Master Application for Payment No. 43 is finalized.*

I) HKS ASR 154, Main Concourse Lighting Revisions

HKS has 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 the additional Team Funding.

The Team has elected to proceed with design services to modify and enhance lighting on the main concourse and also integrate the current building lighting network, also known as ASR 154. The Team has agreed to fund the entire Total Cost for this ASR, which is \$25,450.00, and will be included in DSA Revision No. 29.

Recommendation: *The MSFA approves an increase of \$25,450.00 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 154. The MSFA authorizes the Chair and CEO/Executive Director to execute DSA Revision No. 29, inclusive of the aforementioned Issue. This adjustment would become effective after Master Application for Payment No. 43 is finalized.*

J) HKS ASR 155, Sideline Event Level Suite Revisions

HKS has 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 the additional Team Funding.

The Team has elected to proceed with design services to add mobile carts, additional power and divider walls at Event Level suites, also known as ASR 155. The Team has agreed to fund the entire Total Cost for this ASR, which is \$18,095.00, and will be included in DSA Revision No. 29.

Recommendation: *The MSFA approves an increase of \$18,095.00 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 155. The MSFA authorizes the Chair and CEO/Executive Director to execute DSA Revision No. 29, inclusive of the aforementioned Issue. This adjustment would become effective after Master Application for Payment No. 43 is finalized.*

K) Sponsorship Power/Data Fund

The Authority and Team are actively reviewing various sponsorship signage and activation areas within the Stadium Site. To facilitate the installation of signage and activation enhancements that are approved by the Authority, it is necessary in certain instances to make modifications and improvements to the Stadium and Stadium Infrastructure to support the installations, including the extension of utility services and data connectivity. Each of these modifications and improvements will be funded 100% as a Team Privately Financed Enhancement.

This activity is developing quickly, so to ensure timely contracting and funding of the work Staff requests that the Chair and CEO/Executive Director be authorized to negotiate and execute contracts and contract revisions with vendors and contractors to complete such modifications and improvements as they are approved by the Authority. Staff also requests that a new line item entitled "Sponsorship Power/Data Fund" be created in the Master Project Budget to fund such Authority-approved modifications and enhancements. This line item will be initially funded from Team sources in the amount of \$750,000.00, which may be increased in the future as necessary based on the final amount of the Team Privately Financed Enhancements to be funded from this line item.

Recommendation: *The MSFA authorizes the Chair and CEO/Executive Director to negotiate and execute contracts and contract revisions with vendors and contractors to complete sponsorship-related modifications and improvements as they are approved by the Authority. The MSFA also authorizes the Chair and CEO/Executive Director to establish the "Sponsorship Power/Data Fund" line item in the Master Project Budget in the initial amount of \$750,000.00 and to increase it in the future as necessary based on the final amount of the Team Privately Financed Enhancements to be funded from this line item. This adjustment would become effective after Master Application for Payment No. 43 is finalized.*

L) Team Privately Financed Enhancements

The Authority has previously approved Team funding of various Team Privately Financed Enhancements under the terms of the parties' Development Agreement. Throughout the Project, the Team has maintained uncommitted funds in various line items within the Master Project Budget that have been utilized as a funding source for certain Team Privately Financed Enhancements. To streamline the accounting and audit process, Staff requests that a new line item entitled "Team Funded Enhancements" be created in the Master Project Budget to fund similar Authority-approved enhancements in the future. This line item will be initially funded from Team sources in the amount of \$700,000.00, which may be increased in the future as necessary based on the final amount of the Team Privately Financed Enhancements to be funded from this line item.

Recommendation: *The MSFA authorizes the Chair and CEO/Executive Director to establish the "Team Funded Enhancements" line item in the Master Project Budget in the initial amount of \$700,000.00 and to increase it in the future as necessary based on the final amount of the Authority-approved Team Privately Financed Enhancements to be funded from this line item. This adjustment would become effective after Master Application for Payment No. 43 is finalized.*

Summary:

The proposed budget adjustments outlined in this memorandum would modify the Stadium Master Project Budget as outlined in the attached Table 1 - Stadium Master Project Budget Summary.

Table 1
Master Project Budget Summary

Division	Description	Master Project Budget as of 5/15/16	5/20/16 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	\$124,797,079.94	\$2,016,395.00	\$126,813,474.94
00-30-005	State of Minnesota Contribution	\$498,000,000.00		\$498,000,000.00
00-90-005	Aramark Capital Investment	\$3,500,000.00		\$3,500,000.00
00-90-010	SMG Capital Investment	\$2,250,000.00		\$2,250,000.00
00-90-015	Verizon Capital Investment	\$13,310,167.00		\$13,310,167.00
00-90-020	NRG Cost Reimbursement	\$232,345.00		\$232,345.00
00-90-025	Commemorative Brick Proceeds	\$1,300,000.00		\$1,300,000.00
00-90-030	Design Team Contribution	\$300,000.00		\$300,000.00
	Total Sources of Funds	\$1,120,689,591.94	\$2,016,395.00	\$1,122,705,986.94
USES OF FUNDS				
10-00-000	Site Acquisition & Improvements	\$58,971,517.35		\$58,971,517.35
20-00-000	Construction Costs	\$878,605,153.10	\$511,710.00	\$879,116,863.10
30-00-000	Furnishings, Fixtures & Equip.	\$59,291,726.81		\$59,291,726.81
40-00-000	Development Costs	\$85,422,768.57	\$54,685.00	\$85,477,453.57
50-00-000	Financing Costs	\$0.00		\$0.00
60-00-000	Other Project Costs	\$0.00		\$0.00
	TCF Stadium Improvements	\$7,283,301.82		\$7,283,301.82
	East Event Buildout	\$0.00		\$0.00
	Other Mutually Agreed Cost 1	\$807,299.40		\$807,299.40
	Other Mutually Agreed Cost 2	\$804,177.00		\$804,177.00
	IPTV Enhancement	\$436,994.33		\$436,994.33
	Mediation Settlement	\$16,250,000.00		\$16,250,000.00
	Team Funded Enhancements	\$0.00	\$700,000.00	\$700,000.00
	Sponsorship Power/Data Fund	\$0.00	\$750,000.00	\$750,000.00
90-00-000	Project Contingency	\$12,816,653.56		\$12,816,653.56
	Total Uses of Funds	\$1,120,689,591.94	\$2,016,395.00	\$1,122,705,986.94



May 20, 2016

MEMORANDUM

TO: MSFA Commissioners
FROM: Scott Stenman
SUBJECT: Construction Services Agreement Contract Revision 79

Draft Contract Revision 79 has been prepared and the total value of this Contract Revision exceeds the staff approval level and therefore requires approval from the MSFA Board to execute.

A) CONTRACT REVISION 79:

Proposed Contract Revision 76 totals \$1,453,433.00 and includes the cost issues identified within attached Table 1. Team Financed Budget increases have previously been considered and approved by the MSFA.

Recommendation: *The MSFA approves an increase of \$1,543,063.00 to the Construction Services Agreement. The MSFA authorizes the Chair and CEO/Executive Director to negotiate and execute CSA Revision No. 79.*

Summary:

The total increase to the Construction Services Agreement after the execution of Contract Revision 79 would be \$1,453,433.00.

Table 1
CSA Contract Revision 79

Mort Issue #	Ref	Description	Construction Contingency	Owner Funding	Team Financed	Funding Source
2852		NW Skyway Coordination	\$ (877.58)	\$ 337,934.00		Owner Contingency
3434		Data Center/MDF Readiness	\$ (661.74)	\$ 25,573.00		Owner Contingency
3454	CCD 286	Swing Stage Power	\$ (1,536.89)	\$ 59,393.00		Owner Contingency
3553	CCD 312	Video Board Play Clock Framing	\$ (1,447.23)	\$ 55,928.00		Owner Contingency
3567	CCD 270	FF&E Revisions	\$ (370.70)		\$ 14,326.00	Team Funded
3571		Owner's Suite Operable Partition Revisions	\$ (1,083.34)		\$ 41,865.00	Team Funded
3591	RFI 2995	Hall of Fame Receptacle Removal			\$ (5,525.00)	TCF Improvements
3893	CCD 343	Bridge Monument Sign	\$ (2,936.62)		\$ 113,485.00	Team Funded
3900		US Bank Stadium Façade Sign Modification	\$ (355.91)		\$ 13,754.00	Team Funded
3904		SOG in lieu of Asphalt at Sideline Club	\$ (350.26)	\$ 9,541.00		Owner Contingency
3912		SW Norseman Lounge Miller Lite Buildout	\$ (209.03)		\$ 8,078.00	TCF Improvements
3955	CCD 341	Stadium Site Plaza Modifications	\$ (1,573.27)	\$ 60,799.00		Owner Contingency
3956	ASI 327	Owner Directed Lighting Revisions	\$ (853.68)		\$ 32,991.00	Team Funded
3965		Backstop Netting Winch Motor	\$ (731.14)	\$ 28,255.00		Owner Contingency
3999		MSFA/Vikings Directed Signage Changes	\$ (435.81)	\$ 15,455.00	\$ 1,386.00	Own. Cont./TCF
4028	CCD 270	FF&E Revisions - MSFA Scope	\$ (1,186.52)	\$ 45,853.00		Owner Contingency
4065		Event Level Concession Signage	\$ (145.92)	\$ 5,639.00		Owner Contingency
4087		Field Game Clocks Covers	\$ (67.65)	\$ 2,614.00		Owner Contingency
4097		Inner Bowl Asphalt Oil Binder		\$ (6,810.00)		Owner Contingency
4156	CDD 357	Cross Connect/ENG Ceiling Removal	\$ (704.78)	\$ 27,239.00		Owner Contingency
4160		Concess Day of Game Uniforms Door Hardware	\$ (19.28)	\$ 745.00		Owner Contingency
4178		Ice Club Sponsor Naming - Signage Delay	\$ (122.00)		\$ 4,732.00	IPTV Enhancements
4196		Remove Gate Arms Along Chicago at 4th/5th	\$ (140.42)	\$ 5,426.00		Owner Contingency
4202	CCD 336	Legacy Paver Revisions	\$ (6,410.19)	\$ 247,722.00		Owner Contingency
4207		Countertop Conflicts with Pepsi	\$ (384.18)	\$ 14,846.00		Owner Contingency
4221		Upper Suite Buildout 100% Set Pricing	\$ (6,596.62)		\$ 254,926.00	Team Funded
4275	CCD 341	Stadium Site Plaza Modifications - Flagpole Lighting	\$ (921.47)	\$ 35,610.00		Owner Contingency
4291		Diaper Changing Station Attic Stock	\$ (42.76)	\$ 1,653.00		Owner Contingency
TOTALS			\$ (30,164.99)	\$ 973,415.00	\$ 480,018.00	
OWNER/TEAM TOTAL				\$1,453,433.00		



May 20, 2016

MEMORANDUM

TO: MSFA Commissioners

FROM: Ted Mondale

SUBJECT: Authorization to solicit, negotiate and execute additional contractor services

Upon issuance of a certificate of occupancy for the Stadium, certain additional construction items may be required that may fall outside of the scope of the Construction Manager's contract. Staff would like the authority to retain one or more contractors to complete such additional items as they arise. In addition, staff may need to enter into one or more contracts with individual maximum amounts of up to \$500,000 (subject to normal budget approval requirements) for such items. Authorization is, therefore, sought to appropriately solicit and retain such firms. Monthly reports would be provided to the Board regarding any such awards.

Recommendation: *The MSFA authorizes the Chair and the CEO/Executive Director to solicit, award and execute contracts in a manner consistent with state law for additional contractor services at a maximum amount of \$500,000 per contract.*



May 20, 2016

MEMORANDUM

TO: MSFA Commissioners

FROM: Ted Mondale

SUBJECT: Approve Contract – Turf Protection System

This contract award is for a turf protection system at U.S. Bank Stadium. A modular turf protection system is needed to cover approximately 133,500 square feet of artificial turf that will be used for a variety of field events held at U.S. Bank Stadium. The system needs to be stable, durable and able to protect the turf from liquid spills and debris that may damage it and it needs to be able to support a high volume of heavy loads from large trucks, forklifts, staging equipment, heavy equipment, and more.

The request for proposals (RFP) was posted on the Minnesota Sports Facilities Authority’s (Authority) website on March 8, 2016 and proposals were received from Matrax, Signature Systems Group, and Terraplas USA. Staff in coordination with SMG staff evaluated the three proposals and unanimously recommend Signature Systems Group ArmorDeck 3.

Staff is requesting authorization to enter into a contract with Signature Systems Group for ArmorDeck3 Turf Protection System for \$1,144,825.88. Use tax of \$78,706.78 will be paid by the Authority to the state of Minnesota.

The procurement of the turf protection system was not anticipated when the 2016 operating account budget was developed and adopted. The 2016 operating account budget for stadium project expenses needs to be increased by \$1,223,532.66. Funding for this expense will be the operating account reserve. An updated budget will be presented to the board at the June meeting.

Recommendation: *The Authority authorizes the Chair and CEO/Executive Director to enter into a contract with Signature Systems Group for the ArmorDeck3 turf protection system for \$1,144,825.88. Use tax of \$78,706.78 will be paid by the Authority to the state of Minnesota. The Authority approves an increase in the 2016 operating account budget for stadium project expenses of \$1,223,532.66.*



May 20, 2016

MEMORANDUM

TO: MSFA Commissioners

FROM: Ted Mondale/Mary Fox-Stroman

SUBJECT: Authorize Negotiation for Insurance Program

The Minnesota Sports Facilities Authority (Authority) requested Team Minnesota (Willis/RMCS/CBIZ) prepare a property and casualty insurance program for U.S. Bank Stadium. The Authority's casualty insurance program will include workers compensation, general liability, umbrella, public officials' liability, automobile liability, garage keepers legal liability, and crime insurance. The property program will include coverage for the building, contents and business interruption at U.S. Bank Stadium. This program is separate and distinct from the insurance program that SMG will maintain.

The Management and Pre-Opening Services Agreement between the Authority and SMG states that the Authority shall maintain its current property insurance program covering the premises of the stadium site. The agreement has a provision that allows SMG to solicit a quote for property insurance and if such quote, based on similar terms and conditions that the Authority has obtained, provides for cost savings in comparison to the Authority's quote then the Authority may procure the property insurance through SMG's provider or make an adjustment to the agreement.

Team Minnesota is actively developing a property and casualty insurance program for the Authority however the insurance quotes are not yet finalized. The insurance program may need to be placed prior to the next board meeting so staff is requesting authorization for the Chair and CEO/Executive Director to negotiate and enter into contracts for the insurance program at U.S. Bank Stadium.

Recommendation: *The Authority authorizes the Chair and CEO/Executive Director to negotiate and enter into contracts for the insurance program at U.S. Bank Stadium. A full insurance report will be presented at the next Authority board meeting.*



May 20, 2016

MEMORANDUM

TO: MSFA Commissioners

FROM: Ted Mondale/Mary Fox-Stroman

SUBJECT: U.S. Bank Stadium Operating Budget

SMG, as manager of U.S. Bank Stadium, has prepared the operating budget for the first year of operations of the stadium for the period from July 1, 2016 through June 30, 2017. The budget was prepared to meet the scope of services and objectives of the Management and Pre-Opening Services Agreement (agreement) between the Authority and SMG including compliance with the expected facility standard.

Highlights of the operating budget and the detailed budget are attached. The budget includes gross income of \$25,715,761, total operating expenses of \$18,640,730, and net income from operations of \$7,075,031. The net operating income guarantee for the first year of operations is \$6,750,000. The balance of the net income amount will be distributed in accordance with the agreement.

Certain operating expenses, such as office supplies, cleaning supplies, maintenance supplies, field and grounds supplies, and other expenses will need to be incurred prior July 1, 2016 in order to prepare the stadium for opening.

The cash flow budget for the first year of operations will be presented at the next board meeting.

Recommendation: *The Authority approves the U.S. Bank Stadium operating budget for the first year of operations for the period from July 1, 2016 through June 30, 2017, as submitted. The cash flow budget for the first year of operations will be presented at the next board meeting.*



**2016-2017 U.S. Bank Stadium
Operating Budget Highlights
July 1, 2016 – June 30, 2017**

Direct Event Income

Event Income consists of direct revenue and expenses related to all non-NFL events held in the stadium. The first year operating budget includes rental income of \$3,036,648 driven primarily by concerts, other sporting events, family events, and room rentals for corporate and private events. Food & Beverage commissions represent the percentage earned on concessions and catering for all non-NFL events held in the stadium. For non-NFL ticketed events the venue retains a share of novelty sales, which is budgeted at \$158,200 for the first year. Direct Event Expenses represents the direct costs to the venue of holding these events and depending on the event could include security, guest experience, medical staff, on and off-duty police, traffic control, and housekeeping.

Other Event Income

The Stadium has budgeted \$3.1 million in Other Event Income. This includes revenue from a successful tour program. Commissions and facility fees on all paid tickets to events at the venue are also included in Other Event Income.

Other Operating Income

The operating budget reflects annual payments required to be made by the Minnesota Vikings and the Operating Payment per Section 473J.13, Subd. 2(b) in the amounts of \$8.5 and \$6.0 million respectively. Also budgeted is \$3.5 million of Minnesota Viking Event-Day cost reimbursement and \$0.5 million for the sale of communications and non-exclusive event signage.

Operating Expenses

Operating Expenses consist primarily of Personnel Costs of \$5.3 million, estimated Utilities of \$4.4 million, and Minnesota Viking Event-Day costs of \$3.5 million. Contracted Services of \$1.7 million includes security, housekeeping, and cleaning services. General and Administrative includes costs such as insurance, advertising, professional fees, training, and office supplies while Operations, Repairs & Maintenance includes operating expenses such as maintenance agreements, snow and trash removal, field transitions, and maintenance supplies.

Cash Funding

With the exception of the Team and Operating Payment per Section 473J.13, Subd. 2(b), all operating revenues and expenses will transact through bank accounts in the name of the Authority but to which SMG is an agent with signature authority. It is expected that the MSFA will need to fund operations by transferring funds from the Team and Operating payments to the operating account from time to time.

	Total
Event Income	
Direct Event Income	
Rental Income	3,036,648
Food and Beverage Commissions	3,186,826
Novelty Sales	158,200
Direct Event Expenses	(2,298,618)
Total Direct Event Income	4,083,056
Other Event Income	
Stadium Tour Income	559,378
Ticket Related Income	1,654,037
Facility Fees	919,290
Total Other Event Income	3,132,705
Total Event Income	7,215,761
Other Operating Income	
Minnesota Vikings Rent	8,500,000
Minnesota Vikings Event-Day Reimbursement	3,500,000
Operating Payment per Section 473J.13, Subd. 2(b)	6,000,000
Communications and Signage	500,000
Total Other Operating Income	18,500,000
Adjusted Gross Income	25,715,761
Operating Expenses	
Personnel Costs	5,316,276
Contracted Services	1,730,716
General and Administrative	1,478,483
Operations, Repairs & Maintenance	2,193,334
Minnesota Vikings Event-Day Expenses	3,500,000
Utilities	4,421,921
Total Operating Expenses	18,640,730
Net Income (Loss) From Operations	7,075,031



May 20, 2016

MEMORANDUM

TO: MSFA Commissioners

FROM: Ted Mondale

SUBJECT: Verizon License Agreement

The Authority and Team have received a proposal from Verizon Wireless to license the use of certain broadband capacity on the Stadium's WiFi network. The Authority and the Team have previously agreed that such license arrangements must be approved by the Authority and Team, and the net revenues from such grant will be shared between the Authority and Team. To ensure timely completion of negotiations and receipt of the Authority's share of the net revenues, Staff requests that the Chair and CEO/Executive Director be authorized to negotiate and execute all necessary agreements to complete the transaction.

Recommendation: *The MSFA authorizes the Chair and CEO/Executive Director to negotiate and execute all necessary agreements to complete the grant of use of certain capacity on the Stadium WiFi network to Verizon Wireless.*



May 20, 2016

MEMORANDUM

TO: MSFA Commissioners

FROM: Ted Mondale

SUBJECT: Delegation of Authority to Execute Certain Contract Revisions

Under current MSFA policies, all contract amendments in excess of \$250,000 require Board approval. As we move into the final weeks of construction, amendments to the existing agreements with Mortenson Construction or other contractors may require immediate revision to meet the deadline. Staff is requesting authorization to delegate to the Chair and CEO/Executive Director a time-limited authorization to execute contract amendments in excess of \$250,000, but not to exceed \$2 million in total unless otherwise approved by the Board. All amounts expended under any amendment would be limited to the existing amended Master Project Budget which has been approved by the Board unless funds are provided by the Team, in which case the Budget would also increase by the amount of the Team contribution. This delegation would terminate on the date of the next Board meeting, and a report will be provided to the Board at that time.

Recommendation: Until June 17, 2016, the MSFA authorizes the Chair and CEO/Executive Director to negotiate and execute contract amendments with Mortenson Construction, or other contractors, not to exceed \$2 million in total as long as the amount of contract increases are otherwise included in the Master Project Budget or funded by the Vikings, in which case the Master Project Budget will be increased, under direction of the Chair and CEO/Executive Director, in the amount of the Vikings' contribution.

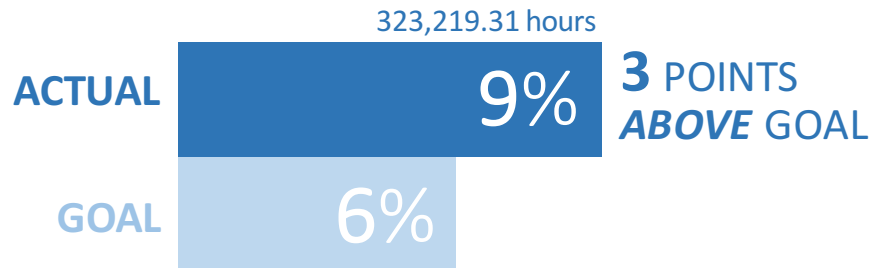
2016 WORKFORCE GOALS TOTALS

(Data as of March 31, 2016)

MINORITY



WOMEN



EXCEEDED GOALS

2016 WORKFORCE GOALS TOTALS

(Data as of March 31, 2016)

African American

450,297 hours



12.6%

Hispanic

461,826 hours



12.9%

Asian/Pacific Islander

100,716 hours



2.8%

Native American

214,606 hours



6%

Other

450,297 hours



1.6%

2016 WORKFORCE GOALS TOTALS

(Data as of March 31, 2016)

VETERANS HIRED: 4% or 153,377 hours

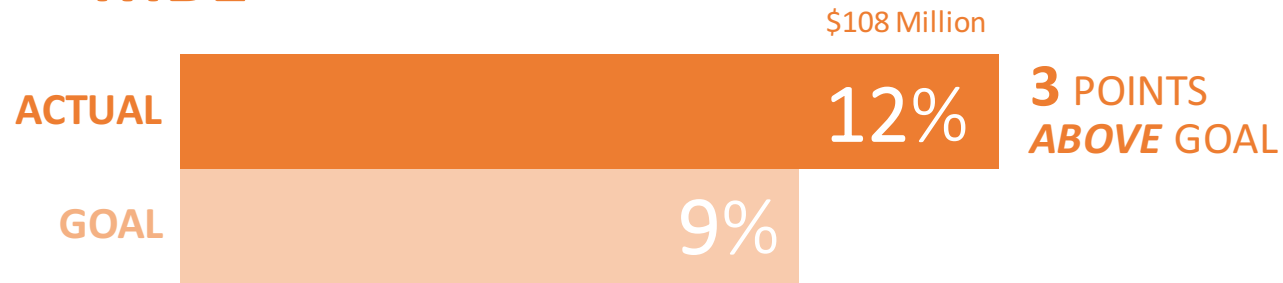
ZIP CODE TARGETING: 377 workers hired from targeted zip codes in Minneapolis

Employment Assistance Firm: 74 Hired

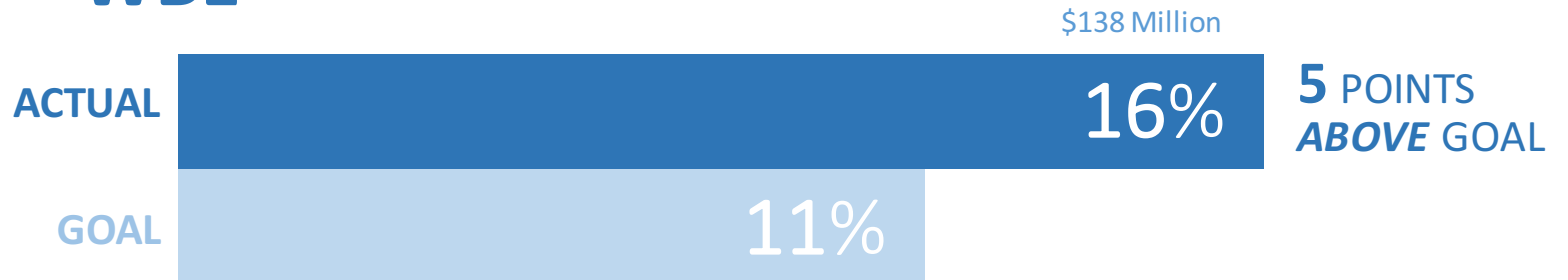
2016 TARGETED BUSINESS ACTIVITY GOALS TOTALS

(Data as of March 31, 2016)

MBE



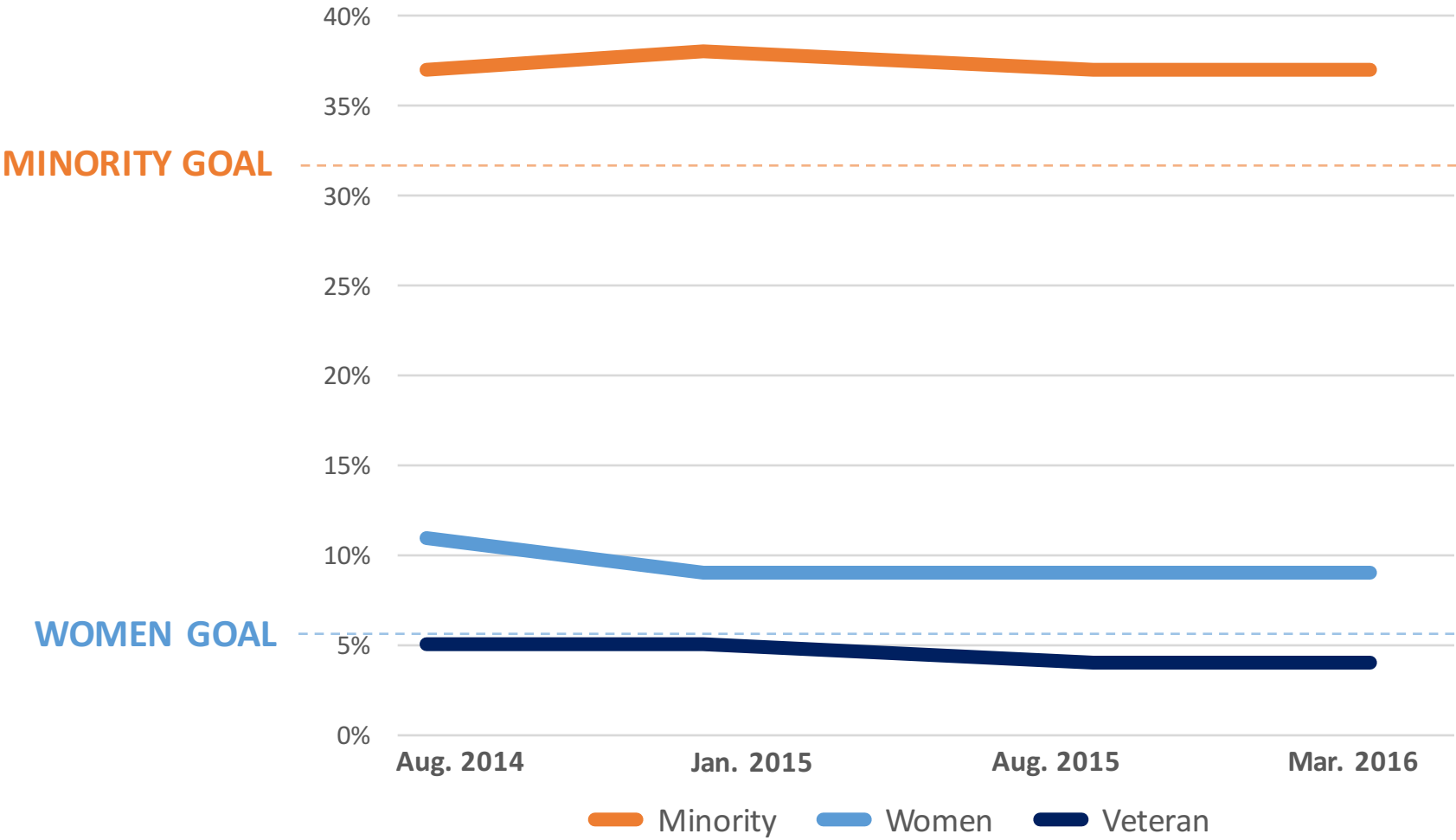
WBE



EXCEEDED GOALS

WORKFORCE GOALS

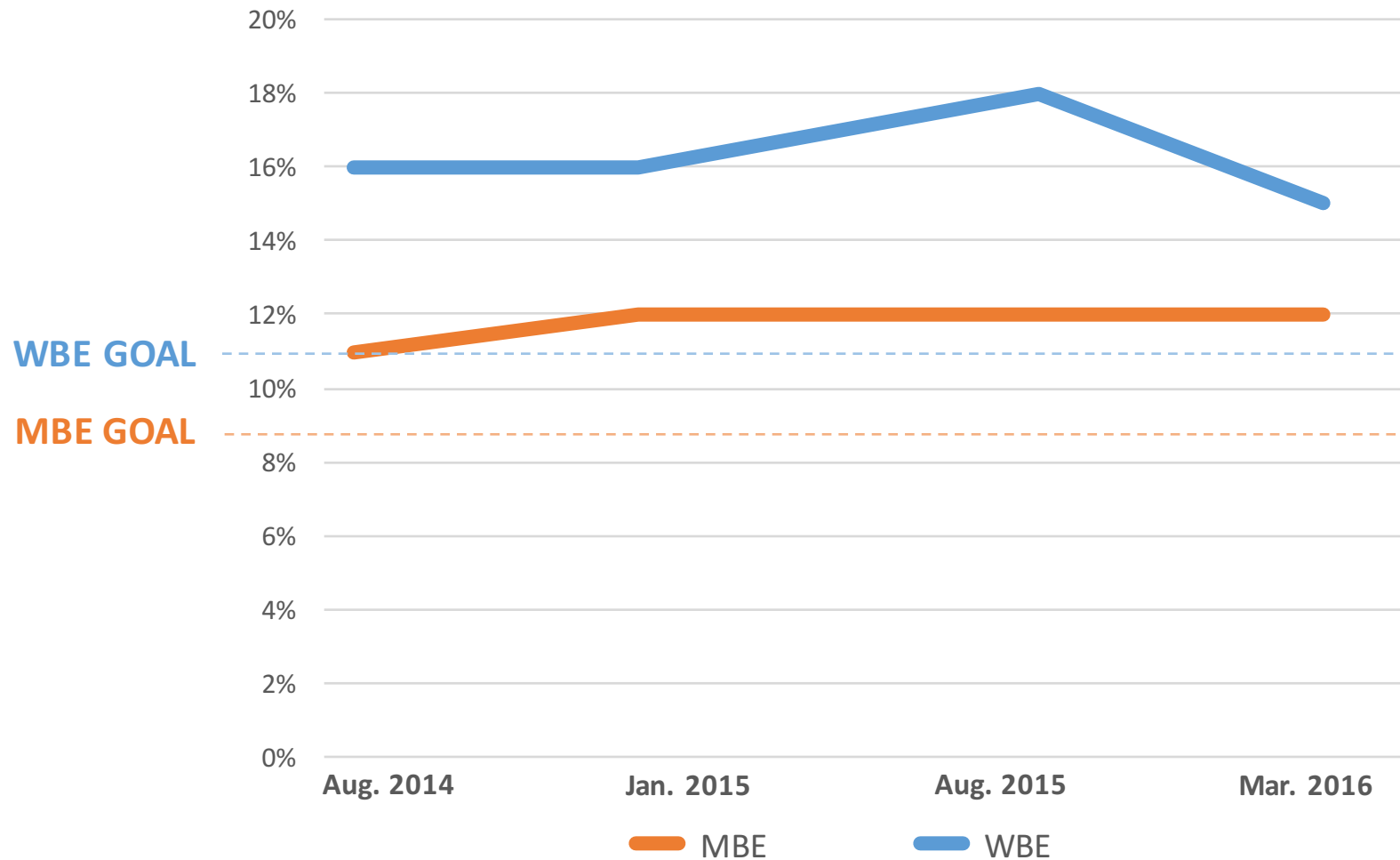
(Data as of March 31, 2016)



EXCEEDED GOALS

2016 TARGETED BUSINESS ACTIVITY GOALS

(Data as of March 31, 2016)



EXCEEDED GOALS