

**WEST HAYMARKET JOINT PUBLIC AGENCY (JPA)**  
**Board Meeting**  
**January 11, 2013**

Meeting Began At: 3:00 P.M.

Meeting Ended At: 3:42 P.M.

Members Present: Chris Beutler, Eugene Carroll, Tim Clare

**Item 1 -- Introductions and Notice of Open Meetings Law Posted by Door**

Chair Beutler opened the meeting with introduction of the Board members. He advised that the open meetings law posted at the back of the room is in effect.

**Item 2 – Reports and Communications Received**

Beutler pointed out that this item was to let the public know that the communication was received. There is no action necessary.

**Item 3 -- Public Comment and Time Limit Notification**

Public comment is welcome. Beutler stated that individuals from the audience will be given a total of five minutes to speak on specific items listed on today's agenda. Those testifying should identify themselves for the official record and sign in.

**Item 4 -- Approval of the minutes from the JPA meeting held December 18, 2012**

Beutler asked for corrections or changes to the minutes of the December 18, 2012 meeting. Being none, Clare moved approval of the minutes. Carroll seconded the motion. Motion carried 3-0.

**Item 5 – West Haymarket Progress Report**

Paula Yancey, PC Sports, distributed a monthly information packet (attached hereto) on the status of the Pinnacle Bank Arena and associated infrastructure projects.

Yancey reviewed the participation numbers, indicating that through November-December 2012 there have been 2,255 workers on site. This includes both engineering and professional services personnel. Of the total workers, 1,303 (or 58%) live in Lincoln/Lancaster County and another 703 (or 31%) live in Nebraska outside Lancaster County. Only 249 (or 11%) were from outside Nebraska.

Looking at just the construction employees doing the work onsite who are using certified payrolls or Davis Bacon, there have been 1,974 workers on site. Of that total, 1,160 (or 59%) of the workers are from Lincoln/Lancaster County, 648 (or 33%) were from Nebraska, and only 166 (or 8%) were from outside of Nebraska.

For the West Haymarket company participation numbers 328 firms have been awarded contracts. Out of the total firms, 253 (or 77%) were Nebraska firms and only 75 (or 23%) were outside Nebraska. That equates to \$148 million out of a total \$200 million awarded to firms that actually have an address in Nebraska.

Adam Hoebelheinrich, PC Sports, proceeded with the infrastructure progress update for the area around the arena. Hoebelheinrich displayed an image of the ramp to the new pedestrian bridge. Hausmann completed this work earlier this fall and the dirt is settling prior to the bridge and walk completion. This is in the north festival area by Haymarket Park.

The next two images were of TDP's development projects that are moving along quickly. The first one shows the TDP Canopy Lofts Project where the exterior of the building is going on. The second picture is of the Railyard Project showing the location where the Iron Horse Parking Lot was previously. The foundations are completed and some structural steel is in place.

The Parking Deck #1 is currently in the precast stage and will go up quickly in the next several months. Currently, they are six stories up in about a ninth of the garage.

The following two images were of a new project that just started in the last week and a half. This is Hawkins starting the pedestrian bridgework and the image shows them pounding some foundation pile for a bridge pier. The location of this work is north of the arena and south of railroad tracks.

Adam completed his report showing two aerials as of December 18, 2012 – one of the arena and one of the entire job site. The monthly aerials reflect the changing progress with the latest showing the project moving up into the air.

John Hinshaw, Mortenson Construction, reported on the Pinnacle Bank Arena progress. He reported that they had worked 206 consecutive days without a recordable safety incident. Unfortunately, that streak ended this week when one of the craft workers slipped on a ladder landing on his feet, but hurting his back. There is an average of over 300 craft workers onsite daily. The image displayed shows the workers at the latest safety luncheon where Tom Osborn was the guest speaker.

Since the topping out ceremony, the inner bowl concrete has been placed. The picture is from underneath where the precast for the inner bowl has been set. The garage foundations have been completed this month.

A summary of the milestones achieved include:

- 2<sup>nd</sup> Phase of structural precast has been completed in the lower bowl
- Last tower crane removed
- DEC is providing heat to the arena, so pipes are actually flowing hot water. Some air-handling units are run in the building providing some heat to the building.
- Interior stairs have been placed
- All the elevator shafts completed
- Production drywall started this month

Hinshaw showed a series of slides on the arena construction work, including:

- Fireproofing work – this is the fuzzy stuff that is sprayed on steel columns to protect them from heat in case of a fire. They get this question often during tours.
- The last stadia being set over the truck entrance used during the last nine months. That hole is now filled in.
- Several images show detailing of structural precast.
- The next couple of images show production drywall. On the south end of the job site, Falewich has started production drywall meaning all the rooms are released for drywall. Once all the studs are covered, they will move to tape, finish, and paint so heat is working in those areas.
- By the end of next week, green board should enclose the building and windows will be going in for the rest of the month. Therefore, by the end of January, the building should be construction enclosed and heat will start pumping through the entire building.
- Workers are installing some z strip over the vapor barrier. This holds mineral oil and the metal panels get installed over this barrier.
- Workers are shown installing the metal panels on the north side of the project.
- The footings are being dug around the ice rink on the inner bowl.
- On the last image in the bottom left the ice rink shape can be seen, and the installation of the catwalks can be seen in the middle. All the catwalks are going up where the spotlights will go and all the sports lights are being installed.

Responding to Clare, Hinshaw explained that the ice floor is for the ice rink that will have the hot and chilled water to create an ice sheet if needed for events such as hockey or Disney on Ice. They are pouring the perimeter prior to the contractor installing the piping. Finally, a concrete slab will be poured in the middle encasing that piping.

Beutler asked about the chart reviewed earlier entitled “West Haymarket Company Participation.” He understood Regent Clare had an interest in discussing this chart. Beutler asked Yancey to discuss how the chart was constructed and then asked Bob Caldwell, Hampton Construction Company (Mortenson’s partner in the project), to discuss the rationale behind how the chart is constructed.

Yancey reflected that there had been several questions over the last few days, and then today in a blog, on how the company participation numbers are tracked regarding local participation determinations. Yancey explained that they are tracking local participation based on the branch or the business with which we are contracted and doing work. It may be a nationally owned firm. However, if we are working with the local branch office that has a significant and established presence locally, and we are working with those employees, those are considered local. Their employees are living and working locally, their children are going to school locally, and they are paying taxes locally – either in Lincoln or in Nebraska. Responding to Beutler, Yancey confirmed that this same methodology has been used since the chart was started, as well as in other projects around the country. There were two company names listed inadvertently as local due to a clerical error. That list has been corrected, and these were never including in the numbers shown. In addition, there is a company with an Omaha office, but the main office is out of Nebraska. The employees are being tracked based on where they live, so they were tracked as out-of-state workers. The local branch office was included, but found to be more of a satellite office and has been moved out of the local numbers. However, the contract with this company is so small in the overall numbers, that it does not affect the overall percentages.

Caldwell agreed with Yancey that the methodology was agreed upon by everyone upfront. He confirmed Yancey was correct in her analysis. There were 450 people show up for the first subcontractor meeting in Lincoln to look at the arena. When he looks at that list, there are companies

that had done construction with Hampton for 10-40 years in Lincoln because they are the branch office or the distributor. These local managers may own the distributorship. They are local companies that have had a local presence for a very long time. Hampton considers these partners as they are local companies that have been servicing Lincoln for many, many years. They are proud and confident of the decisions on this issue. An example not on the list would be Linweld. They are owned by a national conglomerate, but have been in Lincoln over 60 years and Hampton just completed an addition to the local plant. These are local jobs and part of the heart of the local economy. Beutler offered that there is good reason to strengthen these local offices. Clare went on to comment that he does not intend to review where a company is incorporated or established. If they have a significant local presence -- have local employees who are living and paying taxes here, who are buying groceries and other staple items here -- that is what he is focusing on and appreciates the efforts to utilize those employees and companies. That means the people on the chart with a local address or presence are having checks mailed to a Nebraska address or are taxpayers in Nebraska, which translates into a benefit to the local economy. That is a benefit to this project. Clare summarized that he believes the JPA has lived up to its intent and promise which was to utilize local talent in putting this project together, and he appreciates the efforts. Carroll echoed those sentiments. There is \$148 million being spent in the State of Nebraska that is being recycled and reused in the State, which was the important goal of everyone. He believes Mortenson and Hampton have done an excellent job of getting local talent involved, and he believes the JPA is doing what it said it would do on this project.

Caldwell summarized his final comment. As he has said at many community groups, had the JPA not allowed the local participation to be part of the initial scoring, many of those local offices/employees would not have had the opportunities to partner on this job. There have been regional and national companies that came to town. When they saw that local participation was part of the formula, they were going around the community to find a local partner. The system was set up and it worked. And, now the local companies are on the job. They are very proud of that fact.

Jane Kinsey, Watchdogs of Lincoln Government, noted that inspectors were to be named in January and wondered if that information would be on the next meeting since she did not see it on today's agenda. Yancey confirmed bids were received today and the intent is to have those on the January 24 agenda. Kinsey wanted to know who was removed from the list as far as local companies and how we know if companies are paying taxes in Nebraska. Yancey explained that the clerical error had Gephart mistakenly shown as a local firm, however, they only partner with other local firms. Their name was removed from the list, but they were never tracked as a local company in the numbers. AGA was another one. Yancey will be sure Kinsey gets a new list of firms. Beutler explained as far as the tax issue that the State Department of Revenue would show who is paying taxes in Nebraska.

#### **Item 6 -- Approval of December 2012 Payment Register**

Steve Hubka, City Finance Director, presented the payment register for December 2012. It totals \$11,173,497. The vendors are ones used previously. All expenditures are within the budget and his office is collecting proper approvals.

Clare stated there have been some comments that we are over budget and asked for some clarification for the public. Yancey explained that we are not over budget, but that the budget has grown by additional revenue sources. Clare summarized that additional dollars by additional revenue sources have added funding for upgrades or additional work. One such example is Adidas adding dollars to upgrade the work allowed for in the initial budget. The work was identified in the initial budget, but the work was enhanced by additional revenue from the private source. So, the overall cost of the project has

increased, but not to the original budget or the taxpayers. The project was simply enhanced by the additional revenue. Yancey confirmed and explained that to follow accounting procedures they need to adjust revenues as they adjust expenditures accordingly. Hubka confirmed as well. Clare again shared his belief that the JPA has been very diligent in keeping this project on time and on budget while utilizing local talent.

Kinsey came forward to confirm whether the budget increased and if new monies been received yet. Clare confirmed that the budget increased by the additional revenue sources. In his example, it was Adidas supplying additional funding. The money has not necessarily been received yet, but the point was that these commitments are what allows enhancements to the project. They are not out of JPA budget money, but out of other grants and revenue sources. The JPA budget has not increased. Kinsey wondered if this included the \$7 million to which the newspaper referred. Clare confirmed it did. Kinsey requested that the reporter clarify that for the public. It is a common concern that when the government finds more money they spend more, so she would encourage more explanation so that the public feels satisfied that the Board is doing as it promised.

Carroll moved approval of the payment register. Clare seconded the motion. Motion carried 3-0.

#### **Item 7 -- Review of the December 2012 Expenditure Reports**

Hubka presented the job cost and operating expenditure report for December 2012. The job cost report does reflect the changes to the budget approved at the last meeting. Hubka confirmed that we are on budget.

There was no public comment.

#### **Item 8 -- WH 13-1 Resolution to approve Amendment No. 16 to the Agreement for Engineering Services between Olsson Associates dba Lincoln Haymarket Infrastructure Team and the West Haymarket Joint Public Agency, Haymarket Infrastructure Design Project No. 870000, to include the Final Construction Phase Services for the Parking Lot, Festival Space and Pedestrian Bridge Construction; to deduct certain fees for Projects A-1, A-2, A-3, A-6, A-8, A-10, A-17 and A-19, to increase the fee for Project A-5 and to make adjustments on hourly rates for the 2013 calendar year**

Yancey explained that this is for approval of Amendment No. 16 to the Lincoln Haymarket Infrastructure Team (LHIT) for the construction phase services related to the festival space and pedestrian bridge construction. This resolution also increases the hourly rates for the 2013 calendar year using the Consumer Price Index. This is the same concept used last year when we went from the 2011 to 2012 rates. This additional service request is for \$690,000 providing for the staff to monitor the unit price contract work for the installation of the festival space and to provide inspection services for testing on items such as the asphalt and concrete. The special inspections for the pedestrian bridge are a separate RFP to be presented at the next JPA meeting. After review of the overall LHIT contract, there were savings in several areas. The offset savings leaves a net increase of \$387,560 in lieu of the \$690,000. With approval, the revised LHIT contract amount would be \$10,510,133.

Being no public comment, Carroll moved approval of the resolution. Clare seconded the motion. Motion carried 3-0.

**Item 9 -- WH 13-2 Resolution to approve the Portable Basketball Floor Contract with Robbins Sports Surfaces for the procurement, delivery and setup of the portable basketball floor and associated accessories for the Pinnacle Arena for the sum of \$107,160.42**

Yancey introduced the resolution stating that the project is now moving into the next phase of work involving the FFE (furniture, fixtures, and equipment) procurement. These loose items need to be in place when the building opens to be able to function. This item is for the portable basketball floor and associated accessories in the arena. This was bid through the City's Purchasing procurement process. Robbins Sports Surfaces was deemed the most responsive with the product closest meeting the specifications of those received. The total is for \$107,160.42 and it is within the budget amount in the FFE budget.

Clare asked about Robbins Sports Surfaces. Yancey reported that Robbins is one of the leading companies that provides portable basketball floors to NBA and NCAA buildings. She has worked with them several times in the past. They are a reputable, quality firm. Responding to Carroll's inquiry, Yancey explained that there was a sample design for bidding needs, but they would be working with UNL on the final design and painting layouts.

Kinsey wondered if the portable nature of the floor allowed for other events. Yancey confirmed that the portable flooring and some seating options allowed for other events. Kinsey wondered about the plans for students to stand and about the student fees. Yancey confirmed there is allowance for students to stand around the floor, but there is also some seating for students. As far as the ticket pricing, UNL sets those fees. There is fixed seating installed for much of the bowl, but there will be a contract that will be brought forward soon for folding chairs. This will allow some flexibility in concert or other seating. They are deferring to UNL on the setup for students. Everyone seems excited, and they do not anticipate any problems. In response to Clare, Yancey confirmed that this is the same floor vendor as in the practice facility.

Clare moved approval of the resolution. Carroll seconded the motion. Motion carried 3-0.

**Item 10 -- WH 13-3 Resolution to approve the Portable Basketball Goals Contract with Schelde North America LLC for the procurement, delivery and setup of portable basketball goals and associated features and equipment for the Pinnacle Arena for the sum of \$38,676.00**

Yancey explained that this is the basketball hoops provider. Schelde North America was the most responsive bidder through City Purchasing. An interesting component is that Bison Manufacturing, located here in Lincoln, is the parent company of Schelde and the goals will be manufactured here in Lincoln. The total cost is \$38,676 and this is included in the budget. Replying to Carroll, Yancey stated this includes three portable goals as required by the NCAA.

There was no public comment. Clare moved approval of the resolution. Carroll seconded the motion. Motion carried 3-0.

**Item 11 -- WH 13-4 Resolution to approve the Contract with NCR Corporation to furnish and install "Point of Service Software and Hardware" for the Arena for the sum of \$300,536.82**

Yancey relayed that this contract is for the point of sale software and hardware to be awarded to NCR Corporation. This point of sale system includes all of the cash registers, the software, all the interfacing, and the installation of the system to take the orders and collect the money at all the concession stands.

This was bid through City Purchasing with NCR being the most responsive bid that met the specifications. The contract is for \$300,536.82 and is within the FFE budget.

Being no public comment on this item, Carroll moved approval of the resolution. Clare seconded the motion. Motion carried 3-0.

**Item 12 -- Set Next Meeting Date**

The next meeting date is set for Thursday, January 24, 2013 at 3:00 p.m. in City Council Chambers Room 112.

**Item 13 -- Motion to Adjourn**

Carroll made a motion to adjourn the meeting. Clare seconded the motion. The meeting adjourned at 3:42 p.m.

**Prepared by: Pam Gadeken, Public Works and Utilities**



 **Pinnacle Bank Arena**

# WEST HAYMARKET REDEVELOPMENT PROJECTS



Project Status Update  
January 11, 2013

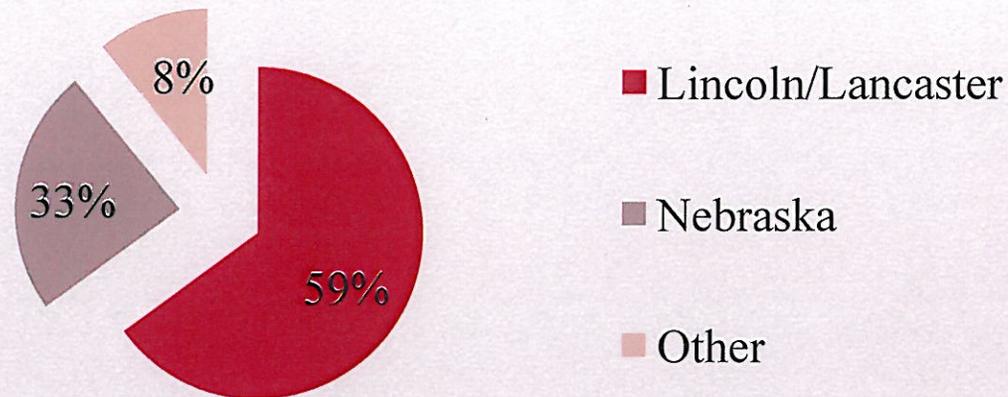
## West Haymarket Local Participation Report All Workers – Including Engineering and Professional Services Through November/ December 2012

	Total	Percentages
Lincoln/Lancaster County	1303	58%
Nebraska	703	31%
Other	249	11%
	2255	100%



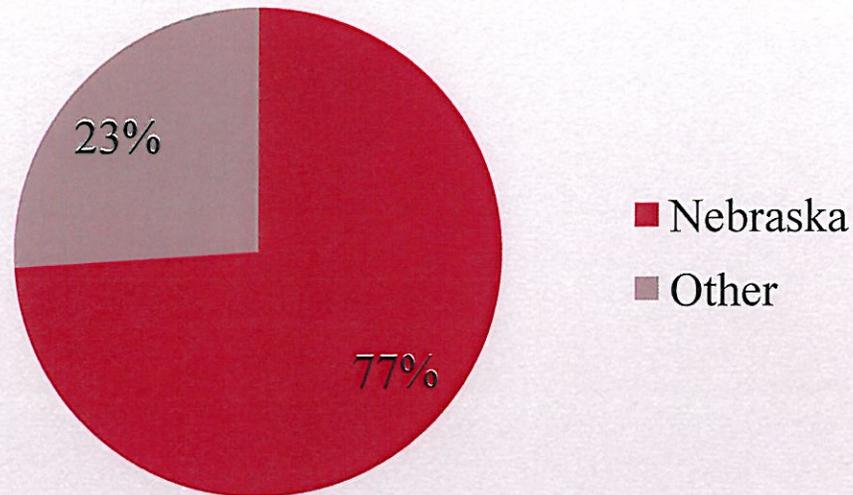
## West Haymarket Local Participation Report Davis Bacon Construction Employees Through November / December 2012

	Total	Percentages
Lincoln/Lancaster County	1,160	59%
Nebraska	648	33%
Other	166	8%
	1974	100%



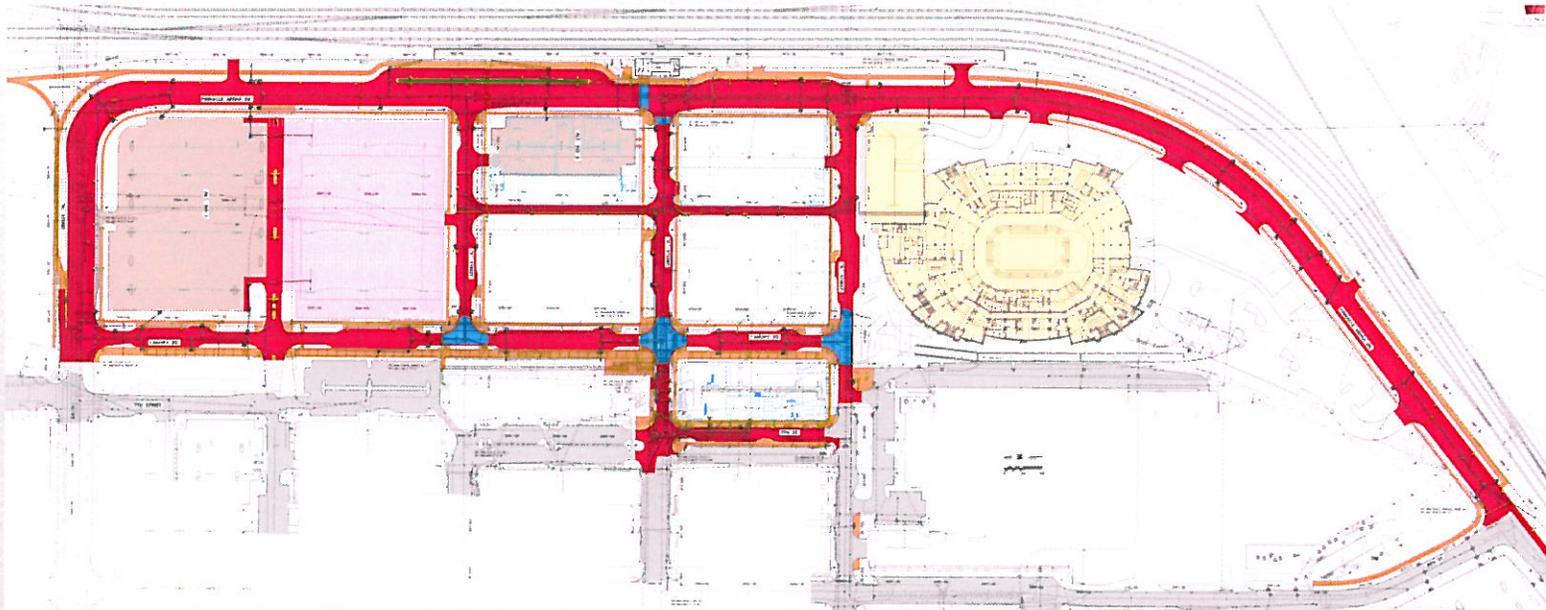
# West Haymarket Company Participation

	Total	Percentage
Nebraska Contracts	253	77%
Other	75	23%
	328	100%



\$148 Million  
Nebraska Dollars  
out of \$200 Million

# Infrastructure Progress





# **FUTURE PEDESTRIAN BRIDGE LANDING**

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# TDP's CANOPY LOFTS PROJECT

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# TDP's Railyard PROJECT



# ERECTING PRECAST DECK #1 PARKING GARAGE

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## **INSTALLING FOUNDATION PILES FOR PEDESTRIAN BRIDGE PIERS**

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## **INSTALLING FOUNDATION PILES FOR PEDESTRIAN BRIDGE PIERS**

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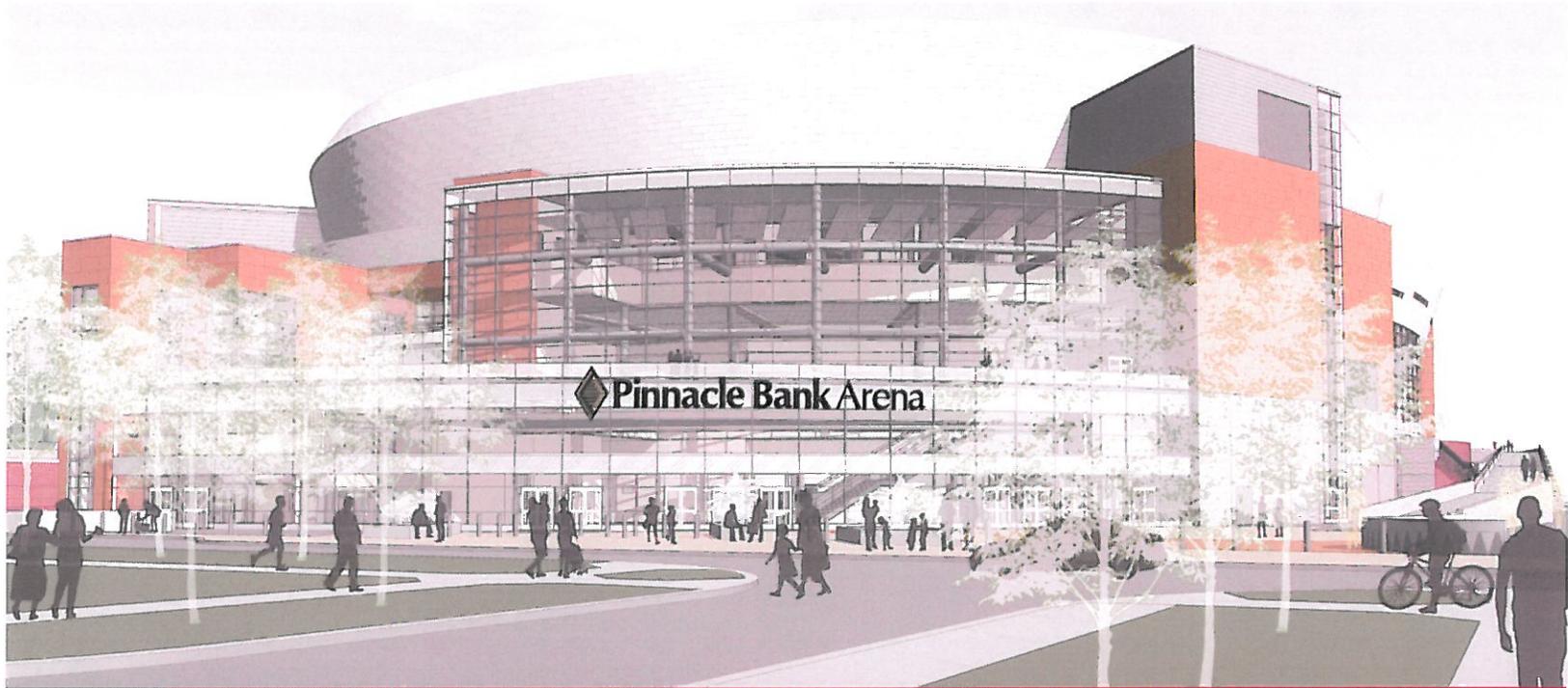
# AERIAL 12-18-2012



12-18-12

# AERIAL 12-18-2012





# Presentation to the JPA

 **Pinnacle Bank Arena**

January 11, 2013

  
**Mortenson**  
construction

  
**HAMPTON**  
CONSTRUCTION

# Safety

- Worked 206 consecutive days without a safety incident
- The Project averages over 300 Craft Workers daily



# Concrete Superstructure

- The concrete work continues with inner bowl slab on grade
- Garage Foundations have been completed.





## Milestones Achieved

- 2<sup>nd</sup> Phase of Structural Precast is complete
- Last Tower Crane Removed
- DEC providing heat to Arena
- Interior Stairs have been placed
- Last Elevator Shaft completed
- Started Production Drywall

# Fireproofing



# Setting Last Pieces of Structural Precast



# Detailing Structural Precast



09.01.2013 15:13

# Detailing Structural Precast



# Production Drywall



# Installing Exterior Studs and Windows



# Installing Furring Over Vapor Barrier



07.01.2013 15:58

# Installing Metal Panels



# Excavation of Ice Floor Perimeter



# Installing Catwalks

