



MINNESOTA SPORTS FACILITIES AUTHORITY MEETING AGENDA

March 31, 2023, 8:00 A.M.

**U.S. Bank Stadium – Mystic Lake’s Club Purple
401 Chicago Avenue, Minneapolis, MN 55415**

Pursuant to Minnesota Statutes, Section 13D.02, Chair Vekich will participate in the meeting remotely. Consistent with Section 13D.02, subd. 1(a)(5), Chair Vekich will be at a location open and accessible to the public at 3924 Natchez Avenue South, Minneapolis, MN 55416.

1. CALL TO ORDER
2. APPROVAL OF PRIOR MEETING MINUTES – January 26, 2023
3. BUSINESS
 - a. Reports
 - i. Populous – U.S. Bank Stadium Facilities Assessment Update
 - ii. U.S. Bank Stadium Updates
 - a) ASM Global
 - b) Aramark
 - iii. Minnesota Vikings Update
4. PUBLIC COMMENTS
5. DISCUSSION
6. ANNOUNCEMENT OF NEXT MEETING – Thursday, April 27, 2023,
Location: U.S. Bank Stadium – Mystic Lake’s Club Purple
7. ADJOURNMENT



MINNESOTA
SPORTS FACILITIES
AUTHORITY

MINNESOTA SPORTS FACILITIES AUTHORITY
Meeting Minutes – January 26, 2023, 8:00 A.M.
U.S. Bank Stadium
401 Chicago Avenue, Minneapolis, MN 55415

1. **CALL TO ORDER**

Chair Vekich called the meeting of the Minnesota Sports Facilities Authority (“MSFA” or “Authority”) to order at 8:02 A.M.

2. **ROLL CALL**

Commissioners present: Chair Michael Vekich participated remotely via video conference, Bill McCarthy, Tony Sertich, and Sharon Sayles Belton.

Commissioners absent: Angela Burns Finney

3. **APPROVAL OF MEETING MINUTES – December 14, 2022**

Chair Vekich requested a motion to approve the minutes of the December 14, 2022, meeting. Commissioner Sayles Belton moved, and Commissioner McCarthy seconded the motion. The minutes of the December 14, 2022, board meeting was unanimously approved and adopted as presented. See Exhibit A.

4. **BUSINESS**

a. **Action Items**

i. **Authorize Negotiation and Execution of Trade Contract Agreement for the IP Television System Project**

Chair Vekich asked Mr. Ben Jay, Executive Director, to present the action item for the IP Television System Project. Mr. Jay noted that the Authority published a Request for Proposals to provide a turnkey replacement of the existing IP Television (IP TV) System with a new IP TV System at U.S. Bank Stadium. The current system is at end of life, and technological advancements would allow for more flexibility to make adjustments in real time. A new Triple Play system would be installed in phases working around the stadium’s scheduled events during Spring 2023. The new IP TV System will utilize existing infrastructure.

Diversified Media & Entertainment offered the best value with a project cost of \$1,934,895.77 including 11.7% MBE participation. Funding for this project would come from the Capital Reserve Fund. The MSFA has been in consultation with the Minnesota Vikings and a new IP TV System would benefit the Vikings and other stadium events.

Commissioner Sayles Belton inquired if the installation of the project was staggered over time so not to interfere with upcoming events or due to the complexity of the project? Mr. Ed Kroics was asked to respond. Mr. Kroics noted that it would be a 9-12 week phased installation working around the stadium's event schedule. Mr. Kroics said that the current Cisco system and the new Triple Play system would run concurrently to minimize disruption until the Triple Play system was fully operational.

Commissioner Sertich moved, and Commissioner McCarthy seconded the motion to approve the following recommended motion, which was unanimously adopted:

The Minnesota Sports Facilities Authority authorizes the Chair and Executive Director to execute a contract with Diversified Media & Entertainment for the IP Television System Project for \$1,934,895.77 . See Exhibit B.

ii. Approve Professional Services Agreement with The Tegra Group for Owner's Representative Services

Chair Vekich asked Mr. Jay to present the action item for the professional services agreement with The Tegra Group for Owner's Representative Services. Mr. Jay noted that Ms. Julie Dotzenrod from The Tegra Group was present at the meeting and willing to answer any questions from the Commissioners.

Mr. Jay said that The Tegra Group had been working with the MSFA for the past few months on the upcoming work at U.S. Bank Stadium. The Authority had an on-going need for their owner's representative services to assist with various projects, such as the secured perimeter, multipurpose room, and club improvements.

Mr. Jay noted that the Authority wanted to extend their services for another twelve (12) months (January 1, 2023 – December 31, 2023), especially with the current plan of work expected to be completed in phases over the next two years. The Tegra Group will provide services on an hourly basis for a maximum contract amount of \$300,000.00.

Commissioner Sayles Belton asked if there would be periodic updates to the Board? Chair Vekich responded that there would be monthly updates to the Board. Commissioner Sayles Belton added that there is community interest in the secured perimeter project so periodic updates would be helpful.

Commissioner McCarthy moved, and Commissioner Sertich seconded the motion to approve the following recommended motion, which was unanimously adopted:

The Minnesota Sports Facilities Authority authorizes the Chair and Executive Director to execute a professional services agreement with The Tegra Group for owner's representative services for a maximum contract amount of \$300,000.00. See Exhibit C.

iii. Approve Professional Services Agreement with Populous for Master Planning Services

Chair Vekich asked Mr. Jay to introduce the proposed professional services agreement with Populous for Master Planning Services.

Mr. Jay noted that Populous has been working with the MSFA on design services for the Secured Perimeter, Multipurpose Room, and Club Improvement projects at U.S. Bank Stadium. The Authority would like Populous to perform a master plan study and facility condition assessment on the stadium.

Mr. Jay said that the study and assessment was needed to identify potential improvement projects and repairs, and their associated costs that may need to be performed to maintain the stadium in the future. He added that the facility condition assessment would establish a baseline of the Stadium's current condition focusing on infrastructure elements with information critical to the ongoing management and maintenance of the stadium.

Commissioner Sayles Belton asked how Populous and The Tegra Group would work together? Chair Vekich said that Populous and The Tegra Group are already collaborating in the design phase of the Secured Perimeter, Multipurpose Room, and Club Improvement projects.

Chair Vekich asked Mr. Jay to describe the master plan and facility assessment process for the Board. Mr. Jay said that it has been an extensive process to analyze the stadium's current and future needs working collaboratively with ASM Global, Aramark, and the Vikings. Mr. Jay said the recent meetings with Populous have generated substantial information from our partners to identify future projects for the stadium.

Mr. Jay asked Mr. Lester Bagley, Minnesota Vikings, and Mr. John Drum, General Manager for ASM Global, to comment on the facility assessment and master plan study.

Mr. Bagley said that the Vikings appreciated the collaborative effort of the MSFA, ASM Global, and Aramark with the consultants on the master plan study. Mr. Bagley noted that U.S. Bank Stadium was seven (7) years old, and it was time for a study. Mr. Bagley added that the master plan and facility assessment will help us identify those needs so that the stadium can be a fifty (50) year building.

Mr. Drum said to keep U.S. Bank Stadium as a featured stadium, we need to keep the building current with technology and other systems. He noted that ASM Global is proud that we have a great asset for the state.

Mr. Jay said that the facilities assessment and master plan would be living documents adjusted periodically based on the needs of the stadium.

Commissioner Sayles Belton said she was curious about future projects and how they would be funded? Chair Vekich replied funding could come from a variety of sources, but prioritization of projects would be important too. Chair Vekich added he would provide periodic updates for the Commissioners.

Commissioner Sayles Belton moved, and Commissioner Sertich seconded the motion to approve the following recommended motion, which was unanimously adopted:

The Minnesota Sports Facilities Authority authorized the Chair and Executive Director to execute a Professional Services Agreement with Populous for a maximum contract amount of \$527,500.00. See Exhibit D.

iv. Approve 2022-2023 Capital Reserve Budget Amendment

Chair Vekich asked Ms. Fox-Stroman to discuss the proposed 2022-2023 Capital Reserve Budget Amendment.

Ms. Fox-Stroman said the MSFA approved the 2022-2023 Capital Reserve account budget on June 22, 2022, in the amount of \$5,334,952. Ms. Fox Stroman added that additional capital improvement projects have been recommended by ASM Global, and some project amounts have exceeded the original estimated project budget.

Ms. Fox-Stroman said that staff is recommending an increase of \$2,611,601 to the Capital Reserve expense budget, and this would increase the total expense budget to \$7,946,553.

Commissioner Sertich moved and Commissioner Sayles Belton seconded the motion to approve the following recommended motion, which was unanimously adopted:

The Minnesota Sports Facilities Authority approves an increase of \$2,611,601 to the 2022-2023 Capital Reserve Expense Budget, for a total Capital Reserve Expense Budget of \$7,946,553. See Exhibit E.

b. Report Items

i. Q4 – 2021-2022 Budget Report – June 30, 2022

Chair Vekich invited Ms. Fox-Stroman to present the Fourth Quarter, 2021-2022 Budget Report, for the year ending June 30, 2022.

Ms. Fox-Stroman presented the fourth quarter budget report for the period from July 1, 2021, through June 30, 2022, and she discussed the high-level budget summary document, “Performance at a Glance.” See Exhibit F.

ii. Q1 – 2022-2023 Budget Report – September 30, 2022

Chair Vekich invited Ms. Fox-Stroman to present the First Quarter, 2022-2023 Budget Report.

Ms. Fox-Stroman presented the first quarter budget report for the period from July 1, 2022, through September 30, 2022, and she reviewed the high-level budget summary document with highlights from the report, “Performance at a Glance.” See Exhibit G.

iii. U.S. Bank Stadium Updates

a. ASM Global Update

Chair Vekich asked Mr. John Drum, General Manager of U.S. Bank Stadium, to comment on events.

Mr. Drum noted that in December and January U.S. Bank Stadium very successfully hosted three Vikings home games and the All-American Bowl, a long-standing event featuring current college athletes. He added that the stadium had a number of private events, stadium tours, an extra Touchdown tour during the NFL playoff game, and finally Winter Warm-up with over 400 people participating with indoor roller skating.

Mr. Drum noted that the stadium will host the 2023 Home and Remodeling Show over a three-day weekend in 2023. ASM was happy to announce another stadium concert, Billy Joel and Stevie Nicks will be here in November 2023.

Mr. Drum then turned his focus to the stadium staff. He said that, in collaboration with the Vikings at the last regular season game on December 24th, they honored the MVP staff members from each department during the game to recognize the excellent service they provided to our guests and fellow team members.

b. Aramark Sports & Entertainment Update

Chair Vekich asked Ms. Jenifer Freeman, General Manager of Aramark, to provide an update for Aramark. Ms. Freeman noted that Aramark was fully staffed for the season which reflected in the increase in sales during the season. She added that Aramark was able to do some innovative food and

beverage things, especially for the NFL playoff game in January.

Ms. Freeman noted that Aramark is prepping for the upcoming Home and Remodeling Show and Monster Jam events. She added that they are working on menu creation for all of the upcoming concerts, and they are discussing future menus for the 2023 football season that are due on May 1st.

From a staffing standpoint, Ms. Freeman said they hired a new Executive Chef and a new Premium Sales Manager. She added that Aramark is looking for an Assistant General Manager to assist her.

Commissioner Sayles Belton asked Ms. Freeman about replacing the Executive Chef. Ms. Freeman noted that the previous Executive Chef wanted to return to France.

iv. Minnesota Vikings Update

Chair Vekich asked Mr. Lester Bagley, Minnesota Vikings, to provide an update.

Mr. Bagley said that it was a disappointing end to the Vikings season, but the extra home playoff game brought an economic impact to the community. He noted that 30 percent of the fans live outside the seven county metro area. Mr. Bagley thanked ASM Global, Aramark, and MSFA for the team effort to provide an excellent game day experience for Viking fans, noting that the Vikings consistently rank in the top five in the NFL for game day experience.

v. Legislative Update

Chair Vekich asked Mr. Amos Briggs, Government Relations Consultant from Lockridge Grindal Nauen P.L.L.P., and Mr. Bagley to provide the Board with a legislative update.

Mr. Briggs said that much of his work is to educate state legislators and committee chairs about what the MSFA is all about, and the impact that U.S. Bank Stadium has in the State of Minnesota. Mr. Briggs noted that one-third of the State Legislature this year are new members.

Mr. Briggs said, that on January 12th, Chair Vekich met with and provided an overview to the State House Finance Committee that was well received by members. Mr. Briggs noted that the House and Senate Finance Committees have jurisdiction over the MSFA.

Mr. Briggs said that Minnesota Governor Walz recently announced his budget for the next biennium, and his recommendation did include paying off the bonds on U.S. Bank Stadium in addition to funding the first phase of the stadium's secure perimeter project at \$15.7 million. He noted that the Governor's budget recommendations will start the funding discussions within the Minnesota State Legislature. Mr. Briggs said that he will be monitoring the discussions with the policymakers at the Legislature.

Mr. Bagley said that there was one additional item to note in the Governor's tourism budget. The Governor's budget will fund \$6 million in each of the two years for statewide sporting events supporting the Minnesota Sports and Events Group to secure major events such as the NFL Draft, NBA All-Star Game, USA Gymnastics Olympic Trials, and many other great events. He noted that there is great competition to bring those events to Minnesota.

Commissioner Sayles Belton asked if the Minnesota Sports and Events Group is a statewide group? Mr. Bagley responded that it is indeed a statewide organization with representatives from the five professional sport teams, the hospitality industry, organized labor, and the business community. He said that it is a statewide effort to bring these major events to Minnesota.

5. PUBLIC COMMENTS

There were no public comments.

6. DISCUSSION

There was no discussion.

7. ANNOUNCEMENT OF NEXT MEETING

Chair Vekich announced that the next MSFA meeting will be held on Thursday, February 23, 2023, at U.S. Bank Stadium in Mystic Lake's Club Purple.

8. ADJOURNMENT

There being no further business to come before the MSFA, the meeting was adjourned at 9:09 a.m.

Approved and adopted the 31th day of March 2023, by the Minnesota Sports Facilities Authority

Angela Burns Finney, Secretary/Treasurer

Ben Jay, Executive Director

U.S. BANK STADIUM
EXECUTIVE SUMMARY

FACILITY ASSESSMENT UPDATE
3.31.2023



POPULOUS

Protecting Your Investment

WHY?

Create a **yearly plan** for necessary repairs and replacements over the next **10 years**.

Aid in **phased implementation**.

Provide a roadmap to **protect and preserve** U.S. Bank Stadium.

Two Components of the Study

FACILITY ASSESSMENT

- + Visual observation of all major components of the facility (architectural, structural, mechanical, audio/visual, etc.)
- + Establishes a baseline on the stadium's current condition to assist the MSFA and stadium operator in making decisions on the future maintenance needs of the stadium.
- + Findings are used to build a condition assessment report with anticipated repairs and associated estimated costs.

MASTER PLAN

- + Programming sessions held with major tenant and all stadium stakeholders. Goals and needs identified in programming sessions are used to target improvements areas.
- + Benchmarking against other NFL stadiums and multipurpose venues of similar age or newer, to determine where opportunities for improvement exist based on current and future industry trends.
- + Feedback from programming and benchmarking exercises used to create conceptual designs with associated cost estimates for recommended stadium improvements.

Facility Assessment Process

1

MEET WITH STADIUM MAINTENANCE STAFF TO LEARN THEIR EXPERIENCES AND CONCERNS

2

FULLY ASSESS ALL COMPONENTS OF THE STADIUM AND SITE

3

DOCUMENT CONDITION OF ALL SYSTEMS

4

PROVIDE RECOMMENDATIONS OF NEEDED MAINTENANCE AND REPAIRS

5

GENERATE CAPITAL IMPROVEMENTS ITEMS

6

WORK WITH COST ESTIMATOR TO ASSIGN VALUES AND DURATIONS TO ITEMS

7

PRIORITIZE NEEDS AND FORECAST FUTURE COSTS

8

FINAL DOCUMENTATION AND PRESENTATION OF FINDINGS

Facility Assessment Process

OVERVIEW

U.S. Bank Stadium opened to the public in 2016. The facility supports professional football, baseball, concerts, soccer, and a number of other types of events. It has hosted some of the largest events in the country in the short time that it has been open including Super Bowl LII in 2018, the NCAA Men's Final Four in 2019, and ESPN's Summer X Games from 2017 to 2020. In 2022, the stadium welcomed well over 1,000,000 total guests at 180 different events.

The Facility Assessment performed in January 2023 consisted of a holistic gathering of information; ownership, operations, user group, and tenant interviews, site observation tours with staff and user groups, and a top to bottom site investigation of the full facility. The assessment is organized by major building system/design discipline sections and within those sections by facility location and specific systems. As part of this facility assessment the following companies participated in the project:

- + Populous – Architectural, Interiors, Site, Graphics and Wayfinding
- + Thornton Tomasetti – Structural Systems
- + ME Engineers – Mechanical, Electrical, Plumbing, Fire Protection & Technology Systems
- + Idibri – Audio / Visual Systems
- + Mortenson Construction – Cost Estimating

In general, the facility is well maintained and wearing well for a facility of its age. Continuing to maintain the stadium at the same high level will keep the overall appearance of the stadium looking fresh and will keep it functioning at the highest level. Most of the areas of maintenance that have been identified in the report are needed due to the overall age of the systems and their typical life cycles. It is apparent that while overall the building is well maintained, some systems are maintained on a more regular schedule of preventative maintenance, while others are monitored for corrective maintenance on a more as-needed basis.

Three different grading categories were used to qualify various spaces and systems throughout the stadium during the Facility Assessment. Of all the spaces and items throughout the stadium that were assessed, the large majority of items were graded as being Good. Specific items were noted by the assessment team and indicated on the individual assessment sheets, and frequently the remainder of the space was in good condition outside of the specific items noted. The three grading categories used were as follows:

- + GOOD: Space or item is not showing signs of use, is well maintained, and is in good condition. Urgent action is not expected or needed to be considered in its current state.
- + FAIR: Space or item is showing noticeable signs of wear but is still in fair condition. Action might be considered or planned for to address this space or item.
- + WORNI: Space or item has worn or has reached the end of its life. Replacement, addressing the cause of the wearing, or maintenance should be considered to maintain this space or item.

ARCHITECTURE & INTERIORS

For the purpose of the Architectural and Interiors assessment, the stadium was broken down into five sections including:

- + Concourses (Main & Upper)
- + Seating Bowl
- + Stadium Operations & Team Areas
- + Premium Spaces (Clubs & Suites)
- + Exterior Envelope

This assessment involved the inspection and evaluation of the condition general architectural components of the building. Major architecture and interiors findings from this assessment include:

- + Cosmetic damage due to average wear and maintenance operations
- + Systems failure based on building movement and settlement
- + Nearing the end of expected life cycle for some architectural finishes & systems

SITE HARDSCAPE & LANDSCAPE

The site around U.S. Bank Stadium is used as the grounds for the facility and a community open space. The grounds provide for the entry and access to the facility during events, supporting large crowds and on a daily basis, support ongoing community use with bike lanes and open space on the west plaza. A project is in the design phase to provide a permanent secure perimeter system around the site which will add additional fencing and vehicular barriers. The existing site landscape is generally in good condition and well maintained based on our observations during previous visits. At the time of the facility assessment visit the landscape was under several inches of snow. The site hardscape is showing signs of premature cracking and settlement of the concrete walks and plazas. There are also several areas exhibiting staining.

GRAPHICS & WAYFINDING

Our team's graphics review of the facility consisted of the inspection and evaluation of the condition of general signage and wayfinding components of the building including the following:

- + Interior wayfinding signage
- + Exterior wayfinding signage
- + Environmental thematic graphics

General findings from this assessment included signage that the message is confusing, there is not enough signage in some areas, and some signage that is hard to see based on the color of it not properly contrasting. Some of the exterior signage is also starting to exhibit some signs of damage from exposure to the elements or from being hit.

Facility Assessment Process

STRUCTURAL SYSTEMS

Our Assessment Team conducted on-site observations to evaluate the condition, capacity, suitability, and performance of the building structural systems. The structural systems reviewed included:

- + Slabs on grade
- + Foundation walls
- + Structural steel framing and steel coating systems
- + Metal roof decks
- + Roofing Systems
- + Snow Melt Gutters
- + Expansion Joint Framing
- + Precast Seating Bowl
- + Retractable Seating Sections

Our assessment included walking all levels and areas of the stadium that were readily accessible to review representative conditions of all types of structural framing and construction that are utilized throughout the facility. Observations and recommendations made to specific locations are meant to be representative of issues that could be present in other areas of the facility that are not specifically noted.

MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION & TECHNOLOGY SYSTEMS

This portion of the assessment focused on all visible mechanical, electrical, plumbing and fire protection systems. It also includes low voltage technology systems. Our team observed and documented the physical and operating condition of equipment and systems including:

- + Chilled and condenser water piping
- + Air handlers, fan coils and terminal units
- + Building automation system
- + Normal & emergency power systems
- + Interior and exterior lighting, including sports lighting
- + Lighting control system
- + Fire alarm system
- + Plumbing fixtures
- + Above grade domestic water piping, connections, and valves
- + Above grade sanitary piping, connections, and valves
- + Above grade storm water piping, connections, and valves
- + Above grade fire protection piping, connections, valves, sprinkler heads & pumps
- + Above grade natural gas piping, connections, and valves
- + Concession point of use and main building grease traps
- + Domestic water heaters & booster pumps
- + LAN networks
- + Telecommunication systems
- + Cable trays & equipment racks
- + Wi-Fi systems
- + DAS systems
- + Access control
- + Video Surveillance

AUDIO / VISUAL

Audio Visual and Technology Systems were reviewed from a system wide perspective as well as from a component-by-component perspective. Generally, this review will address the overall "system" perspective, before being addressed at the component basis. This review covered the:

- + Video Display and Scoring System(s) for the seating Bowl
- + The Video Production System
- + The Seating Bowl Sound System
- + Club AV Systems
- + Sound Systems in secondary Spaces such as interview rooms, concourses, toilet rooms and the like.
- + Broadcast Components which addresses a gamut of issues from camera platform sizes, locations, cabling and cable tray
- + Television Distribution System

Facility Assessment Process

FACILITY ASSESSMENT

Three different grading categories are used in the Facility Assessment to qualify spaces and systems throughout the building. Of all the spaces and items that were assessed, the large majority of items were graded as being in Good condition.

1

**GOOD
CONDITION**

Space or item is not showing signs of use, is well maintained, and is in good condition. Urgent action is not expected or needed to be considered in its current state.

2

**FAIR
CONDITION**

Space or item is showing noticeable signs of wear but is still in fair condition. Action might be considered or planned for to address this space or item.

3

**WORN
CONDITION**

Space or item has worn or has reached the end of its life. Replacement, addressing the cause of the wearing, or maintenance should be considered to maintain this space or item.

FACILITY ASSESSMENT

Examples - Good Condition

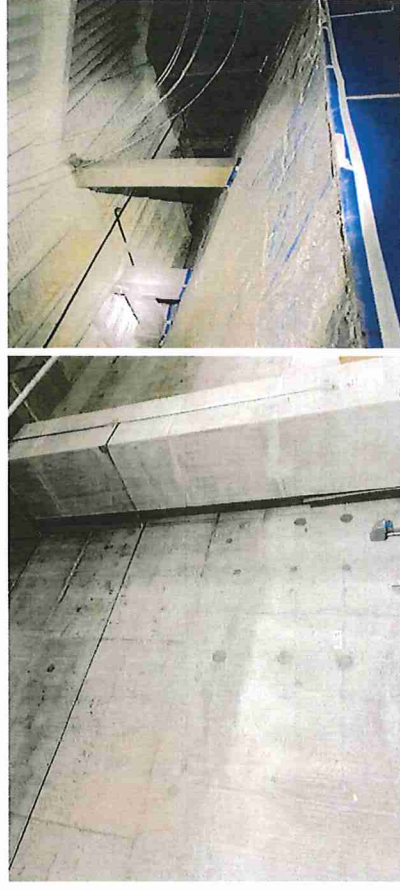
AUDIO / VISUAL

- + Location: Stadium Bowl
- + Subject: LED Displays
- + Condition - Good: Primary LED displays have been well maintained. Based on the age of the displays, anticipate replacement starting in 4-6 years. We recommend moving from a through-hole technology to surface-mounted diode (SMD) technology. The current trend is leaning toward 10mm pixel pitch.



STRUCTURAL SYSTEMS

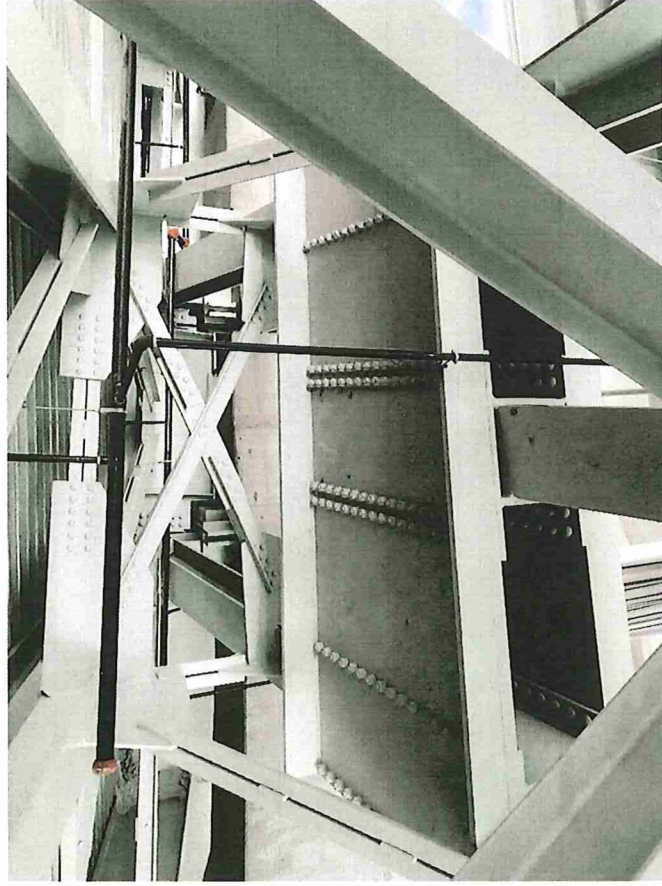
- + Location: Event Level
- + Subject: Foundation Walls
- + Condition - Good: We observed the foundation walls starting at the Loading Dock area on the East side of the stadium, working clockwise with West side. All walls appeared to be in very good condition with no sign of movement and very little cracking observed. At the South side, we observed the CMU walls that enclose the "burrito wrap" system and it appears to be in very good condition. We were not able to observe the "burrito wrap" system as no access is available. At the West end, we gained access to the "entombed space" where the excavation was laid back at a low slope up the Main Concourse. At the top of the slope, this is a short perimeter wall, which we were not able to access. We walked most of the entombed space. It appears to be generally dry and the blue vapor barrier that covers the sloping soil appears to be intact.



FACILITY ASSESSMENT Examples - Good Condition

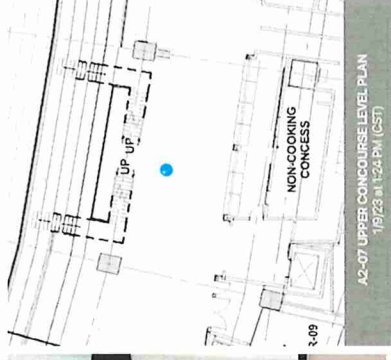
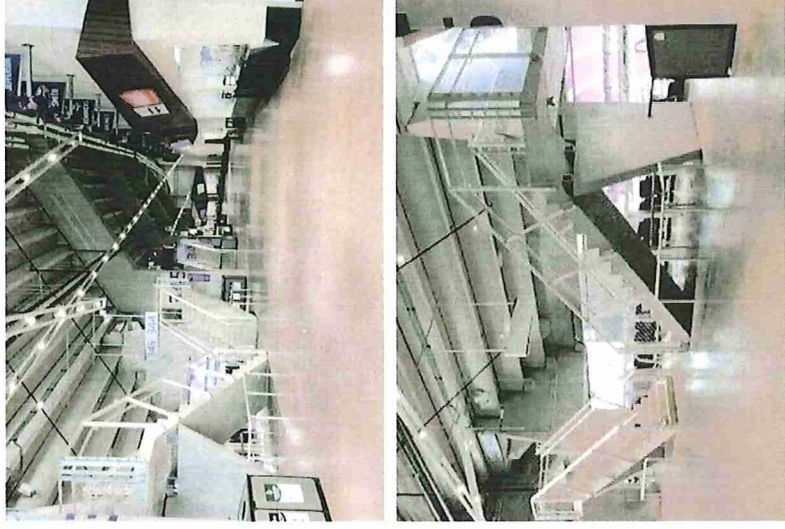
STRUCTURAL SYSTEMS

- + Location: High Roof
- + Subject: Structural Steel Framing
- + Condition - Good: The primary roof framing appears to be in excellent condition, including the paint system. We did not observe any corrosion or other damage that would require repainting.



ARCHITECTURE & INTERIORS

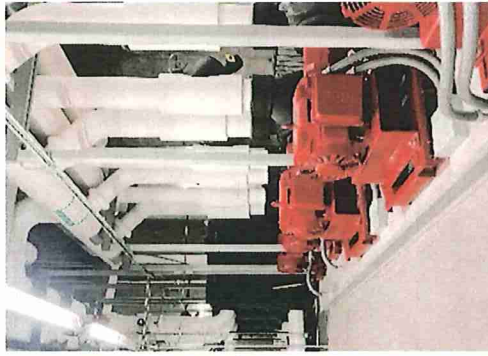
- + Location: Upper Concourse
- + Subject: Concourse near Section 345
- + Condition - Good: Overall good condition of concrete walkways, stairs, railings & finishes.



FACILITY ASSESSMENT Examples - Good Condition

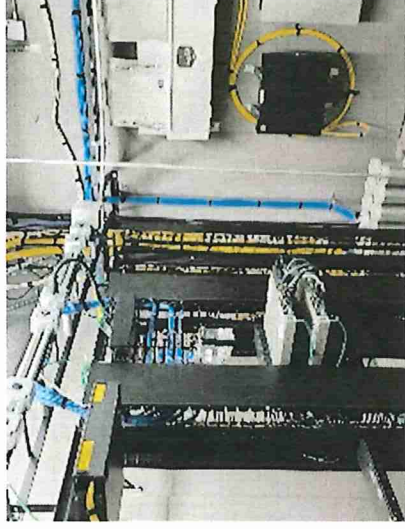
MECHANICAL SYSTEMS

- + Location: Multi-Level
- + Subject: Steam and Hydronic Systems
- + Condition - Good: Steam and hydronic systems throughout the stadium remain in excellent condition. Glycol concentration has been maintained and regular water testing is provided. The gutter snowmelt system is maintaining operation and shows no signs of failure. An overall water balance of all air handling systems is recommended at this time. This can be limited to air handling units only, and not extended to terminal units. As part of the overall water balance, all air handling unit valves should be tested and adjusted for proper flow and control.



TECHNOLOGY SYSTEMS

- + Location: Multi-Level
- + Subject: IDF Rooms
- + Condition - Good: IDF's throughout the facility are nowhere near capacity. With ample room available the stadium is in a good position to expand technology services. IDF 4D2 is reaching capacity in its current state. A new 2 post rack may need to be installed or a reconfigure of the current layout could be required.



FACILITY ASSESSMENT
Examples - Fair Condition

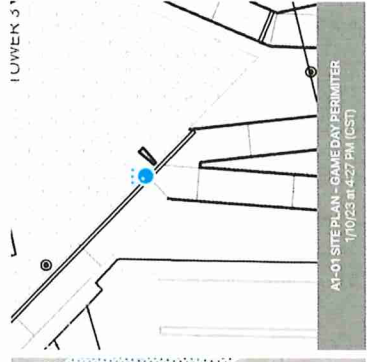
ARCHITECTURE & INTERIORS

- + Location: Main Concourse / Service Corridor
- + Subject: Interiors - Walls & Paint
- + Condition - Fair: Repair damage to walls and touch up paint.



SITE

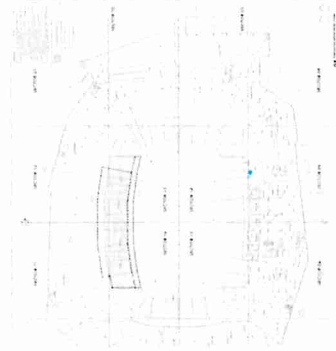
- + Location: Site - East Plaza
- + Subject: Hardscape
- + Condition - Fair: Missing chunk of concrete in walk.



FACILITY ASSESSMENT
Examples - Fair Condition

ARCHITECTURE & INTERIORS

- + Location: Concourse - Southeast, Redzone
- + Subject: Handrails
- + Condition - Fair: Bent and possibly encroaching on egress width. Review for code compliance.



A2-02 EXECUTIVE SUITE LEVEL PLAN
1/10/23 at 4:27 PM (CST)

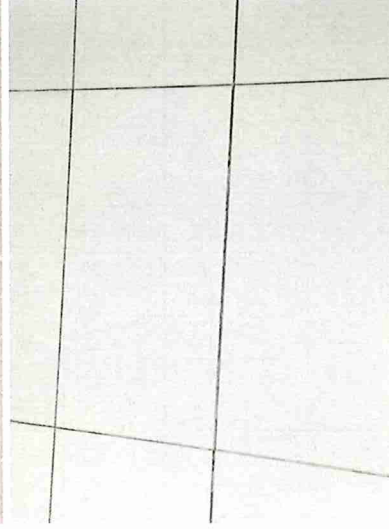


ARCHITECTURE & INTERIORS

- + Location: Event Level - Toilet Room
- + Subject: Floor Tile
- + Condition - Fair: Grout joint cracked and missing in tile floor.



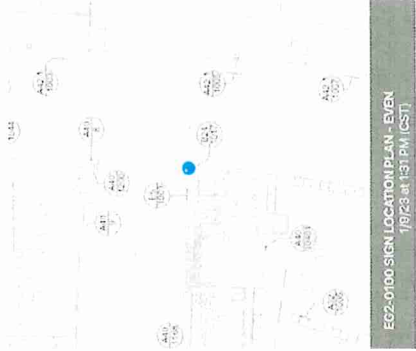
A2-01 EVENT LEVEL PLAN
1/10/23 at 10:59 AM (CST)



FACILITY ASSESSMENT Examples - Fair Condition

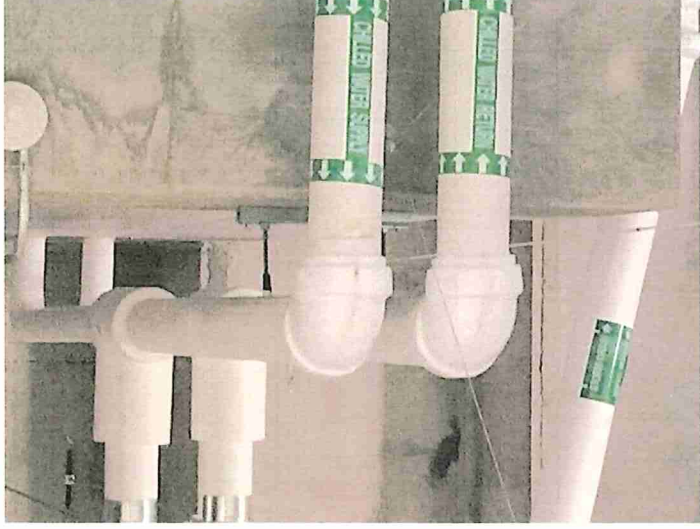
GRAPHICS & WAYFINDING

- + Location: Event Level - Service Corridor
- + Subject: Wayfinding Signage
- + Condition - Fair: Move wayfinding signage to wall above storage. Many signs in Event Level are too low and will get blocked by storage of items for events.



MECHANICAL SYSTEMS

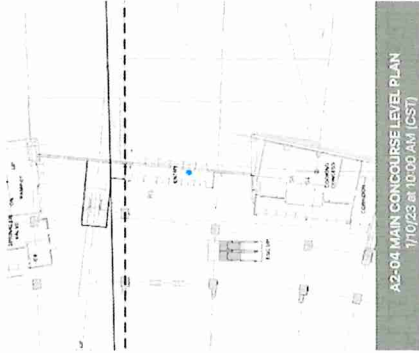
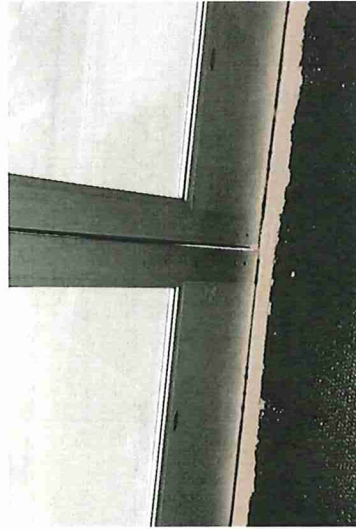
- + Location: Multi-Level
- + Subject: Piping Insulation
- + Condition - Fair: Some minor signs of vapor intrusion and insulation degradation are appearing. As part of a comprehensive insulation repair, minor areas should be replaced and vapor dams verified at next insulation section.



FACILITY ASSESSMENT Examples - Worn Condition

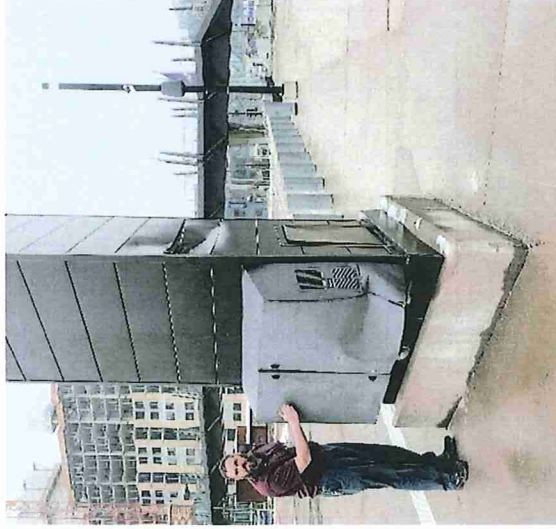
ARCHITECTURE & INTERIORS

- + Location: Exterior Envelope
- + Subject: Storefront Entry
- + Condition - Worn: Damaged weatherstripping creating openings to exterior.



ELECTRICAL

- + Location: Site - West Plaza
- + Subject: Electrical Equipment
- + Condition - Worn: The Hoffman enclosure has been damaged which may be the result to a loss of connectivity in the Plaza. West Plaza power is being used for setup/security purposes. Recommend using the in-use covers which allow for the cord be fed through the bottom of the cover.



FACILITY ASSESSMENT
Examples - Worn Condition

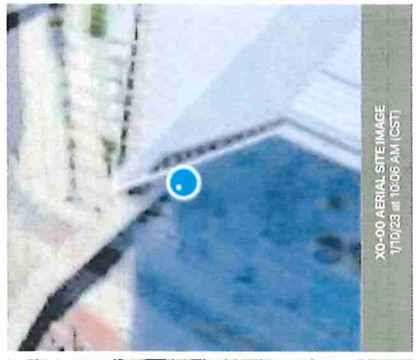
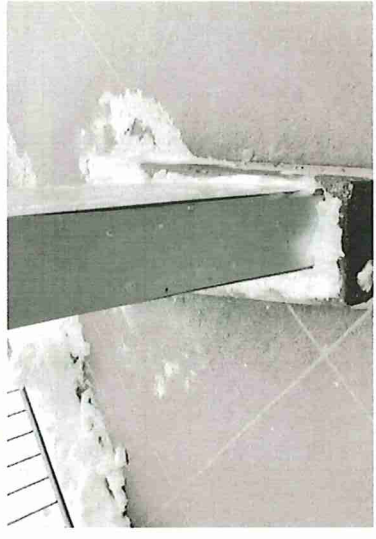
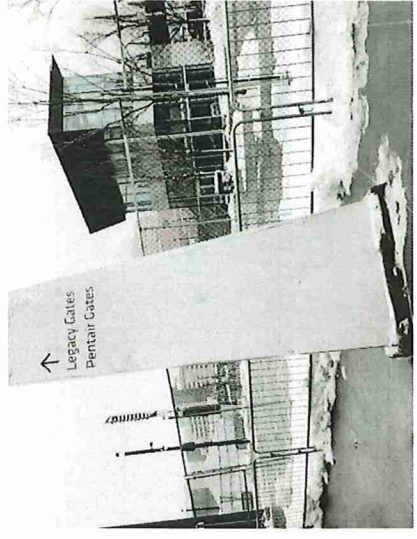
AUDIO / VISUAL

- + Location: Concourses
- + Subject: Concession Displays
- + Condition - Worn: Vertical concession displays are starting to fail with no backups onsite. Display model is no longer manufactured. Look to replace main concourse with new fine pitch LED and use remaining functional displays for replacement parts for the upper concourse.



GRAPHICS & WAYFINDING

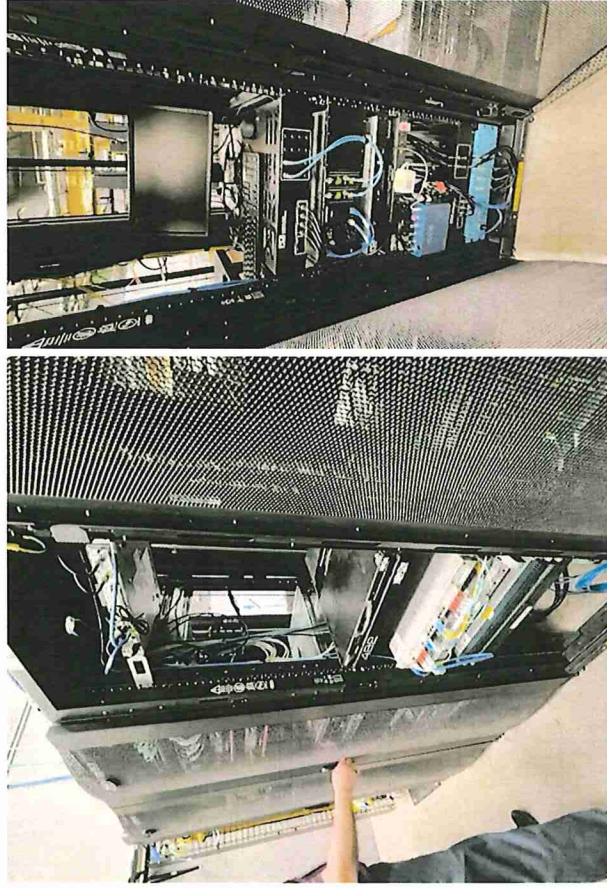
- + Location: Site - West Plaza
- + Subject: Exterior Signage
- + Condition - Worn: Signage pylon damaged at base.



FACILITY ASSESSMENT Examples - Worn Condition

AUDIO / VISUAL

- + Location: Multi-Level
- + Subject: IPTV System
- + Condition - Worn: Existing Cisco Stadium Vision IPTV system is nearing end of life, difficult to manage, and expensive to maintain. Systems should be fully replaced with a new system. Cable TV headend should be replaced with the addition of alternate cable TV providers.



Cost Estimates SUMMARY

- + These costs are for preventative maintenance and repairs to the stadium to maintain the existing facility as is.
- + These costs are estimated costs and actual project costs will be subject to current market conditions at the time of Request for Proposals.
- + These estimated costs assume future escalation (4% per year) based on anticipated timing of repairs and replacement.
- + This Facility Assessment Update does not forecast estimates beyond the next 10 years and through the extension periods outlined in the Stadium Use Agreement. These long-term projections, including potential timing, scope of work, and costs, will be brought forward at a future time.

FORECASTED ESTIMATE	YEARS 8-12	YEARS 13-17	10-YEAR TOTAL
	2023-24 TO 2027-28	2028-29 TO 2032-33	
ARCHITECTURE & INTERIORS	\$25,955,185	\$54,619,190	\$80,574,375
SITE	\$3,372,358	\$6,234,120	\$9,606,478
GRAPHICS & WAYFINDING	\$5,094,976	\$0	\$5,094,976
STRUCTURAL SYSTEMS	\$10,385,295	\$11,005,056	\$21,390,351
MECHANICAL, PLUMBING & FIRE PROTECTION	\$800,800	\$5,658,507	\$6,459,307
TECHNOLOGY SYSTEMS	\$11,928,986	\$13,206,901	\$25,135,887
ELECTRICAL & LIGHTING SYSTEMS	\$9,151,201	\$18,174,071	\$27,325,272
A/V SYSTEMS	\$46,164,016	\$9,237,841	\$55,401,857
TOTAL	\$112,852,817	\$118,137,686	\$230,990,503

- + This Facility Assessment forecasted estimate does not include the investment necessary for Phase II of the Secured Perimeter, which is considered as a required Master Plan Project. It is included separately below.

REQUIRED PROJECT	
PHASE II SECURED PERIMETER & SITE ACTIVATION	\$47,812,500
TOTAL 10-YEAR FUNDING ESTIMATE FROM 2023-24 TO 2032-33	\$278,803,003

Cost Estimates DETAIL

- + These costs are for preventative maintenance and repairs to the stadium to maintain the existing facility as is.
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- + These estimated costs assume future escalation (4% per year) based on anticipated timing of repairs and replacement.

Capital Repair and Replacement Plan - U.S. Bank Stadium												
Discipline	Stadium Year											
	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	Total Cost Years 8-17	
	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17		
	1,0400	1,0816	1,1249	1,1699	1,2167	1,2653	1,3159	1,3686	1,4233	1,4802		
Cost Escalator (assumes compounded 4% annually)												
Architecture & Interiors												
Concourses	\$ 43,660	\$ 662,544	\$ 735,324	\$ 534,333	\$ 2,235,600	\$ 53,143	\$ 2,459,476	\$ 890,938	\$ -	\$ 1,256,948	\$ 8,892,966	\$ 80,574,375
Clear Concourse Areas, Concessions, Toilet Rooms, Finishes, Railings, Ticketing												
Seating Bowl	\$ -	\$ 105,050	\$ 135,827	\$ 325,513	\$ -	\$ -	\$ 511,239	\$ 6,926,328	\$ -	\$ 357,479	\$ 8,361,437	\$ -
Fixed Seats, Aisle Seats, Railings, Joint Seatings												
Stadium Operations & Team Areas	\$ 1,508,000	\$ 567,840	\$ 1,488,195	\$ 1,560,000	\$ 2,380,915	\$ -	\$ 4,449,165	\$ 1,883,151	\$ 4,610,107	\$ -	\$ 16,427,380	\$ -
Playing Field, Locker Rooms, Offices, Kitchens, Operations Support Spaces												
Premium Spaces	\$ -	\$ 1,021,431	\$ 10,092,280	\$ 1,415,675	\$ 1,090,973	\$ -	\$ 759,951	\$ 6,979,702	\$ 9,714,103	\$ -	\$ 31,074,114	\$ -
Suites & Clubs, Restrooms, Finishes, Millwork, Furniture												
Exterior Envelope	\$ 52,000	\$ -	\$ -	\$ -	\$ -	\$ 1,431,709	\$ 718,499	\$ 10,594,983	\$ -	\$ -	\$ 12,797,190	\$ -
Exterior Walls, Doors, Roofing, EIFE, Specialty Coatings												
Vertical Circulation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,020,269	\$ -	\$ -	\$ 1,020,269	\$ -
Elevators & Escalators, Finishes, Corridors & Mechanics												
Site												\$ 3,606,478
Plantings, Irrigation												
Landscaping	\$ -	\$ -	\$ 636,532	\$ -	\$ -	\$ -	\$ -	\$ 3,522,697	\$ -	\$ -	\$ 4,159,229	\$ -
Plazes, Seawalls, Parking, Retaining Walls, Gates, Bonded, Fencing, Site Furnishings												
Hardscape	\$ 37,445	\$ 1,622,400	\$ 562,432	\$ -	\$ 513,549	\$ -	\$ -	\$ 136,857	\$ 254,061	\$ 2,320,505	\$ 5,447,249	\$ -
Plazes, Seawalls, Parking, Retaining Walls, Gates, Bonded, Fencing, Site Furnishings												
Graphics & Wayfinding												\$ 5,094,976
Building Signage	\$ 3,023,712	\$ 951,808	\$ 261,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,256,736	\$ -
Interior Signage & Sign Lighting												
Site Signage	\$ -	\$ 838,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 838,240	\$ -
Exterior Signage & Pylons												
Total	\$ 4,684,837	\$ 5,789,313	\$ 13,931,806	\$ 3,835,528	\$ 6,201,037	\$ 1,484,852	\$ 8,898,331	\$ 31,954,924	\$ 14,576,271	\$ 3,936,932	\$ 95,275,629	\$ -
Structural												\$ 21,390,357
Event Level	\$ -	\$ 270,400	\$ 3,070,879	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,828	\$ -	\$ 3,697,107	\$ -
Sub-on-Grade, Foundation Walls, Joints												
Seating Bowl	\$ -	\$ 784,160	\$ -	\$ -	\$ -	\$ 126,532	\$ -	\$ 478,999	\$ -	\$ -	\$ 1,389,691	\$ -
Retractable Seating, Privates, Concrete Bowls, Joints												
Concourse	\$ -	\$ -	\$ 1,606,906	\$ -	\$ -	\$ -	\$ 263,186	\$ -	\$ -	\$ -	\$ 1,869,492	\$ -
Concrete, Framing, Expansion Joints												
High Roof	\$ 1,040,000	\$ 81,120	\$ -	\$ 29,246	\$ 416,460	\$ -	\$ -	\$ 6,842,845	\$ -	\$ -	\$ 8,409,672	\$ -
Roof Framing, Metal Deck, EIFE Support Cables, Backload Corridors												
Snow Melt Gutter	\$ 260,000	\$ -	\$ 1,181,107	\$ -	\$ -	\$ 316,330	\$ -	\$ -	\$ -	\$ -	\$ 1,757,437	\$ -
Gutter Structure, Piercap Walls, Access Platforms												
Operable Door System	\$ -	\$ -	\$ -	\$ 393,072	\$ 1,252,544	\$ -	\$ 328,983	\$ 1,590,697	\$ 711,656	\$ -	\$ 4,266,952	\$ -
Hydraulic Operator, Piling, Wall Panels, Seats												
Total	\$ 1,300,000	\$ 1,135,660	\$ 5,658,292	\$ 422,519	\$ 1,659,004	\$ 442,862	\$ 592,169	\$ 8,902,542	\$ 1,067,484	\$ -	\$ 21,390,357	\$ -

Cost Estimates DETAIL

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	2025-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	Total Cost Years 8-17	
	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17		
	1,0400	1,0816	1,1249	1,1699	1,2167	1,2653	1,3159	1,3686	1,4233	1,4802		
Mechanical/Plumbing/Fire Protection											\$ 6,459,307	
Air Distribution Systems	\$ 130,000	\$ 270,400	\$ -	\$ -	\$ -	\$ -	\$ 3,289,820	\$ -	\$ -	\$ -	\$ 3,690,229	
Steam and Hydronic Systems	\$ 130,000	\$ 270,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,400	
Plumbing Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,368,877	\$ -	\$ -	\$ -	\$ -	\$ 2,368,877	
Fire Protection Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Technology Systems											\$ 25,137,887	
Network Equipment	\$ 8,008,000	\$ -	\$ -	\$ 3,743,547	\$ -	\$ -	\$ -	\$ 10,811,695	\$ -	\$ -	\$ 22,563,243	
UPS Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 164,491	\$ -	\$ -	\$ -	\$ 164,491	
Security Equipment	\$ 32,760	\$ 34,070	\$ 35,433	\$ 36,851	\$ 38,325	\$ 39,856	\$ 41,452	\$ 43,110	\$ 44,834	\$ 2,063,461	\$ 2,410,153	
Structured Cabling	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Electrical/Lighting Systems											\$ 27,325,272	
Fire Alarm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Lighting Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Electrical Medium Voltage Distribution	\$ -	\$ -	\$ 562,432	\$ 584,220	\$ -	\$ -	\$ -	\$ 2,052,854	\$ 711,656	\$ -	\$ 3,911,877	
Electrical Low Voltage Distribution	\$ 1 -	\$ 1,287,920	\$ -	\$ -	\$ -	\$ -	\$ 1,579,118	\$ -	\$ -	\$ -	\$ 2,877,038	
Electrical Emergency Power	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197,390	\$ -	\$ -	\$ -	\$ 197,390	
Lighting	\$ -	\$ 1,081,600	\$ 5,624,320	\$ -	\$ -	\$ -	\$ 1,315,532	\$ 12,317,121	\$ -	\$ -	\$ 20,338,973	
Total	\$ 8,300,760	\$ 2,954,390	\$ 6,222,185	\$ 4,365,327	\$ 38,325	\$ 39,856	\$ 8,956,890	\$ 25,224,780	\$ 756,490	\$ 2,063,461	\$ 56,922,466	
AV Systems											\$ 55,401,857	
Bowl Audio Systems	\$ -	\$ -	\$ 424,636	\$ 210,575	\$ -	\$ -	\$ -	\$ 9,237,841	\$ -	\$ -	\$ 9,873,052	
In-House Production	\$ -	\$ -	\$ -	\$ 14,038,303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,038,303	
Broadcast Cabling	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
LED Displays	\$ -	\$ 1,297,920	\$ -	\$ -	\$ 18,432,291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,730,211	
Distributed TV	\$ -	\$ 6,219,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,219,200	
AV Systems	\$ 1,664,000	\$ -	\$ 3,329,597	\$ -	\$ 547,494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,541,091	
Total	\$ 1,664,000	\$ 7,517,120	\$ 3,754,234	\$ 14,248,877	\$ 16,979,785	\$ -	\$ -	\$ 9,237,841	\$ -	\$ -	\$ 55,401,857	

Protecting Your Investment

A **roadmap** and **long term vision** for capital repair and replacement projects will reduce future costs by balancing **necessary preventative maintenance** with fewer emergency and costly repairs.

HOW

