



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

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**

Chair Kelm-Helgen called the meeting of the Minnesota Sports Facilities Authority (MSFA) to order at 9:04 AM.

2. **ROLL CALL**

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

Commissioners Absent: None

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 – 5 YEAS, 0 NAYS

APPROVED

4. **APPROVAL OF AUTHORITY MEETING MINUTES**

Commissioner Butts Williams moved approval of the February 19, 2016 Regular Meeting Minutes seconded by Commissioner McCarthy and approved unanimously – 5 YEAS, 0 NAYS.

APPROVED



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

5. CHAIR'S REPORT

Chair Kelm-Helgen spoke about an agreement regarding a study about bird migration per the Audubon's request. She stated that she will have more information in June.

The installation of the turf is underway at US Bank Stadium. The process began in the first week of May, and is scheduled to be completed by the end of the month. The artificial turf is made by UBU Sports, a company that has worked on 11 other NFL facilities around the country. The turf is permanent; however, the Vikings logo in the center of the field, along with the two end zones, can be removed and replaced for other events that will use the field. For all other non-Vikings events, there will be a turf cover in order to prevent damage to the field, says Chair Kelm-Helgen.

The MSFA, The Vikings, and SMG will host an open house to the public in order to showcase the grand opening of US Bank Stadium, stated Chair Kelm-Helgen. The open house is a family-friendly event filled with activities scheduled for Saturday, July 23rd and Sunday, July 24th. There will be food, an entertainment state, movies in the park, and games. Free timed ticket tours will be available both days, which will give guests a sneak peek of the main concourse. Tickets will be available through Ticketmaster at a later date.

Chair Kelm-Helgen also stated that US Bank Stadium will be giving guided public tours beginning on August 24th. These tours will be \$19 and will go on sale starting Thursday, May 26th at 10 am at ticketmaster.com. These paid tours will give guests the chance to see more behind the scenes of the stadium, including the Minnesota Vikings' Locker room, the art collection, club spaces, and suites. ZZZZ The "Skol Service Draft Day" hiring fair was held from April 26th through April 28th at the Minneapolis Convention Center. Approximately 2,200 employees were hired in many different areas of service: housekeeping, concessions, ushers, ticket takers, and security. US Bank Stadium partners are still hiring for part time positions, which can be found at usbankstadium.com.

Mortenson is bringing the construction to a close, as there are roughly 62 days until the public open house. Chair Kelm-Helgen stated that she is pleased with Mortenson's work, as the building is very detailed and intricate, yet Mortenson could complete the job earlier than original planned. LS Black is working on the downtown east block, and they have an estimated date of completion on July 22nd, which will make it finished by the time of the public open house. Ryan has been doing a great job with this large project, which especially include the parking ramp and the skyway.

Chair Kelm-Helgen stated that the economic development around the stadium has now reached \$1.1 billion in private investment, and she believes that the stadium was the trigger. Ryan Construction has



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

provided 5,000 jobs, and have contributed two apartment buildings, constructing the park, and the construction of the two new Wells Fargo towers. This economic development would not have been possible without the efforts of the City of Minneapolis, and Chair Kelm-Helgen is appreciative of all participants hard working in revamping East Town.

6. **BUSINESS**

a. **Action Items**

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

APPROVED

ii. **Approve 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



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

- 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.*



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

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*



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

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.



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

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 Build out 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.



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

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.*



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

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*



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

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.*



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

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. Commissioner Griffith moved to approve the recommendation. Commissioner Sertich 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.

APPROVED

511 11th Avenue South, Suite 401, Minneapolis, MN 55415

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



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

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

Summary:

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

511 11th Avenue South, Suite 401, Minneapolis, MN 55415

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		

APPROVED



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

iv. Authorization for additional contract selection process

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. Commissioner Sertich moved to approve the recommendation. Commissioner McCarthy seconded the motion.*

APPROVED

v. Award the contract for the 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.



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

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.

Commissioner Griffith asked Chair Kelm-Helgen and CEO/Executive Director Ted Mondale if any additional equipment and storage was needed to house the turf. CEO/Executive Director Ted Mondale responded by saying there is no need to purchase any additional equipment.

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. Commissioner Sertich moved to approve the recommendation. Commissioner McCarthy seconded the motion.*

vi. 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 worker's 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



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

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

vii. US 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.

Commissioner Griffith stated that he wants the MSFA to keep in mind that although the \$7 million is good number, he believes that he does not see any long term capital investment. CEO/Executive Director Ted Mondale then mentioned that he would provide Commissioner Griffith with more accurate numbers at a later date.

Commissioner McCarthy then inquired if \$7 million was personal costs. Justin Ronning of SMG reported that it is not for events, but for the SMG staff.



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

Regarding the Operating Budget breakdown, Commissioner Butts Williams asked if the novelty sales were related to Vikings apparel and memorabilia. Justin Ronning stated that the novelty items are not for Vikings games, but are for events, such as concerts. Commissioner Butts Williams followed up by asking if the Viking's will be providing their own employees for the team store. Justin Ronning confirmed that the Vikings will be hiring their own staff to operate the team store, and Chair Kelm-Helgen commented that although the Viking's will retain the revue for products sold at their store, there will be no expenses to the MSFA.

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

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

ix. Delegation of Authority to Execute Certain Contract Revisions



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

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. Commissioner McCarthy moved to approve the recommendation. Commissioner Sertich seconded the motion.*

b. Report Items



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

i. Equity Update

2016 WORKFORCE GOALS TOTALS
(Data as of March 31, 2016)

MINORITY



WOMEN



EXCEEDED GOALS



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

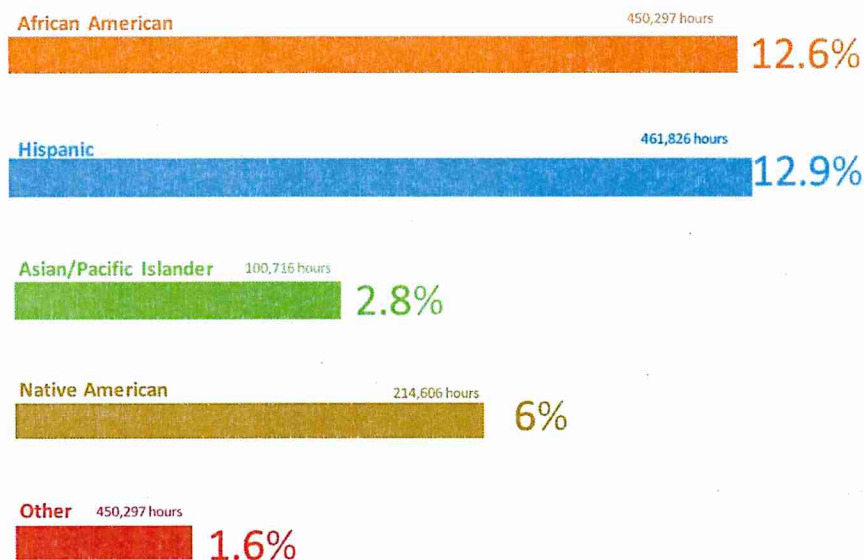
2016 WORKFORCE GOALS TOTALS
(Data as of March 31, 2016)

VETERANS HIRED: **4%** or 153,377 hours

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

Employment Assistance Firm: **74 Hired**

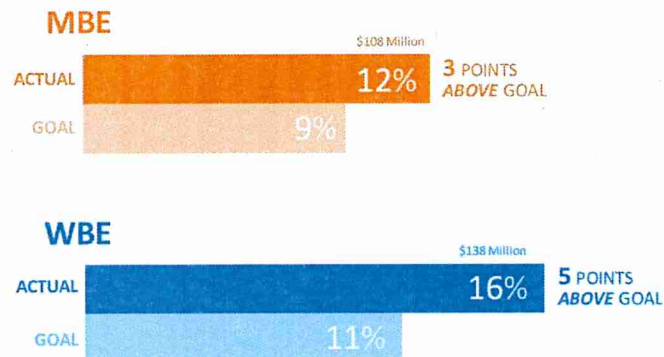
2016 WORKFORCE GOALS TOTALS
(Data as of March 31, 2016)





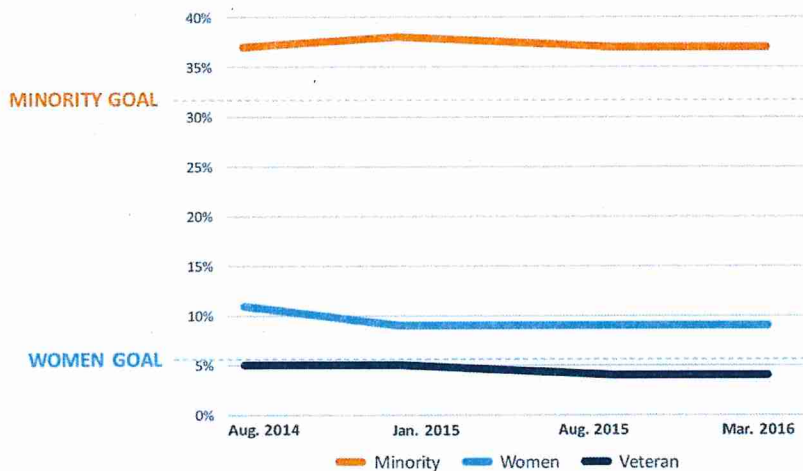
511 11th Avenue South, Suite 401, Minneapolis, MN 55415

**2016 TARGETED BUSINESS
ACTIVITY GOALS TOTALS**
(Data as of March 31, 2016)



EXCEEDED GOALS

WORKFORCE GOALS
(Data as of March 31, 2016)

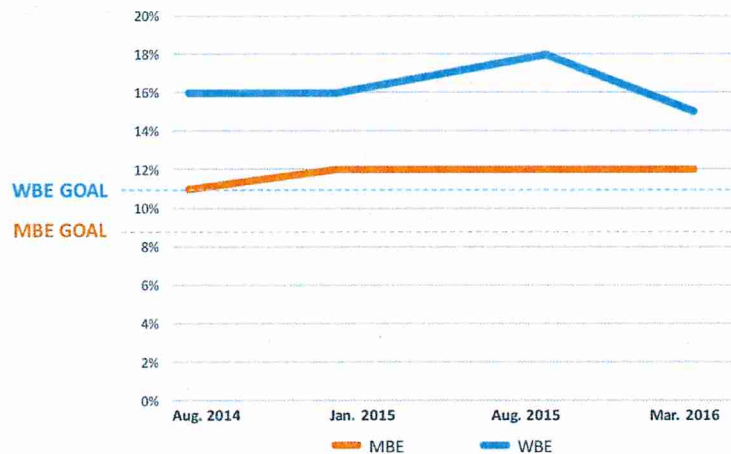


EXCEEDED GOALS



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

2016 TARGETED BUSINESS ACTIVITY GOALS (Data as of March 31, 2016)



EXCEEDED GOALS

ii. Construction Update

Eric Grenz of Mortenson Construction provided the board with a construction update. There are still between 800-900 workers on site to date. The turf installation is almost complete, the interior and exterior video boards are installed and working, the West plaza landscaping has begun, and the life safety system testing are on going and the city is signing off on it. Eric mentioned that the majority of the clubs are complete and the pedestrian bridge is under construction and should be done on time. Eric Grenz announced that the building is scheduled to be completed on time, and that it actually may be completed earlier than the planned.

iii. Hiring Fair

Patrick Talty of SMG stated that the hiring fair was a big success. There were just about 2,500 part time employees hired, and SMG worked with over 20 community partners to recruit the public to attend the fair. Those community partners also participated in the fair, and volunteered their time and service to help make the event a success. Mr. Talty stated that the quality of the employees hired



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

were outstanding, and they are all great candidates. Mr. Talty announced that there are still part time positions available, and that the jobs can be found at usbankstadium.com, for those who are interested in applying.

7. PUBLIC COMMENTS

1. Wendy Haan stated that HKS needs to accommodate the environment and become more "green". She noted that HKS and the MSFA have failed at be responsive to the environment, and that placing the stadium near the river was a poor location as many birds habitat around the area. Ms. Haan stated that the reflective glass is a known cause of bird deaths, and that the MSFA need to make it more safe. She hopes that the MSFA will follow through with the promise of making the stadium more bird friendly.
2. Ann Laughlin stated that working with Chair Kelm-Helgen has been helpful, but she would still like to have bird safe window film placed on the exterior of the stadium, as it will act as a bird deterrent. Ms. Laughlin said that she would like a report on how the MSFA plans on handling the issue, and also expressed that due to the delays, she feels as if the MSFA will not be putting film on the exterior windows of the stadium.
3. Lisa Venable believes that the MSFA has changed their minds about the bird safe film on the exterior windows. She mentioned that the glass looks so transparent, you can see blue sky, which may confuse the birds. Ms. Venable wants to be a steward of nature, and that the reflective glass of the stadium is affecting our environment. She would like to see bird safe film on the windows, and mentioned that no one wants to hurt the birds. She reiterated that the MSFA has money saved to use if the stadium were to have problems, and questions why the money will not be spent on protecting the wildlife in the area. Ms. Venable also raised the concern that the trees in the park with attract the birds, and we should be trying to deter the birds from that area.



511 11th Avenue South, Suite 401, Minneapolis, MN 55415

8. DISCUSSION

There were no discussions

9. ANNOUNCE FUTURE MEETINGS

Friday, June 17, 2016, 9:00 A.M. – Board Meeting

10. ADJOURNMENT

There being no further business to come before the MSFA, Commissioner Griffith moved to adjourn the meeting, seconded by Commissioner McCarthy and approved unanimously – 5 YEAS, 0 NAYS.

APPROVED

The meeting was adjourned at 10:37 am.

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

Secretary, Bill McCarthy

Ted Mondale, CEO/Executive Director