



**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 7<sup>th</sup> 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
<b>TOTALS</b>			<b>\$ (143,605.46)</b>	<b>\$ 4,908,247.00</b>	<b>\$ 634,282.00</b>	
<b>OWNER/TEAM TOTAL</b>				<b>\$5,542,529.00</b>		

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.



**Minnesota Sports Facilities Authority**

 511 11<sup>th</sup> Avenue South, Suite 401, Minneapolis, MN 55415


Division	Description	Master Project Budget as of 4/28/16	5/2/16 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
00-25-015	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
	<b>Total Sources of Funds</b>	<b>\$1,111,262,859.94</b>	<b>\$10,000.00</b>	<b>\$1,111,272,859.94</b>
<b>USES OF FUNDS</b>				
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
	<b>Total Uses of Funds</b>	<b>\$1,111,262,859.94</b>	<b>\$10,000.00</b>	<b>\$1,111,272,859.94</b>

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