



**MINNESOTA SPORTS FACILITIES AUTHORITY REGULAR MEETING MINUTES**

**Friday, February 13, 2015, 9:00 A.M.**

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

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

**1. CALL TO ORDER**

Chair Kelm-Helgen called the meeting of the Minnesota Sports Facilities Authority to order at 9:00 AM.

**2. ROLL CALL**

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

Commissioners Absent: None

**3. ADOPTION OF AGENDA**

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

**APPROVED**

**4. APPROVAL OF AUTHORITY MEETING MINUTES**

Commissioner Butts Williams moved approval of the January 16, 2016 Regular Meeting Minutes, seconded by Commissioner McCarthy and approved unanimously – 5 YEAS, 0 NAYS.

**APPROVED**

**5. CHAIR'S REPORT**

Chair Kelm-Helgen stated that construction progress has obviously been immense. She reminded everyone just over a year ago, the Metrodome was still standing and that shows the great progress that has occurred. More detailed updates from Mortenson/Thor highlighting major milestones will continue to occur at board meetings.

A lot of work has also occurred with the Downtown East (DTE) project. Chair Kelm-Helgen reported that SMG, the new stadium's third-party operator, is participating in planning and designing activities with local stakeholders. The city has engaged Hargreaves to design the space.



Public meetings are being held to solicit input. The Authority and Team are looking at their own design of the plaza, in conjunction with plans for the Commons. The two design teams must work together to create spaces that will complement each other.

Chair Kelm-Helgen also reported that the Authority and Team are close to finalizing an agreement with Metro Transit for a pedestrian bridge that will be built to cross over the light rail tracks and land in the Commons.

An agreement has also been reached with Ryan Companies for the liner parcel on top of the parking ramp that will connect to the stadium. This will allow Ryan Companies to move forward with development of the parcel.

Chair Kelm-Helgen indicated that the Authority and Team are continuing to work with 3M and the State Audubon Society towards a testing protocol. They are not ready to talk about it today but progress has been made.

## **6. ORGANIZATIONAL MATTERS**

### **a. Report on MSFA Board Evaluation of Chair & CEO/Executive Director**

Commissioner McCarthy offered a report on the closed board session that was held in January 2015 with the purpose of evaluating the Chair & CEO/Executive Director. The assessment is that the stadium project is overall well managed. Both the Chair and CEO/Executive Director have provided strong leadership. The project remains on schedule and on budget. Given the size and complexity of the project and the coordination with multiple agencies, it is impressive that both leaders are able to continue to manage the project well. Chair Kelm-Helgen mentioned that a more formal evaluation process is being developed.

### **b. Election of Officers**

**-Vice-Chair**

**-Secretary/Treasurer**

Per the Authority bylaws, the Authority is required to hold elections for Vice-Chair and Secretary/Treasurer positions at the beginning of each year. Chair Kelm-Helgen opened nominations for Vice-Chair. Commissioner McCarthy nominated Commissioner Butts Williams for election as Vice-Chair, seconded by Commissioner Griffith and approved unanimously. – 5 YEAS, 0 NAYS.

**APPROVED**

Chair Kelm-Helgen opened nominations for Secretary/Treasurer. Commissioner Butts Williams nominated Commissioner Benson for re-election as Secretary/Treasurer, seconded by Commissioner McCarthy and approved unanimously. – 5 YEAS, 0 NAYS.

**APPROVED**



## 7. BUSINESS

### a. Action Items

#### i. Approve Project Budget Amendments

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

- A) Mortenson Issue 1907, Alternate 57.43 Level 1, 4 and 6 Carpeting
- B) Mortenson Issue 1906, Alternate 57.10 Level 5 Metallic Epoxy Floors
- C) HKS Design Services Agreement, ASR 55, Roof Lighting Conceptual Design
- D) HKS Design Services Agreement, ASR 62, Structural Design for Roof Lighting Rail
- E) Team to Increase Food Service Equipment Budget
- F) Capital Investment from Aramark
- G) Capital Investment from SMG

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

#### **A) Mortenson Issue 1907, Alternate 57.43 Level 1, 4 and 6 Corridor Carpeting**

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

The Team has elected to proceed with Alternate 57.43, which adds carpet tile within corridors on Levels 1, 4 and 6, also known as Issue 1907. The Team has agreed to fund the entire cost for this Issue, which is \$166,987.00 and will be included in CSA Revision No. 23. This will also require an increase to the Stadium Capital Budget.

**Recommendation: The MSFA approves an increase of \$166,987.00 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 1907. The MSFA authorizes the Chair and CEO/Executive Director to execute CSA Revision No. 23, inclusive of the aforementioned Issue. Commissioner Griffith moved to approve the recommendation. Commissioner Benson seconded the motion.**

**APPROVED**

#### **B) Mortenson Issue 1906, Alternate 57.10 Level 5 Metallic Epoxy Floors**

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



The Team has elected to proceed with Alternate 57.10 and changes carpeting on Level 5 to the metallic epoxy floors, also known as Issue 1906. The Team has agreed to fund the entire cost for this Issue, which is \$134,686.00 and will be included in CSA Revision No. 23. This will also require an increase to the Stadium Capital Budget.

**Recommendation: The MSFA approves an increase of \$134,686.00 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 1906. The MSFA authorizes the Chair and CEO/Executive Director to execute CSA Revision No. 23, inclusive of the aforementioned Issue. Commissioner Griffith moved to approve the recommendation. Commissioner Benson seconded the motion.**

**APPROVED**

#### **C) HKS Design Services Agreement, ASR 55, Roof Lighting Conceptual Design**

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

ASR No. 55 provides for an alternate roof lighting conceptual design. The cost for this ASR is \$11,500. The Team agreed to fund the added design costs and therefore, the Master Project Budget is to increase by \$11,500.

**Recommendation: The MSFA approves an increase of \$11,500 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 55. The MSFA authorizes the Chair and CEO/Executive Director to execute DSA Revision No. 15 which will include ASR 55. Commissioner Griffith moved to approve the recommendation. Commissioner Benson seconded the motion.**

**APPROVED**

#### **D) HKS Design Services Agreement, ASR 62, Structural Design for Roof Lighting Rail**

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

ASR No. 62 provides for structural design for the roof lighting rail. The cost for this ASR is \$34,500. The Team agreed to fund the added design costs and therefore, the Master Project Budget is to increase by \$34,500.



**Recommendation:** The MSFA approves an increase of \$34,500 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 62. The MSFA authorizes the Chair and CEO/Executive Director to execute DSA Revision No. 15 which will include ASR 62. Commissioner Griffith moved to approve the recommendation. Commissioner Benson seconded the motion.

**APPROVED**

**E) Team to Increase Food Service Equipment Budget**

The Team has submitted a request to increase the Food Service Equipment budget line item by \$2,000,000.00 and the Team has agreed to fund this budget increase. This requires an increase in the Stadium Capital Budget to account for the additional Team Funding. Vendors for this work are to be determined and finalized in the future.

**Recommendation:** The MSFA approves an increase of \$2,000,000.00 to the Additional Team Contribution Source of Funding within the Stadium Capital Budget. The Food Service Equipment line item within the Stadium Master Project Budget would be increased by the same amount. This increase is the Team's agreed upon contribution for Food Service Equipment. Commissioner Griffith moved to approve the recommendation. Commissioner Benson seconded the motion.

**APPROVED**

**F) Capital Investment from Aramark and Capital Budget Increase:**

As part of the Food and Beverage, Catering and Concession Agreement, Aramark has committed to provide \$10.0 Million for an increase in the Food Service Equipment expense line item within the Furnishings, Fixtures & Equipment section of the Stadium Master Project Budget. This will create a new Funding Source within the Master Project Budget to be described as Aramark Capital Investment and increase the Food Service Equipment budget within the Stadium Master Project Budget.

**Recommendation:** The MSFA approves a new funding source of \$10.0 Million for the Aramark Capital Investment within the Stadium Capital Budget and the associated increase to the Food Service Equipment expense line item within the Furnishings, Fixtures & Equipment section of the Master Project Budget. Commissioner Griffith moved to approve the recommendation. Commissioner Benson seconded the motion.

**APPROVED**



**G) Capital Investment from SMG and Capital Budget Increase:**

As part of the Management and Pre-Opening Services Agreement, SMG has committed to provide \$2.0 Million to enhance Site Improvements within the Stadium Master Project Budget. This will create a new Funding Source within the Master Project Budget to be described as SMG Capital Investment and increase the Site Acquisition and Improvements budget within the Stadium Master Project Budget.

**Recommendation: The MSFA approves a new funding source of \$2.0 Million for the SMG Capital Investment within the Stadium Capital Budget and the associated increase to the Site Acquisitions and Improvements section of the Master Project Budget. Commissioner Griffith moved to approve the recommendation. Commissioner Benson seconded the motion.**

**APPROVED**

**Summary:**

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

**Table 1 - Stadium Master Project Budget Summary**

Division	Description	Current Budget	Viking Proposed Adjustment	Other Proposed Adjustments	Adjusted Budget
<b>SOURCES OF FUNDS</b>					
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
00-26-015	Additional Team Contribution	\$52,009,648.50	\$2,347,673.00		\$54,357,321.50
00-30-005	State of Minnesota Contribution	\$498,000,000.00			\$498,000,000.00
00-90-005	Aramark Capital Investment	\$0.00		\$10,000,000.00	\$10,000,000.00
00-90-010	SMG Capital Investment	\$0.00		\$2,000,000.00	\$2,000,000.00
	<b>Total Sources of Funds</b>	<b>\$1,027,009,648.50</b>	<b>\$2,347,673.00</b>	<b>\$12,000,000.00</b>	<b>\$1,041,357,321.50</b>
<b>USES OF FUNDS</b>					
10-00-000	Site Acquisition & Improvements	\$51,250,929.10		\$2,000,000.00	\$53,250,929.10
20-00-000	Construction Costs	\$806,532,791.00	\$301,673.00		\$806,834,464.00
30-00-000	FF&E (includes Food Service Equip)	\$54,350,000.00	\$2,000,000.00	\$10,000,000.00	\$66,350,000.00
40-00-000	Development Costs	\$86,393,820.28	\$46,000.00		\$86,439,820.28
50-00-000	Financing Costs	\$0.00			\$0.00
60-00-000	Other Project Costs	\$8,489,945.00			\$8,489,945.00
90-00-000	Project Contingency	\$19,992,163.12			\$19,992,163.12
	<b>Total Uses of Funds</b>	<b>\$1,027,009,648.50</b>	<b>\$2,347,673.00</b>	<b>\$12,000,000.00</b>	<b>\$1,041,357,321.50</b>



**ii. Approve CSA Revision 21**

Contract Revision 21 has been prepared and is ready for execution with Mortenson Construction. The total value of the Contract Revision exceeds the staff approval level and therefore requires approval from the MSFA Board to execute.

**A) CONTRACT REVISION 21:**

Proposed Contract Revision 21 totals \$785,691.00 and includes the cost issues identified on the attached Table 1. Team Financed Budget increases have previously been considered and approved by the MSFA.

**Recommendation: The MSFA approves an increase of \$785,691.00 to the Construction Services Agreement. The MSFA authorizes the Chair and CEO/Executive Director to execute CSA Revision No. 21, inclusive of the aforementioned issue. Commissioner Benson moved to approve the recommendation. Commissioner Butts Williams seconded the motion.**

**APPROVED**

**Table 1 – CSA Contract Revision 21**

Mortenson Issue #	Cost Description	Construction Contingency	Owner Contingency	Team Financed
24	SAC charges in excess of GMP Allowance		\$ 503,231.00	
705	Stair Reconciliation - Precast & Steel	\$ -		
1114	Waterproofing Rework at E2 to E4 Lagging Walls	\$ -		
1120	Fireproofing Subcontract Award Recommendation	\$ 21,677.00		
1241	Polymer Partition Material		\$ -	\$ 264,997.00
1435	E&J Rebar - October 2014 Premium Time	\$ -		
1485	ASI 146 CD Updatges - 03	\$ -	\$ -	
1583	SC 8.7 Sound, Ancillary AV and Broadcast	\$ 1,235,840.00	(\$497,748.00)	
1719	MSFA Requested Event Level Revisions - ASI 156		\$ -	
1769	MBJ Additional Engineering Services	\$ -		
1808	Woody's Rebar furnish and install MCD2 girders	\$ -		
1821	6 ft Metal Panels ILO 12 ft metal panels			\$ 515,211.00
	<b>SUBTOTAL</b>	\$ 1,257,517.00	\$ 5,483.00	\$ 780,208.00
	<b>TOTAL VALUE OF CONTRACT REVISION 21</b>		<b>\$785,691.00</b>	



**iii. Approve CSA Revision #23**

**At this point, commissioners agreed to add an additional agenda item for consideration – approval of CSA Revision #23.**

Draft Contract Revision 23 has been prepared and is currently being reviewed by the MSFA and Team. The total value of the Contract Revision exceeds the staff approval level and therefore requires approval from the MSFA Board to execute.

**A) CONTRACT REVISION 23:**

Proposed Contract Revision 23 totals \$900,057.93 and includes the cost issues identified on the attached Table 1. Team Financed Budget increases have previously been considered and approved by the MSFA.

**Recommendation: The MSFA approves an increase of \$900,057.93 to the Construction Services Agreement. The MSFA authorizes the Chair and CEO/Executive Director to execute CSA Revision No. 23. Commissioner Benson moved to approve the recommendation. Commissioner Butts Williams seconded the motion.**

**APPROVED**

**Table 1 – CSA Contract Revision 23**

Mort Issue #	Cost Description	Construction Contingency	Owner Contingency	Team Financed
21.2	SC 3.1 - Allowance Environmental Impact Savings		\$ (160,273.00)	
22	GMP Allowance: Minneapolis Building Permit		\$ 705,611.00	
1102	Fire Protection Pre-Action Systems	\$ (22,464.00)	(\$68,371.00)	
1131	CCD 70 Vikings Area Allowance Reconciliation			\$ 131,437.93
1375	Miscellaneous ATI PMU Costs		\$ 19,887.00	
1567	Work Press Revisions - CCD 151		(\$10,481.00)	(\$10,481.00)
1701	Aramark Door Revisions - RFI 1802			\$ 6,143.00
1802	McGrath Custom Colored Soffits & Returns			\$ 107,833.00
1889	Seat Type 4 - Embossed Logo			\$ 37,384.00
1897	HKS Add Service for Chase Engineering Fees - ASR 45		(\$160,305.00)	
1906	Alt 57.10 Fire & Ice Club Epoxy Flooring			\$ 134,686.00
1907	Alt 57.43 Suite Corridors Carpet Tile			\$ 166,987.00
	<b>SUBTOTAL</b>	\$ (22,464.00)	\$ 326,068.00	\$ 573,989.93
	<b>TOTAL VALUE OF CONTRACT REVISION 23</b>		<b>\$900,057.93</b>	





**iv. Authorize RFP Date Extension/Contract– Façade Access System**

This Request for Proposals (RFP) is to solicit proposals for means/methods of providing for window cleaning and associated equipment as well as the horizontal lifeline to support that use on the roof perimeter including a horizontal lifeline at the roof ridge for the new stadium. Proposals for the above RFP were due on February 3, 2015 at 4 pm. One proposal was received on that date. One other proposal was received after the due date and an inquiry has been received by another firm about the ability to provide a proposal.

Staff recommends the Authority extend the date proposals can be submitted to February 20, 2015 at 1pm. Staff further recommends the Board authorize the Chair and CEO/Executive Director to enter into contract with the successful proposer with report on this matter to be presented to the Board at the March 13, 2015 MSFA Board meeting. This will allow for inclusion of necessary RFP elements within Mortenson’s construction schedule.

**Recommendation: The Authority extend the Proposal Due date for the RFP for Façade Access Equipment & Lifeline System to February 20, 2015 at 1pm. Furthermore, the Board authorizes the Chair & CEO/Executive Director to enter into contract for services under the RFP for Façade Access Equipment & Lifeline system with the successful proposer with a follow up report to the Board at its March 27, 2015 meeting.**

**Commissioner Butts Williams moved to approve the recommendation. Commissioner McCarthy seconded the motion.**

**APPROVED**

**v. Approve Pay Equity Report**

**Commissioner Griffith moved to table this agenda item for further discussion and review. Commissioner Butts Williams seconded the motion.**

**APPROVED**

**vi. Approve Revision to MSFA Personnel Policy**

The Minnesota Sports Facilities Authority (“Authority”) is planning a reduction in force that will result from the elimination of the three positions in connection with a change in building operations, which will be provided by SMG as stadium operator. Pursuant to an August 22, 2014 Management and Pre-Opening Services Agreement between the Authority and SMG, SMG has agreed to hire the impacted employees. Pursuant to the Authority’s existing Personnel Policy, the Authority’s policy is to pay severance in the amount of twenty-six weeks of pay and six months of single medical and dental insurance coverage under the Authority’s Benefit Plan to employees terminated in connection with a reduction in force resulting from “a change in business operations.” The retention of SMG to operate the new Stadium is a change in business operations. Under the current policy, the three employees affected by the reduction in force are entitled to severance. The affected employees for this potential change are: Bobbi Ellenberg, Steve Maki, and Leo Pidde.



When the Metrodome ceased operations in February of 2014, the Authority paid out severance benefits according to this policy to 15 employees. Similar to this current reduction, the employees by contract had employment opportunities with Mortenson. Four of those former employees accepted employment at Mortenson and received severance benefits from the Authority.

The Authority's Personnel Policy articulates the current severance policy, in relevant part, as follows:

In the event of a change in building operations or building closure, severance pay shall be paid to full-time regular employees who are terminated involuntarily due to permanent layoff. Severance pay shall not be paid in cases where the termination of employment is voluntary or employees have been discharged for misconduct or poor performance of job duties. The amount of severance pay shall be twenty-six weeks of pay at the employee's salary or wage rate at the time of termination.

(Personnel Policy p. 11.) The Personnel Policy similarly provides for benefits payments to employees who are subject to layoffs resulting from a change in building operations, stating as follows:

Full-time employees who are permanently laid off due to a change in building operations or closure shall have an amount equivalent to six months of single medical and dental insurance coverage under the Authority's Benefit Plan, in existence at the time of termination, deposited into their MSRS healthcare savings plan account at the first regular pay period after their termination.

(Personnel Policy p. 10.)

The Authority may amend its Personnel Policy to alter or eliminate the severance policy. Amendment requires a majority vote of the Board. The Personnel Policy makes clear that the policies contained therein are guidance only and the Authority reserves the right to alter or eliminate such policies at its sole discretion. In this regard, the Personnel Policy's Disclaimer statement provides as follows:

The contents of this employee handbook are compiled for informational purposes only. This handbook is not a contract of employment and shall not be regarded as a promise to provide specific terms and conditions of employment... The Authority reserves the right to change, suspend or eliminate any or all matters contained in this handbook and all other policies, rules, and procedures at any time without prior notice. The Authority retains the sole discretion to interpret the provisions of this handbook and to depart from those provisions or any other company policies, rules, or procedures if the Authority determines that such action is appropriate.



At this point, discussion ensued amongst the commissioners as to the merits of passing this amendment. Chair Kelm-Helgen pointed out that state legislation required the Authority to have a third party operator. The main difference between past actions and today's amendment is that the previous action with earlier Authority employees was taken to maintain their severance packages, as their jobs with Mortenson were not guaranteed to have the same pay and benefits. The Authority worked with SMG to ensure employees that transition to them would have the same pay and benefits. There is a specific agreement that there be no break in employment and that they would be made whole with equal pay and benefits. They will not be laid off. Chair Kelm-Helgen clarified that if employees decide to not take jobs with SMG, they will then be paid severance.

Commissioner Griffith stated that the actions that were taken before the present commissioners in regards to personnel policy were to retain these three particular employees who had been with the Metrodome for 30 years. The previous commission saw them as critical to keep around for decommissioning the facility. At the point when the roof collapsed, times were uncertain. If you look at it from their standpoint, the previous commission wanted to ensure to these employees that if they stay with the Metrodome and take on additional work and activities, they would be taken care of despite any changes that may happen. From Commissioner Griffith's standpoint, the severance package is the benefit of the bargain that they made. He suggested that if the board doesn't like the policy, then they should change it after these three people have left and not at this point in time where it's affecting three people. Commissioner Griffith advocated for leaving this policy intact as it relates to the three people referenced above.

Commissioner Benson asked legal counsel to help him understand if the Authority as it exists today is under the same scenario and policies as the previous commission.

Jay Lindgren clarified that the Authority's current policies reflect the commission's old policies as they were adopted when the Authority was formed.

Chair Kelm-Helgen touched on the fairness issue as being at the foremost in their minds. When the original commission developed this policy in 2009, there were concerns and discussion with what was going to happen with the Metrodome and the new stadium. There was uncertainty if the Metrodome was going to continue to operate, and how they could retain employees and keep operations maintained. When the Authority took over, they were clear with the professional employees that they would protect their jobs. At the previous point in time, there were a number of people that had left and took severance packages. One employee has experienced two fairly significant salary increases recognizing the change in duties and the Authority's gratitude for his work. Other employees' jobs were retained as job responsibilities changed. Employees will be employed by the Authority until they are employed by SMG. Chair Kelm-Helgen iterated that they are a public body with public money. They have made commitments to the people that were kept on through the closing of the building. Their salaries and benefits were protected with no breaks in employment. Chair Kelm-Helgen stated that they shouldn't use severance when people are not being laid off.



Commissioner Griffith stated that the Authority can go back and forth on whether or not the severance policy was a good policy or a bad policy, but that's the policy they have been working under. To change it at this point in time is changing the deal on them. He again suggested letting the current severance policy stand for the three employees and to suggest changing it after their transition.

**Recommendation: The Authority should amend the Personnel Policy to eliminate the severance policy applicability to employees who elect to take immediate future employment by the stadium operator. Current board discussions also clarified that the severance policy would apply to those who did not elect to take employment with the stadium operator. Commissioner Benson moved to approve the recommendation. Commissioner Butts Williams seconded the motion. Commissioner Griffith opposed the motion.**

**APPROVED**

**b. Report Items**

**i. Equity Program Update**

Since the last report, the Equity Program continues to prove successful. The Equity Program has seen a full calendar year and will provide a detailed examination of this year's equity activity in an annual report currently being drafted.

- December 10, 2014: MN Dept. of Human Rights Symposium – Panel Discussion
- December 11, 2014: Mortenson, Package 12 Meet & Greet
- January 8, 2015: Ryan Sky-bridge Package Meet & Greet (Shaw Lundquist-MBE)
- January 28, 2015: Stadium Equity Oversight Committee Meeting

The project reports were assessed as of December 2014. These reports are posted on the MSFA website for transparency purposes. *The next Stadium Equity Oversight Committee will be on March 25, 2015.*

- The **EAF** is currently conducting outreach and training for resource efforts in support of the project.  
*64 Trained and 48 Placements*
  - 749 Workers identified;
  - 138 Workers are available for hire
- Mortenson/Thor Construction provided a **WORKFORCE** report, *as of December 31, 2014.*
  - Exceeding both minority (32%) and women (6%) goals at;
  - 38% minority, 9% women and 5% veteran; 840,386.5 hours total
  - 137 Hired Workers from the TARGETED ZIP CODES in the metro area
- Ryan Construction provided a **WORKFORCE** report, *as of December 31, 2014.*
  - 30% minority, 7.5% women and 0% veteran; 11,683 hours total
  - 13 Hired Workers from the TARGETED ZIP CODES in the metro area



- HKS provided a TARGETED BUSINESS report on **DESIGN** activity, *as of December 31, 2014*.
  - MBE (8%) goals and WBE (11%) goals at;
  - 15 MBE: 7% (\$2,852,690)
  - 17 WBE: 11% (\$3,869,030)
  
- Ryan Companies' TARGETED BUSINESS report on **DESIGN** activity, *as of December 31, 2014*.
  - MBE: 8.1% (\$195,773)
  - WBE: 8.6% (\$207,370)
  
- Mortenson/Thor's TARGETED BUSINESS report on **Construction** activity, *as of December 31, 2014*.
  - MBE (9%) and WBE (11%) goals at;
  - 57 MBE Contracts totaling 9.5% (\$72,262,222)
  - 71 WBE Contracts totaling 14.3% (\$109,060,305)
  - 9 VBE Contracts totaling 1.2% (\$9,142,211)
  - Total Targeted Business: \$190,464,738
  
- Ryan Companies' TARGETED BUSINESS report on **Construction** activity, *as of December 31, 2014*.
  - 8 MBE Contracts totaling 15.1% (\$2,007,583)
  - 18 WBE Contracts totaling 13.5% (\$1,789,554)
  - 2 VBE firms totaling 1% (\$130,400)
  - Total Targeted Business: \$3,927,537

Mr. Tittle also highlighted the fact that it's Black History Month. He acknowledged the contributions of Donovan Jones and the other project partners (Mortenson/Thor, Vikings, SMG, Ryan Companies) for making a difference for local communities. There has been a focus on Ryan Companies' assimilation into the project as well as with the stadium operator. The project team is establishing a plan to move forward with inclusion and stadium operations. Chair Kelm-Helgen thanked Mr. Tittle for his partnership.

## ii. Construction Update

Allen Troshinsky and Eric Grenz offered the construction update on behalf of Mortenson/Thor. Installation of the queen's post truss on the south side of roof has occurred. The schedule has remained on track for completion in 2016. The building will be enclosed in November 2015. Interior work can begin in winter 2015 and into 2016. It is incredible to look back over the past year and reflect on the progress. The queen's post truss installation occurred on the same date that had been projected a year ago. This is a testament to everyone's hard work. The project is 40% complete with over \$320 million of work in place over the past 12-14 months. Those that have toured the project and looked at the web cam can realize that they are moving at a rapid pace. The landscape is changing by the hour. 80,000 cubic yards of concrete have been poured to date with 80% of the concrete structure complete. The concrete ring beam that supports the steel will be completed in June 2015. The third queen's post truss was set earlier this month and a fourth will be set at the end of the month. There are seven left to complete and only two pieces of the ridge truss are left to be set. Metal panel work is occurring on the east side of the building around the A frame.



ETFE materials are here in Minnesota and are being stored in a warehouse. Roof installation will start in June 2015. Another milestone was reached as steel columns for the operable doors were delivered to the job site. Work will then begin for preassembly of steel for the doors. From a precast standpoint, rapid work continues on each sideline. On the inside of the building, extensive work has occurred on the event level. Lower club, and main concourse levels are developing and work is moving to the upper club level. The project is tracking nicely. Mortenson/Thor will be kicking off sitework in April as the ground thaws. The first tower crane will leave the site next month. Peak activity will occur mid-summer with approximately 1200 workers on site.

Commissioner Benson asked for a safety record update. Mr. Grenz stated that the total reportable incident rate is at 3.6, which is well below the national average. There is still room for improvement. The goal is to be at 0. Commissioner Benson asked for clarification of what 3.6 means and about the severity of each incident. Mr. Grenz reported that the incidents were relatively minor with no long-term issues. There have mainly been slips and falls and some minor cuts and abrasions. They have been holding safety meetings over the last two weeks and have been bringing in subcontractors to go over safety guidelines.

Commissioner Griffith commented on the creativity he witnessed around the job site with safety signage and other markers. Mr. Troshinsky added that the number of recordable incidents is on a downward trajectory. Historically, on past projects, these trends continue to decline. Commissioner Benson clarified that that is still the case even as the number of employees increases? Mr. Troshinsky responded that yes, even as there are more people, the number of recordable incidents tends to decline.

Mr. Troshinsky also noted the number of workers that have been placed to the job site from the employment assistance firm. Of the 48 people that are placements, 35 are new to the industry. That number is reflected in the general population of the workforce. This project has absolutely been a catalyst for introducing and drawing people into the trades. They are receiving education and training that will build careers. They are improving their lives. He highlighted how workers have communicated how happy they are to be employed on this project and that they are proud to tell their friends and family. It is making a big difference in the community and in people's lives.

Commissioner Butts Williams commented on how the work that is being done is commendable and in the spirit of Black History Month, she would like to recognize THOR Construction for all of their work. They are the 32nd largest minority-owned firm in the nation. To have them as a visible and valued partner on this project speaks volumes to the type of work that is being done.

Chair Kelm-Helgen asked for progress photos of the construction to be made available at the next board meeting. Mortenson/Thor agreed to provide photos.

Mr. Troshinsky impressed upon everyone the pace of construction. Another milestone will be reached next week as 1 million work hours will have been completed.



## 8. PUBLIC COMMENT

Seven individuals came forward to address the MSFA Board.

1. Wendy Haan, MN Citizens Concerned for the Protection of Migratory Birds: Ms. Haan criticized the Authority's proposed solutions with the 3M products and questioned the Authority's lack of response to all of their concerns regarding the birds.
2. Stephanie Beard: Ms. Beard cited research on migratory bird patterns and routes and that the population of warblers is declining at a rapid rate. She stressed that environmental concerns are becoming a mainstream movement and urged the Authority to take action regarding the birds.
3. Becky Hanson: Ms. Hanson described her late husband's passion for birds and urged the Authority to reconsider its position on birds.
4. Ann Laughlin, MN Citizens Concerned for the Protection of Migratory Birds: Ms. Laughlin referenced the Ryan Cos skyways and highlighted how skyways can also be a killer for birds. She urged that the skyways be retrofitted with bird-safe glass.
5. Jerry Bahls, Audubon Chapter of Minneapolis: Mr. Bahls urged the Authority to use bird-safe glass and expressed skepticism towards the 3M products and the longevity of such films.
6. Elise Morton, Audubon Chapter of Minneapolis: Ms. Morton lamented all of the funds being spent for the stadium with no money going towards the birds. She insisted that this is a violation of the Migratory Bird Treaty and that taxpayers will be held responsible for the fines.
7. Gerald Sullivan, A-1 Elevators: Mr. Sullivan expressed frustration that his company hadn't yet received work on the project and that his conversations with the Authority were not fruitful. Chair Kelm-Helgen indicated that staff would follow up with him after the meeting.

## 8. DISCUSSION

Commissioner Griffith commented on the status of the design of park with its location adjacent to the western face of the building. He asked if it would be appropriate to give landscape architects direction to locate trees further back from the building to mitigate some of the potential bird issues. Chair Kelm-Helgen indicated that yes this can occur as the design of the park and landscaping is in process and will be approved by the city. There are two groves of trees that are not very large and are located on the sides of the building. This certainly warrants a look and discussion as to how those trees sit in relation to the glass and on the eastern side. They will look into it.



9. **ANNOUNCE FUTURE MEETINGS**

Friday, March 27, 2015 at 9:00 A.M MSFA Board Meeting, 1010 Metrodome Square Building

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

**APPROVED**

The meeting was adjourned at 10:35 am.

ADOPTED this 27<sup>th</sup> day of March 2015 by the Minnesota Sports Facilities Authority

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Duane Benson, Secretary

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Ted Mondale, CEO/Executive Director