AGENDA FOR THE WEST HAYMARKET JOINT PUBLIC AGENCY (JPA)
TO BE HELD THURSDAY DECEMBER 16, 2010 AT 3:00 P.M.

CITY-COUNTY BUILDING
555 S. 10TH STREET
CITY COUNCIL CHAMBERS ROOM 112
LINCOLN, NE 68508

1. Introductions and Notice of Open Meetings Law Posted by Door (Chair Snyder)

2. Public Comment and Time Limit Notification Announcement (Chair Snyder)

   Individuals from the audience will be given a total of 5 minutes to speak on specific items listed on today's agenda. Those testifying should identify themselves for the official record.

3. Approval of the minutes from the JPA meeting held November 18, 2010 (Chair Snyder)
   - (Staff recommendation is for the JPA Board to approve the minutes as presented)

4. Approval of Payment Registers (Don Herz)
   - Public Comment
   - (Staff recommendation is for the JPA Board to approve the payment registers)

5. Review of the November 2010 Expenditure Reports (Don Herz)
   - Public Comment

6. Review and Approval of the Amended JPA Operating Budget (Don Herz)
   - Public Comment
   - (Staff recommendation is for the JPA Board to approve the amended operating budget)

7. Bill No. WH 10-19 Resolution to Approve a Letter of Agreement Between the West Haymarket Joint Public Agency and District Energy (Rick Peo)
   - Public Comment
   - (Staff Recommendation is for the JPA Board to Approve the Resolution)

8. Bill No. WH 10-23 Resolution to Approve a Contract between General Excavating and the West Haymarket JPA for Arena Site Diesel Fuel Plume Remediation. (Miki Esposito)
   - Public Comment
   - (Staff recommendation is for the JPA Board to approve the resolution)

9. Bill No. WH 10-24 Resolution to Approve Change Order No. 1 to the Contract with TJ Osborn for the West Haymarket Utility Relocation Project (Roger Figard)
   - Public Comment
   - (Staff recommendation is for the JPA Board to approve the resolution)

10. Bill No. WH 10-25 Resolution to Accept the Programming Report from DLR (Dan Marvin)
    - Public Comment
    - (Staff Recommendation is for the JPA Board to approve the resolution)

11. Bill No. WH 10-26 Resolution to Approve Amendment No. 1 to the Haymarket Infrastructure Design Contract (Roger Figard)
    - Public Comment
    - (Staff Recommendation is for the JPA Board to approve the resolution)

12. Set Next Meeting Date: Wednesday January 26, 2011 3:00 P.M. (County/City Building Room 303)

13. Motion to Adjourn

WEST HAYMARKET JOINT PUBLIC AGENCY (JPA)
Board Meeting
November 18, 2010

Meeting Began At: 3:02 P.M.

Meeting Ended At: 4:35 P.M.

Members Present: Jayne Snyder, Chris Beutler, Tim Clare

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

Chair Snyder opened the meeting and advised that the open meetings law is in effect and is posted in the back of the room.

Item 2 – Public Comment and Time Limit Notification

Snyder 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 3 – Approval of the minutes from the JPA meetings held October 19, 2010 and November 10, 2010

Snyder asked for any corrections or changes to the minutes. Clare noted that Marc Boehm's name was misspelled in the November 10, 2010 minutes. With that change, Beutler motioned for approval of the minutes. Clare seconded the motion. Motion carried 3-0.

Item 4 – Approval of Payment Registers

Don Herz brought forward four weekly payment registers for the Board's approval. The larger amounts included the following: $1.25 million payment to Union Pacific to close on their property; $37,500 payment to Moody's which is the last cost of issuance on the first bond series; $1.4 million repayment to the University of Nebraska Charitable Gift Fund that had been agreed to if the arena vote passed.

Snyder observed that it would be helpful if the Board could look at these expenditures in relation to the budget as some of these activities occurred before the JPA was formed. Herz explained that the only payment agreed to prior to the formation of the JPA was to the University of Nebraska Charitable Gift Fund, everything else was post May 22, 2010. These payments are being made from the money that was secured from the bonds.

Clare would like to have a running balance sheet showing where the expenses are coming from and actual costs compared to pro forma. He would like to ensure the Board stays within the budget. Herz can generate a pro forma balance sheet that will show cash balances and plans on adding a category to the expenditure reports that would identify the contract commitments that have been made.

Clare made a motion to approve the payment registers. Beutler seconded the motion. Motion carried 3-0.

Item 5 – Review of the October 2010 Expenditure Reports

Herz explained that the Construction Expenditure Report shows actual expenditures against the $321 million capital budget. Total expenditures through the end of October were $4,750,040. Herz would like to add the commitments that have been made for various contracts to this report.

The Operating Expenditure Report shows the operating expenses for the current fiscal year. Total expenditures through the end of October were $47,614. Herz pointed out that the second page identifies a payment to US Bank for the repayment of the line of credit. At the next Board meeting, Herz will bring forward a budget revision because that item was not budgeted for. The budget revision will also include interest payments that will be coming up in December and July on the bonds. Now that the second series of bonds has been issued, Herz will know precisely what those costs will be.

Clare would like this report to show where we are relation to what was anticipated. Snyder added that as the Board went through the agenda and the backup documentation, they noted that some of the dollar amounts were changing or increasing. They want to make sure that the budget matches what is being approved. Herz agreed and noted that the total budget includes the construction costs and the soft costs combined, but he will try to break those out so that the Board can see those specific items.

Snyder asked for any comments from the public. No one came forward.

Item 6 – Report on the November 17th sale of the WH JPA's Series 2010B and 2010C bonds in the amount of $100 million

Herz reported that the second series of bonds, a total of $100 million, were sold yesterday. Approximately $32 million were Economic Recovery Zone Bonds which receive a 45% federal subsidy and $65 million were Build America Bonds which receive a 35% federal subsidy. The blended interest rate between the two is 3.75%.

Scott Keene informed the Board that there were five bidders on the Build America Bonds and only one bidder on the Recovery Zone Bonds. The Recovery Zone Bonds had a longer maturity and in a difficult market bidders can be a little bit pickier about what they buy, and the longer maturity suffered from that. The Build America Bonds had a yield of 3.73% and the Recovery Zone had a blended yield of 3.79%. Taken with the 3.2% that was received on the first bond series in August, the combined total cost of capital is under 3.48%. This was a very good result

for the City, the University and the JPA. If they had gone to market yesterday with a comparable tax exempt financing, the rates would have been approximately 4.5% to 4.8%. The market is expected to flux over the next two months as there will be a high volume of Build America Bonds coming to market. This financing stood out against a number of others due to the name of the financing, the structure and the bond ratings.

Snyder asked how much the savings will be due to the reduced interest rates. Keene answered that compared to the initial pro formas with a projected 5% borrowing rate, the savings will be over $80 million over the life of the bonds. The savings on this financing versus a tax exempt financing is anywhere from $22 million to $27 million.

Snyder asked who purchased the bonds. Keene disclosed that Wells Fargo purchased the Recovery Zone Bonds and were also the winning bidder of the series A bonds issued in August. R. W. Baird out of Milwaukee was the winning bidder of the Build America Bonds. The bond issue will be settled on December 1st and the proceeds will be delivered that day.

Snyder inquired as to how these are selling to the public. Keene explained that there isn't a lot of information on that right now but there will be more information in about a week. He will see when the bonds show up in the secondary market and can watch the trading on some websites.

Snyder asked for any comments from the public. No one came forward.

Item 7 – Discussion of Insurance

Dan Marvin and Bill Kostner, Risk Manager for the City of Lincoln, came forward to discuss the insurance options they have been looking at. Kostner has been working with the insurance brokers at Aon on general liability coverage. They are looking at an Owner's Interest Policy that would provide the JPA with the insurance required in the Burlington Northern agreement, specifically $25 million per occurrence and $50 million aggregate. Aon put this information into the market place and they are hoping to get some firm pricing within the month. A selection committee had looked at an Owner Controlled Insurance Program (OCIP) in which the JPA would control all insurance, workers compensation, and general liability for all vendors. The committee decided unanimously to recommend against that plan because there were some issues that would prevent an OCIP from being successful. In the mean time, Burlington has accepted the contractor's access to start the sanitary sewer work.

Marvin and Kostner explained that they are also working on the following insurance coverage:

- Environmental – Marvin and Kostner have received a good policy back from Aon that is reasonably priced and would give the JPA protection in the event environmental pollution comes up at some point in the future. This will be addressed later in the meeting.
- Professional Liability Insurance (OPPI) – This is insurance over the design work. There is some coverage provided by the design firm and this policy would be an umbrella over that. Aon has been asked to explore this and gather more information to bring to the Board.

- Railroad Protective – This insurance is required by the Burlington Northern agreement. It is essentially just coverage for the railroad and does not do anything for the JPA. Kostner is working to provide that coverage and it should be secured shortly.
- Builders Risk – This insurance would provide coverage for a project, construction and materials on site before it gets turned over to the JPA. The City's property insurer and one of the largest property carriers, FM Global, is very interested in that. Kostner is asking Aon to go out to the market place and will report that information to the Board in the future.

Clare asked how the competitive bids are being obtained. Kostner explained that he goes to Aon and requests that they go out to the market place. A specific RFP is not issued for every type of coverage as the City has contracted with Aon through a competitive bid process to go out to the market place, gather all proposals and provide those costs.

Beutler inquired if there were any categories or types of insurance that may have been considered and rejected. Kostner stated that the only one was the OCIP which was looked at and rejected.

Clare asked if Kostner had consulted with any colleagues providing risk management services in other cities. Kostner pointed out that he is the past president of the Public Risk Management Association which is a national association. Prior to starting the OCIP RFP, he had had many discussions with other members and also touched base with the University of Nebraska. They had some mixed results with OCIPs as there are some advantages and disadvantages to it. The selection committee weighed that information and recommended against it.

Clare questioned if Kostner asked his colleagues that have built arenas for guidance regarding any insurance they may or may not have provided. Kostner explained that he did talk with them regarding some of the coverage he is currently looking at and possibly tying others into the builder's risk. He could not recall any other specific items. Marvin added that they are open to checking what the practices have been at other arenas and doing some comparisons. Snyder suggested talking to the Construction Manager at Risk, Mortenson, as they may have some good advice.

Snyder asked for any comments from the public. No one came forward

Item 8 – Discussion of the Letter to the JPA from Jim Martin, Benham-SAIC

Jim Martin with the Benham Companies informed the Board that three and a half years ago Benham was acquired by Science Applications International Corporation (SAIC). Their company has since acquired R. W. Beck and spun off SAIC's architects, engineers, environmental scientists and technicians into a subsidiary called SAIC Energy Environment and Infrastructure. The group originally started out with 1,200 architects and engineers but today has a little over 4,000. Martin reassured the Board that nothing is going to change but as they are now close to four times their original size, the services being offered will be more robust. The name of the company will be SAIC Energy Environment and Infrastructure. Jim Martin and

Aaron Young will continue to perform the same duties and Martin will continue to lead the owner's agency practice for the company.

Snyder asked for any comments from the public. No one came forward.

Item 9 – Bill No. WH 10-16 Resolution to Approve the Assignment and Assumption Agreement Between the City of Lincoln and West Haymarket Joint Public Agency for the TEUP Contract and Amendments 1-5 with Olsson Associates

Rick Peo explained that this resolution is a formality as the work under this agreement has basically been completed. However, there are some carry on activities still being conducted by Olsson Associates as it relates to this agreement. Amendment No. 6 was previously approved by the Board and it was felt that a full assignment of the original agreement and the first five amendments should be done.

Snyder asked for any comments from the public. No one came forward. Beutler made a motion to approve the resolution. Clare seconded the motion. Motion carried 3-0.

Item 10 – Bill No. WH 10-17 Resolution to Approve Amendment No. 7 to the TEUP Contract with Olsson Associates

Roger Figard informed the Board that although they are very close to having the professional services team on board, there is still some transition time in which additional testing and surveying needed to be done. Amendment 7 of the TEUP contract will be the transition out of the previous engineering and coordination work. This amendment allows for the team that did the design on the sanitary sewer work to provide some construction phase services and testing as needed. It is Figard's intent that this will be the last amendment to the TEUP contract. Although there isn't an exact completion date, he estimates that the work will be completed by the end of the calendar year. Any activity not required will not be authorized and that money would then be available for other activities.

Clare asked if the increase of $164,000 was correct. Figard explained that there is $188,000 worth of work in Amendment 7 but there was about $28,000 of unused funds from Amendment 6 that was transferred in. The total contract would be increased to just a little over $2.1 million. Clare asked how that fits into the budget. Figard stated that these activities are a part of the overall budget and will be allocated to the specific design or project it is accounted to.

Snyder pointed out that this relates to the issue that was discussed earlier. The Board has a budget but it is not detailed enough to include some of the items that are being approved today. Figard noted that the team has been working on breaking each of the major categories into individual projects and they are getting very close to laying all of those out. Jim Martin came forward and added that he has been pushing to get the survey and geotechnical work done as quickly as possible. The quickest way to complete it was through an amendment to the TEUP contract. Clare explained that he did not disagree but wanted to know if the increase is within what was budgeted. If so, he would like detailed information so that the Board can see it in black and white. Figard advised that the increase is within the budgeted amount.

Snyder asked for any comments from the public. No one came forward. Beutler made a motion to approve the resolution. Clare seconded the motion. Motion carried 3-0

Item 11 – Bill No. WH 10-18 Resolution to Approve the Assignment and Assumption Agreement Between the City of Lincoln and West Haymarket Joint Public Agency for the SMG Agreement

Rick Peo stated that the agreement being assigned is a contract with SMG, the current operator of Pershing Auditorium for the City of Lincoln. The City felt it was necessary to have SMG's input and advice on operational issues as the arena is being designed. SMG has been hired perform that service and work with the architects and University to make sure the arena that will function correctly.

Clare inquired if Tom Lorenz will be the consultant. Peo indicated that Lorenz is working as a consultant for SMG and he has the expertise to participate in those discussions. Dan Marvin added that as a part of the contract, SMG has flown in people who are experts in various aspects of the building. They will fly in people to specifically talk about the design of the food service, down to the location of the drains. As DLR goes through the design work, SMG will review it to have an efficient design that delivers value for the building both on the operating side and for the operator that will eventually come in.

Clare asked if Tom Lorenz will be the consultant working on behalf of SMG. Marvin confirmed that he is and added that Lorenz will help coordinate and use the power of SMG to review the design elements. There will be more than one person working on it as SMG has flown in other people for programming meetings and to provide input to DLR. Rick Peo added that Lorenz is SMG's representative in Lincoln and the local contact on the contract.

Clare questioned who the JPA would be paying. Marvin answered that payments will go to SMG Corporate.

Snyder asked for any comments from the public. No one came forward. Beutler made a motion to approve the resolution. Clare seconded the motion. Motion carried 3-0

Item 12 – Bill No. WH 10-19 Resolution to Approve a Letter of Agreement Between the West Haymarket Joint Public Agency and District Energy

Dan Marvin came forward to provide information regarding this agreement for the Board to think about over the next month. There isn't a line item for this $2 million expenditure in the documents that have been disclosed to the public. One of the things built into the pro forma numbers for SMG was a capital cost for heating and cooling that District Energy would provide. That would be a payment of about $400,000 a year. However, there are multiple ways in which the construction of District Energy can be facilitated and there needs to be a discussion to determine the best way to accomplish that.

Snyder noted that the agreement states the amount isn't to exceed $2.5 million and she questioned if it was in the budget. Marvin explained that it is not in the line items that identify all of the different costs, but it is embedded into the SMG pro formas. As the operator, they would be in effect saddled with an aid to construction line item to pay for the heating and cooling elements that District Energy will provide. A determination needs to be made if those costs get paid directly to District Energy or if it is done through the JPA. The JPA's borrowing costs are pretty low, so Marvin would like to do a comparison and come back to the Board with a recommendation that provides heating and cooling in the most efficient way.

Beutler made a motion to delay this item until the next meeting. Clare seconded the motion. Motion carried 3-0.

Item 13 – Bill No. WH 10-20 Resolution to approve a Memorandum of Agreement between the West Haymarket Joint Public Agency and Nebraska Department of Environmental Quality (NDEQ)

Rick Peo explained that this contract is with the Nebraska Department of Environmental Quality to complete a voluntary environmental remediation plan of the West Haymarket site. Following completion of the plan, NDEQ would issue a No Further Action Letter that would cease the liability issues with the property. It is also our responsibility to pursue this activity in accordance with the Burlington Northern agreement.

Clare asked what would happen if NDEQ does not issue the No Further Action Letter. Peo answered that NDEQ will approve the plan up front and work with the City to implement it. If the criteria and guidelines are satisfied and met, there should be no problem issuing the letter.

Snyder asked for any comments from the public. No one came forward. Beutler made a motion to approve the resolution. Clare seconded the motion. Motion carried 3-0

Item 14 – Bill No. WH 10-21 Resolution to approve an Agreement between the West Haymarket Joint Public Agency and Olsson Associates for Construction Design Services for the Haymarket Infrastructure Design Project and authorizing the acquisition of all necessary rights-of-way, easements or other property interest in land by purchase if possible, condemnation if necessary, in order to implement those projects included within the Haymarket Infrastructure Design Project

Roger Figard advised the Board that in addition to the arena, there is a lot of infrastructure to be designed including streets, water, sewer, parking lots and pedestrian structures. A full Request for Proposals was put out to the engineering community for this project and proposals were received from a number of individual firms as well as firms that teamed together. A committee reviewed the proposals and recommended interviewing two teams of firms. Following the interviews, the committee recommended selecting the team made up of Olsson Associates, Schemmer, Sinclair Hille, Davis Design, Farris Engineering, Benesch (formerly HWS), and Clark Enersen. This team entails a complete group of design professionals that can cover all aspects of the project.

A Negotiation Committee, lead by Vince Mejer, reviewed the contract and worked diligently to bring these numbers forward that Figard feels confident recommending to the Board. The contract is for a little over $2.7 million and provides for general project design and coordination for all of the projects. It also includes specific design for four projects and a traffic engineering study. The contract is intended to be set up and managed much like the TEUP contract. As additional design or construction phase services on the other 11 projects are needed, they can be negotiated at the sole discretion of the JPA. The projects and costs included in this contract are as follows:

- General Design Coordination and Support (Appendix A-1) - The team will provide coordination with the arena and all the projects designed over the three year period to ensure there aren't any conflicts. The total project cost is $1.76 million.
- USPS Parking Lot Reconstruction (Appendix A-2) – The parking lot adjacent to the Post office needs to be reconfigured due to sanitary sewer reconstruction in that area. This will also include the appraisal and negotiation of that property in order to acquire it. The total project cost is about $94,000.
- 10th & Salt Creek Roadway Improvements (Appendix A-3) – This project includes design of the proposed double roundabouts and other improvements in this location. The goal would be to have this in place in order to provide additional access from the north to the arena during its construction. In addition there will need to be coordination and interaction with the University and Champions Club in order to purchase right-of-way. The total project cost is just over $330,000.
- Initial Haymarket Site Preparation (Appendix A-4) – This project entails having final design completed in order to have everything moved, graded and ready for the arena and redevelopment in the area. The total project cost is about $200,000.
- M and N Streets (Appendix A-5) – This includes design for improvements to M and N Streets and some turn lanes on 9th Street. These streets would provide an additional route for construction activity to come into the West Haymarket from the south. The total project cost is $240,000.
- Traffic Analysis (Appendix A-6) – The traffic analysis will ensure that the designs completed in the early planning period are still valid. Traffic counts and congestion will be looked at so that people can be efficiently moved in and out of the area. The total project cost is about $85,000.

Peo pointed out that another provision in the resolution is the authorization to acquire the properties that are identified. That is necessary in order to begin appraisal work and begin discussions with property owners.

Figard informed the Board that the sum of the projects and overall support is just over $2.7 million. Those dollars are included in the original West Haymarket budget, allocated under the different roadway or utility components. This is a cost-plus contract as it includes the effort to get the projects completed at an hourly rate with an overhead rate applied. The consultant has to produce a deliverable that will be reviewed to determine if the work is acceptable and complete. The contract gives the JPA the authority to add the design of the other 11 projects if their performance is satisfactory, if not the JPA can authorize the work to be done in a different manner.

Clare asked if this contract was time sensitive and needed to be approved today. Figard explained that it is time sensitive as the goal is to have the design on these first projects completed so they can go to bid in March, April or May.

Beutler noted that this contract involves a number of engineering firms in the City and inquired what Olsson Associates responsibility would be with regards to those firms. Figard advised that Olsson Associates is signing the contract and will be responsible for coordinating with the other firms to make sure all of the work gets done.

Beutler then asked what is in the contract with regards to the schedule and when these projects need to be completed. Figard noted that the schedule is very aggressive. He would like to have the design for the parking lot and roads completed and out for bid in March, April or May. John Olsson came forward and stated that Appendix B outlines the schedule for the specific projects. Each has a critical timeframe associated with it showing the dates they would like to go out for bid and begin construction in order to have the site ready for the arena contractor in late summer 2011.

Snyder asked for any comments from the public. No one came forward. Beutler made a motion to approve the resolution. Clare seconded the motion. Motion carried 3-0

Item 15 – Bill No. WH 10-22 Resolution authorizing AON Risk Solutions on behalf of the West Haymarket Joint Public Agency to bind the environmental liability insurance coverage being offered by ACE

Dan Marvin and Scott Scheidel, Aon Risk Services, came forward. Marvin explained there have been discussions about exploring environmental insurance for over a year. As the election took place, those discussions continued with Aon and they determined that the premium would be reduced if all of the environmental information that was available was provided. There has been a significant amount of testing on the Burlington site to identify those areas that are impacted, but it is the unknowns that the insurance would protect against.

The information previously provided to the Board shows some of the bids that Aon brought in. They originally had three companies involved that were narrowed it down to two. Those companies gave a variety of different bids at different levels of insurance. Aon recommended that the JPA purchase a ten year policy for the Burlington property north of O Street that would provide up to $20 million in coverage with a $50,000 deductable. Scheidel added that there are two basic coverages, one for five years for new conditions and the other for ten years for preexisting conditions. As the JPA enters into a No Further Action agreement with NDEQ, the items that were addressed and remediated can be added back into the coverage. If the items that were addressed should manifest themselves later, there would be coverage for bodily injury, property damage or third party cleanup.

Marvin noted that there are also additional levels of insurance beyond what was originally requested. Contingent Transportation would provide protection for contaminated material as it is being transported to a disposal site and coverage for any remediation efforts prescribed by NDEQ that fail for a period of ten years.

Snyder asked if there were any annual costs aside from the $260,000 to be paid at inception. Scheidel answered no but informed the Board that there is an additional item of coverage that is not included. Aon met with Marvin and the City's Risk Management staff on November 3rd and noted that the area defined as the future railroad corridor is excluded from coverage. They looked into adding coverage on that corridor because the Burlington agreement indemnifies them for a variety of things including the soil under their rail. It was determined that once the grading is completed, the insurance could be extended to the corridor for 10% of the premium. Rick Peo came forward and added that Burlington is taking this land and holding the City responsible for any environmental issues that might be discovered. He recommended getting insurance to protect against any unknowns in case the railroad does any work out there in the future.

Snyder asked if this item needed to be addressed today. Scheidel explained that there is a short window of time to accept this coverage. Work has begun in that area and if anything is found, the underwriters may change their offer or provide no coverage depending on what is found.

Clare questioned if Peo has compared the gaps in the Burlington contract with the coverage that the insurance will fill so that the JPA is covered on all angles. Peo stated that there will be no coverage from what is known, but that is the reason for the cleanup. The insurance will cover the unknowns but only for a ten year period. Marvin added that the unknowns are likely to be discovered as construction is occurring. The next three years will be the period with the highest likelihood to find any unknowns. The ten year coverage provides addition protection on any remediation efforts and also provides marketability as some of the property is sold off to the private sector.

In regards to the budget, $34 million was set aside for soft costs to hire engineers and architects, which is one place that this expense could be paid out of. Marvin will bring a full breakdown of the contracts that have been signed and those that he believes will be approved to the December meeting. There is also $2.5 million of contingency built into the environmental remediation budget that could be utilized for this expense. Either way, the costs will be covered with the budget that has been put forward.

Beutler asked if it would suffice if he put forward a motion to adopt the resolution with the added authority given to the Chair to add up to $30,000 of additional coverage. Scheidel thought that would cover the dollar costs but noted that the only cost not in the quote is a 3% Nebraska tax that the JPA may be subject to. Bill Kostner came forward and explained that he would try to resolve that issue. He advised moving forward as the coverage is good and gives an added bit of protection to the JPA and citizens or Lincoln.

Snyder asked for any comments from the public. No one came forward. Beulter made a motion to adopt the resolution with additional authority given to the Chair to authorize up to an additional $30,000 of insurance and the authority to resolve any other questions so long as the dollar amount doesn't exceed the original amount stated in the resolution plus $30,000. Clare seconded the motion. Motion passed 3-0.

Item 16 – Set Next Meeting Date: Thursday December 16, 2010 3:00 P.M.

The next JPA Board meeting is scheduled for December 16, 2010 at 3:00 P.M.

Item 17 – Motion to Adjourn

Meeting adjourned at 4:35.

Prepared by: Melissa Ramos-Lammli, Engineering Services

West Haymarket JPA Check Register
11/11/10 through 11/30/10

Supplier Number	Name	Remark	Do Ty	Document Number	Amount	Check Date	Check Number
217584	Marsh USA Inc	Liability Ins Binder-BNSF	PV	1235358	1,545.00	11/17/10	00021331
74405	City of Lincoln - Building & Safety	313 N 7th St L,Flood Plain Fee	PV	1232237	1,234.35	11/17/10	00433158
93323	Lincoln-Lancaster County Health Dep	VCP application	PV	1233587	295.00	11/17/10	00433159
595872	CSL Marketing Group	Sept,Oct,Nov'10 retainer	PV	1233590	48,000.00	11/17/10	00433160
Grand total					51,074.35		

12/10/2010

Public Works WHJPA Engineering Costs
9/1/10 through 11/30/10

Description	Explanation	Type	Doc Num	Fund	Business Unit	Object	Sub	Amount	G/L Date
Design Engineering	WH "M"&"N" St,7th to 10th st	EU	300513	00951	870302	6153	130	392.56	9/9/2010
Design Engineering	WH Sanitary Sewer Relocation	EU	300513	00951	870501	6153	130	58.34	9/9/2010
Construction Engineering	WH Sanitary Sewer Relocation	EU	301048	00951	870501	6153	320	374.40	9/23/2010
Design Engineering	WH "M"&"N" St,7th to 10th st	EU	301048	00951	870302	6153	130	98.15	9/23/2010
Design Engineering	WH Charleston Bridge/Roadway	EU	301048	00951	870301	6153	130	319.26	9/23/2010
Design Engineering	WH Sanitary Sewer Relocation	EU	301048	00951	870501	6153	130	652.97	9/23/2010
Construction Engineering	WH Sanitary Sewer Relocation	EU	304419	00951	870501	6153	320	505.91	10/7/2010
Design Engineering	WH Charleston Bridge/Roadway	EU	304419	00951	870301	6153	130	662.53	10/7/2010
Design Engineering	WH Environmental Contngy Pln	EU	304419	00951	870603	6153	130	204.84	10/7/2010
Design Engineering	WH Other/Miscellaneous	EU	304419	00951	870604	6153	130	153.64	10/7/2010
Design Engineering	WH Sanitary Sewer Relocation	EU	304419	00951	870501	6153	130	314.85	10/7/2010
Construction Engineering	WH Sanitary Sewer Relocation	EU	304422	00951	870501	6153	320	94.66	10/21/2010
Design Engineering	WH Other/Miscellaneous	EU	304422	00951	870604	6153	130	307.25	10/21/2010
Design Engineering	WH Sanitary Sewer Relocation	EU	304422	00951	870501	6153	130	31.23	10/21/2010
Construction Engineering	WH Sanitary Sewer Relocation	EU	304427	00951	870501	6153	320	378.60	11/4/2010
Design Engineering	WH NDEQ T-200	EU	304427	00951	870601	6153	130	921.79	11/4/2010
Design Engineering	WH Other/Miscellaneous	EU	304427	00951	870604	6153	130	307.25	11/4/2010
Design Engineering	WH Sanitary Sewer Relocation	EU	304427	00951	870501	6153	130	314.85	11/4/2010
Construction Engineering	WH NDEQ T-200	EU	304830	00951	870601	6153	320	164.73	11/18/2010
Construction Engineering	WH Sanitary Sewer Relocation	EU	304830	00951	870501	6153	320	813.45	11/18/2010
Design Engineering	WH NDEQ T-200	EU	304830	00951	870601	6153	130	512.12	11/18/2010
Design Engineering	WH Other/Miscellaneous	EU	304830	00951	870604	6153	130	409.67	11/18/2010
Design Engineering	WH Sanitary Sewer Relocation	EU	304830	00951	870501	6153	130	209.90	11/18/2010
Laboratory & Testing	WH Sanitary Sewer Relocation	EU	304830	00951	870501	6153	350	378.60	11/18/2010
								8,581.55	

City of Lincoln, NE
West Haymarket
Construction Expenditure Report
As of November 30, 2010

	Total Budget	Expend.	Encumb.	Available Balance
00951 West Haymarket Capital Proj				
870000 WH West Haymarket Park		648,675		648,675-
870100 WH Arena	168,895,600	1,141,073		167,754,527
870200 WH Parking	30,644,420			30,644,420
870201 WH HymktPkLot,FestSp&PedGrdSt				
870202 WH South Parking Garage				
870203 WH Arena Parking Garage				
870300 WH Roads	18,181,680			18,181,680
870301 WH Charleston Bridge/Roadway		31,681		31,681-
870302 WH "M"&"N" St,7th to 10th St		28,098		28,098-
870303 WH Core Area Roadways & Util				
870304 WH USPS Parking Lot Reconst				
870305 WH 10th & Salt Ck Road Impr				
870306 WH Traffic Analysis				
870307 WH Streetscape				
870308 WH Sun Valley				
870400 WH Pedestrian Ways	10,121,746			10,121,746
870401 WH Plaza				
870500 WH Utilities	5,852,280			5,852,280
870501 WH Sanitary Sewer Relocation		4,144		4,144-
870502 WH Fiber Optic Comm & Other				
870600 WH Environmental	6,003,600	90		6,003,510
870601 WH NDEQ T-200		1,894		1,894-
870602 WH Voluntary Clean-up Progrm		5,000		5,000-
870603 WH Environmental Contngy Pln		205		205-
870604 WH Other/Miscellaneous		1,178		1,178-
870700 WH Dirt Moving	9,023,160			9,023,160
870701 WH Stmwtr Mtgtn-Sth&WstOfBNSF				
870703 WH Initial Haymrket Site Prep				
870704 WH Other Strmwater Mitigation				
870800 WH TIF Improvements	5,515,693			5,515,693
870900 WH Site Purchase	12,873,400	203		12,873,197
870901 WH BNSF Land Acquisition	1,000,000	33,656		966,344

City of Lincoln, NE
West Haymarket
Construction Expenditure Report
As of November 30, 2010

	Total Budget	Expend.	Encumb.	Available Balance
00951 West Haymarket Capital Proj				
870902 WH Alter Site Purchase		2,658		2,658-
870903 WH Jaylynn Site Purchase		4,076		4,076-
870904 WH UP Site Purchase		1,317,502		1,317,502-
870905 WH BNSF Const, Rehab, Reloc	44,000,000			44,000,000
870906 WH Amtrak Station				
870907 WH UP Track Mods West of Brdg				
870908 WH Other Private Prop Acqstns				
870950 WH Other Costs	4,200,000			4,200,000
870951 WH ITS & Dynamic Message Sgns				
870952 WH Community Space& Civic Art				
870975 WH Miscellaneous	5,160,000			5,160,000
870976 WH Line of Credit		52,500		52,500-
870977 WH Series 1 JPA Debt		1,535,168		1,535,168-
870978 WH Series 2 JPA Debt				
870979 WH Series 3 JPA Debt				
	321,471,579	4,807,801		316,663,778
00951 West Haymarket Capital Proj	321,471,579	4,807,801		316,663,778

City of Lincoln, NE
West Haymarket JPA
Operating Expenditure Report
As of November 30, 2010

00950 West Haymarket Reven
06095 W Haymarket O & M

	ORIGINAL BUDGET	REAPPROP & P/Y ENC	BUDGET REVISIONS	TOTAL	YTD EXPEND	AVAILABLE BALANCE
00950 West Haymarket Revenue						
06095 W Haymarket O & M						
11 Materials & Supplies						
5221 Office Supplies					240	240-
5261 Postage	5,000			5,000	4,899	101
5323 Bldg Maint Supplies					125	125-
11 Materials & Supplies	5,000			5,000	5,264	264-
12 Other Services & Charges						
5621 Misc Contractual Services	330,612			330,612	24,716	305,896
5624 Auditing Service	12,000			12,000		12,000
5631 Data Processing Service					203	203-
5632 System Develop - I.S.	20,000			20,000		20,000
5633 Software					979	979-
5642 Legal Services	20,000			20,000	4,337	15,663
5643 Management Services	92,043			92,043	20,400	71,643
5725 Mileage - Personal Vehicles	1,000			1,000		1,000
5762 Photocopying	1,000			1,000	387	613
5763 Printing					441	441-
5829 Telephone	1,000			1,000		1,000
5928 Rent of Co/City Bldg Space	1,900			1,900		1,900
5952 Advertising/Media Serv	1,500			1,500	557	943
12 Other Services & Charges	481,055			481,055	52,020	429,035
13 Capital Outlay - Equipment						
6069 Data Processing Equipment	4,500			4,500	2,461	2,039
6072 Furniture & Fixtures	11,000			11,000		8,243
13 Capital Outlay - Equipment	15,500			15,500	2,461	10,282
06095 W Haymarket O & M	501,555			501,555	59,745	439,053

00950 West Haymarket Reven
195011 JPA 2010A Debt Servi

	ORIGINAL BUDGET	REAPPROP & P/Y ENC	BUDGET REVISIONS	TOTAL	YTD EXPEND	AVAILABLE BALANCE
195011 JPA 2010A Debt Servic						
15 Debt Service						
6236 Note Principal					2,000,000	2,000,000-
6237 Note Interest					2,397	2,397-
15 Debt Service					2,002,397	2,002,397-
195011 JPA 2010A Debt Servic					2,002,397	2,002,397-
00950 West Haymarket Revenue	501,555			501,555	2,062,142	1,563,344-

West Haymarket Joint Public Agency
Operating Budget
September 1, 2010 to August 31, 2011

Expenditure Budget	Previously Adopted Budget	Proposed Amendments	Proposed Amended Budget
Personnel Costs - Transfer to the City of Lincoln			
Assistant City Controller	$95,229		$95,229
Assistant City Attorney	107,238		107,238
Assistant Purchasing Agent	72,167		72,167
Temporary Professional/Tech. Worker	55,978		55,978
Services:			
Project Manager	82,043		82,043
Project Manager expenses	10,000		10,000
Outside Legal/Consulting	20,000		20,000
Audit Expense	12,000		12,000
Data systems development	20,000		20,000
Postage, copying	6,000		6,000
Audio/Visual - Channel 5 expense	1,000		1,000
Mileage	1,000		1,000
Advertising	500		500
Rent	1,900		1,900
Telephone	1,000		1,000
Furniture and Fixtures	11,000		11,000
Computers	4,500		4,500
Debt Service:			
Interest		6,765,082	6,765,082
Note Principal Repayment		2,000,000	2,000,000
Total Expenditure Budget	$501,555	$8,765,082	$9,266,637
Sources of Funds			
Federal subsidy of debt payments		$2,477,167	$2,477,167
Bond proceeds - Capitalized interest		6,287,915	6,287,915
Occupation taxes	$501,555		501,555
Total - Sources of Funds	$501,555	$8,765,082	$9,266,637

WH 10-19 Introduce: 11-18-10

RESOLUTION NO. WH- _____

BE IT RESOLVED by the Board of Representatives of the West Haymarket Joint Public Agency:

That the attached Letter Agreement dated November 18, 2010 with District Energy Corporation, to cover the design and engineering costs in an amount not to exceed $2 Million associated with the heating and cooling facilities for the Arena and other buildings and facilities in the West Haymarket Area without further authorization from the West Haymarket Joint Public Agency, is hereby accepted and approved.

BE IT FURTHER RESOLVED that the Chairperson of the West Haymarket Joint Public Agency Board of Representatives is hereby authorized to execute said Letter Agreement on behalf of the West Haymarket Joint Public Agency.

Introduced by:

_____

Approved as to Form & Legality:

West Haymarket Joint Public Agency
Board of Representatives

_____
Legal Counsel for
West Haymarket Joint Public Agency

_____
Jayne Snyder, Chair

_____
Tim Clare

_____
Chris Beutler

LETTER AGREEMENT

This **LETTER AGREEMENT** (the **"Agreement"**), dated _____, 2010, is between the **WEST HAYMARKET JOINT PUBLIC AGENCY** (the **"Agency"**) and **DISTRICT ENERGY CORPORATION** (the **"Corporation"**).

RECITALS

1. Pursuant to (a) the Nebraska Nonprofit Corporation Act, (b) the Nebraska Interlocal Cooperation Act, (c) the Interlocal Cooperation Agreement dated March 27, 1992 between The City of Lincoln, Nebraska (the **"City"**) and The County of Lancaster, Nebraska (the **"County"**), and (d) its Articles of Incorporation, the Corporation has been organized to purchase, lease, construct, operate and finance facilities and acquire services in order to furnish energy requirements and related services to the City and the County and to such other persons and entities as the City and the County may be authorized by law to serve.

2. The Agency has requested that the Corporation take the necessary actions to obtain the required information and prepare the necessary plans for facilities (the **"Project"**) to heat and cool the Lincoln Haymarket Arena and, to the extent feasible, other buildings and facilities in the area located generally from "M" Street to "S" Street and 5th Street to 9th Street and known generally as the "West Haymarket Redevelopment Area" (the **"West Haymarket Area"**).

3. In order to undertake project development activities within the West Haymarket Area and develop plans, specifications and estimates of cost for such facilities, it is necessary, desirable, advisable and in the best interest of the Corporation and the Agency that the Corporation secure funding to pay such development costs, including, without limitation, engineering, design and feasibility study costs (collectively, the **"Preliminary Costs"**), and the Agency is willing to pay such Preliminary Costs in an amount not to exceed $2,000,000.

4. The execution and delivery of this Letter Agreement has been duly authorized by (a) Resolution No. 10-___ adopted by the Board of Directors of the Corporation on November 4, 2010 and (b) Resolution No. _____, adopted by the governing body of the Agency on November 18, 2010.

NOW, THEREFORE, in consideration of the premises and the mutual representations, covenants and agreements set forth in this Letter Agreement, the Corporation and the Agency covenant and agree as follows:

Section 1. For the purpose of providing financing for the Preliminary Costs of the Project, the Agency shall pay Preliminary Costs incurred by the Corporation in an amount not to exceed Two Million Dollars ($2,000,000). Payment of Preliminary Costs incurred by the Corporation with respect to the Project shall be made within ____ days of receipt by the Agency of disbursement requests signed by the Authorized Corporation Representative accompanied by all necessary supporting documents, and the Agency hereby covenants and agrees to make such payment in accordance with the provisions of this Letter Agreement. The Agency reserves the right to make reasonable inquiry concerning each payment and may request such supporting documents as it deems necessary or advisable. For purposes of this Letter Agreement, **"Authorized Corporation Representative"** means the President or Vice President of the Corporation, or such other person at the time designated to act on behalf of the Corporation as evidenced by a written certificate furnished to the Agency containing the specimen signature of such person and signed on behalf of the Corporation by its President. Such certificate may designate an

alternate or alternates, each of whom shall be entitled to perform all duties of the Authorized Corporation Representative.

Section 2. To the extent permitted by law, the terms of this Letter Agreement shall not be waived, altered, modified, supplemented or amended in any manner whatsoever except by written instrument signed by the parties hereto, and then any waiver, consent, modification or change shall be effective only in the specific instance and for the specific purpose given.

Section 3. This Letter Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument, and any of the parties hereto may execute this Letter Agreement by signing any counterpart.

Section 4. This Letter Agreement shall be effective as of the date shown on the cover page and shall continue in force and effect until the principal of and interest on the Note is fully paid together with all sums payable by the Corporation hereunder.

Section 5. This Letter Agreement shall be governed by and construed in accordance with the laws of the State of Nebraska.

Section 6. This Letter Agreement constitutes the entire agreement between the Corporation and the Agency.

DISTRICT ENERGY CORPORATION

ATTEST:

By: _____
President

By: _____
Secretary

WEST HAYMARKET JOINT PUBLIC AGENCY

ATTEST:

By: _____
Chair

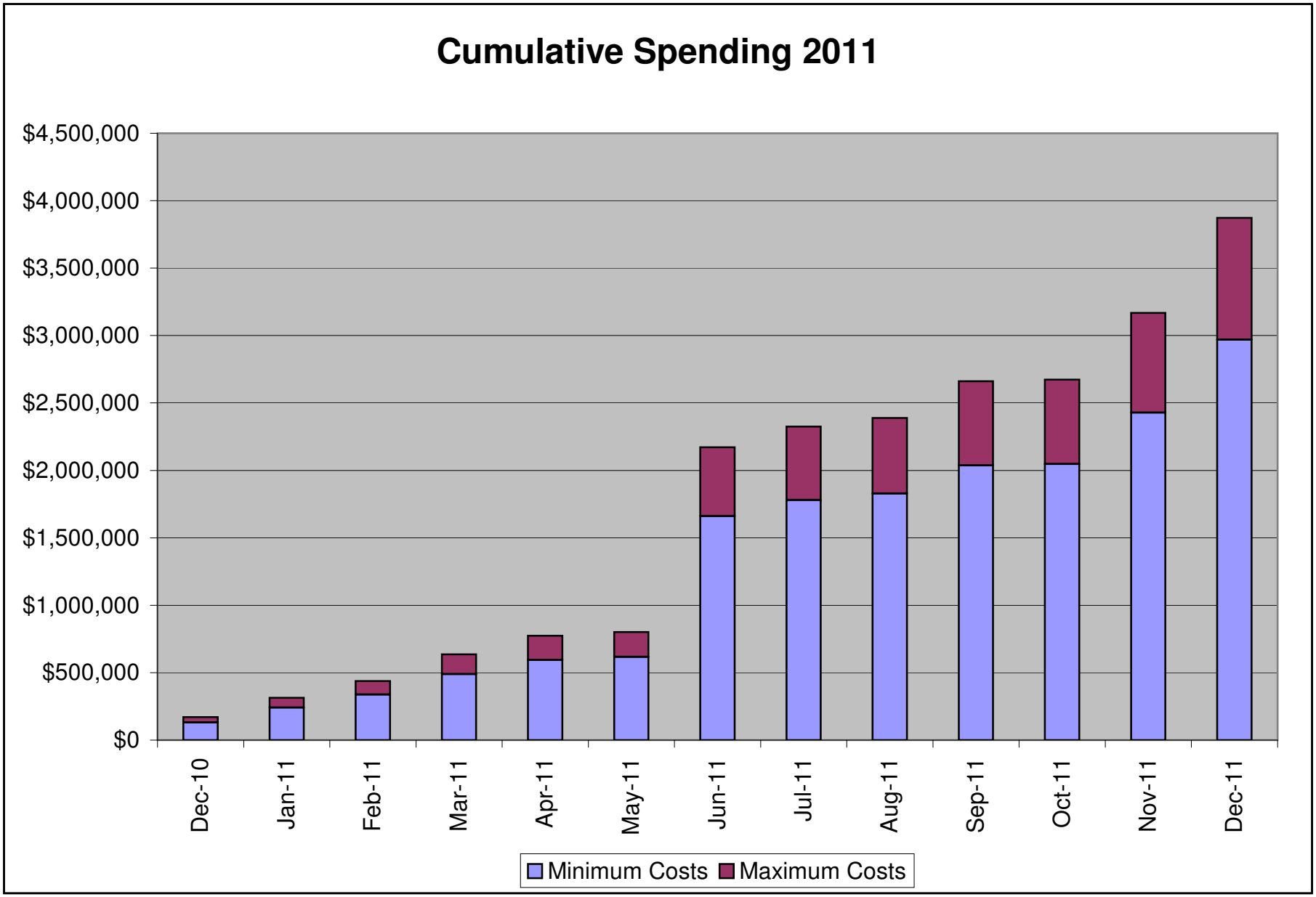
By: _____
Secretary

FARRIS ENGINEERING

DEC West Haymarket Development Thermal Energy Plant

Preliminary Projection of 2011 Costs

PRELIMINARY COST PROJECTION 2011				
Project Schedule Items		**Time Period**	**Minimum Cost**	**Maximum Cost**
DD/CD Phase				
	Pre-Engineering	12/2010 - 1/2011	$31,289	$40,676
	Site/Utilities Coordination	12/2010 - 2/2011	$52,149	$67,794
	Environmental Studies	2/2011 - 9/2011	$73,009	$94,911
	Architectural Design	1/2011 - 9/2011	$208,596	$271,175
	Civil/Site Design	1/2011 - 8/2011	$104,298	$135,587
	Controls Design	3/2011 - 8/2011	$52,149	$67,794
	Electrical Design	12/2010 - 9/2011	$260,745	$338,969
	Mechanical Design	12/2010 - 9/2011	$260,745	$338,969
	Design Project Management	12/2010 - 9/2011	$98,163	$127,612
	Total Design Cost		**$1,141,143**	**$1,483,486**
Pre-Purchase Equipment				
	Boiler Order	6/2011	$136,000	$177,000
	Chiller Order	6/2011	$169,550	$211,937
	Ice Tank Order	6/2011	$600,000	$800,000
	Total Equipment Order Cost		**$905,550**	**$1,188,937**
Construction Phase				
	Civil Construction	11/2011 - 12/2011	$690,661	$897,859
	GC/Building Construction	12/2011	$161,154	$209,500
	Construction Project Management	11/2011 - 12/2011	$71,391	$92,809
	2011 Construction		**$923,206**	**$1,200,168**
Total 2011 Costs			**$2,969,899**	**$3,872,591**


Cumulative Spending 2011
$4,500,000
$4,000,000
$3,500,000
$3,000,000
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$0
Dec-10
Jan-11
Feb-11
Mar-11
Apr-11
May-11
Jun-11
Jul-11
Aug-11
Sep-11
Oct-11
Nov-11
Dec-11
Minimum Costs
Maximum Costs

WH 10-23 Introduce: 12-16-10

RESOLUTION NO. WH- _____

BE IT RESOLVED by the Board of Representatives of the West Haymarket Joint Public Agency:

That the Contract Agreement between the West Haymarket Joint Public Agency and General Excavating, Inc. for West Haymarket Arena Site Diesel Fuel Plume Remediation, pursuant to Bid No. 10-230, is hereby approved is hereby accepted and approved and the Chairperson of the West Haymarket Joint Public Agency Board of Representatives is hereby authorized to execute said Agreement on behalf of the West Haymarket Joint Public Agency.

Adopted this ___ day of _____, 2010.

Introduced by:

_____

Approved as to Form & Legality:

West Haymarket Joint Public Agency
Board of Representatives

_____
Legal Counsel for
West Haymarket Joint Public Agency

_____
Jayne Snyder, Chair

_____
Tim Clare

_____
Chris Beutler

The Plan Set for the project you are preparing to bid on is available at the following ftp website. Left-Click the link to open the FTP site.

ftp://ftp.lincoln.ne.gov/GE%20T200/

When prompted:
User name: **pworks1**
Password: **abbott100**

1. Use the provided User ID and Password Log On As **Figure 1**
2. Right-Click on appropriate file. Click **'Copy to Folder…'** or **'Save Target As…'**, select folder to save, click **OK**. **Figure 2** & **Figure 3**
3. Exit out of ftp site.
4. Go to folder to view.

Be aware that all systems are not the same. If you need any assistance, please call 402-441-5670.

These are graphic files and may take time to download or open. Please be patient.

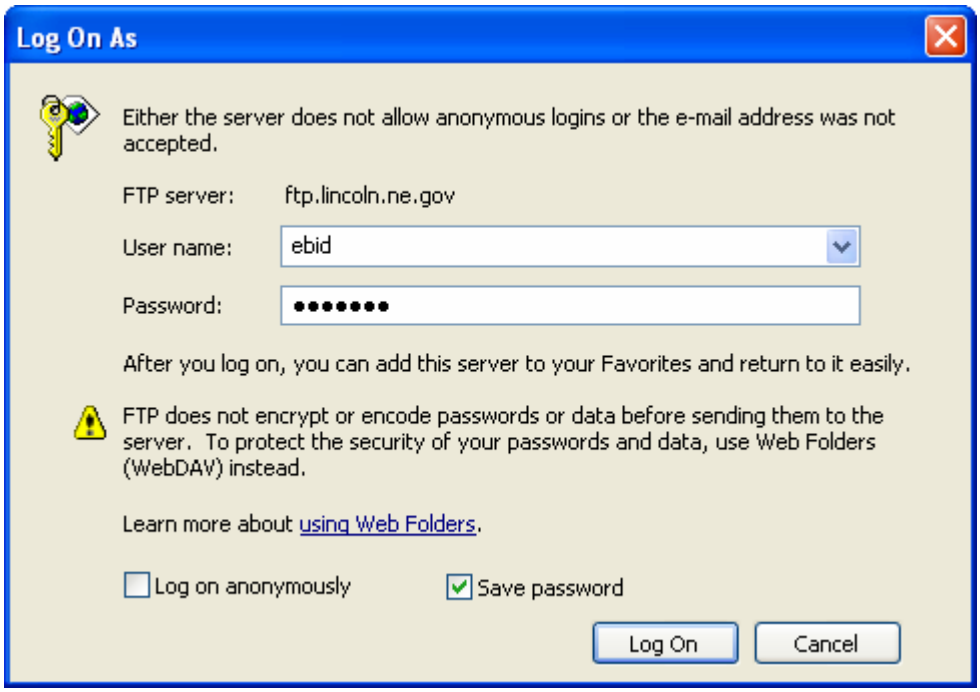


Figure 1 Upon selecting the link above, the "**Log On As**" screen should appear. Use the provided *User Name* and *Password* to login. With the "**Save Password**" feature *Checked*, Internet Explorer should not ask you to login in the future.

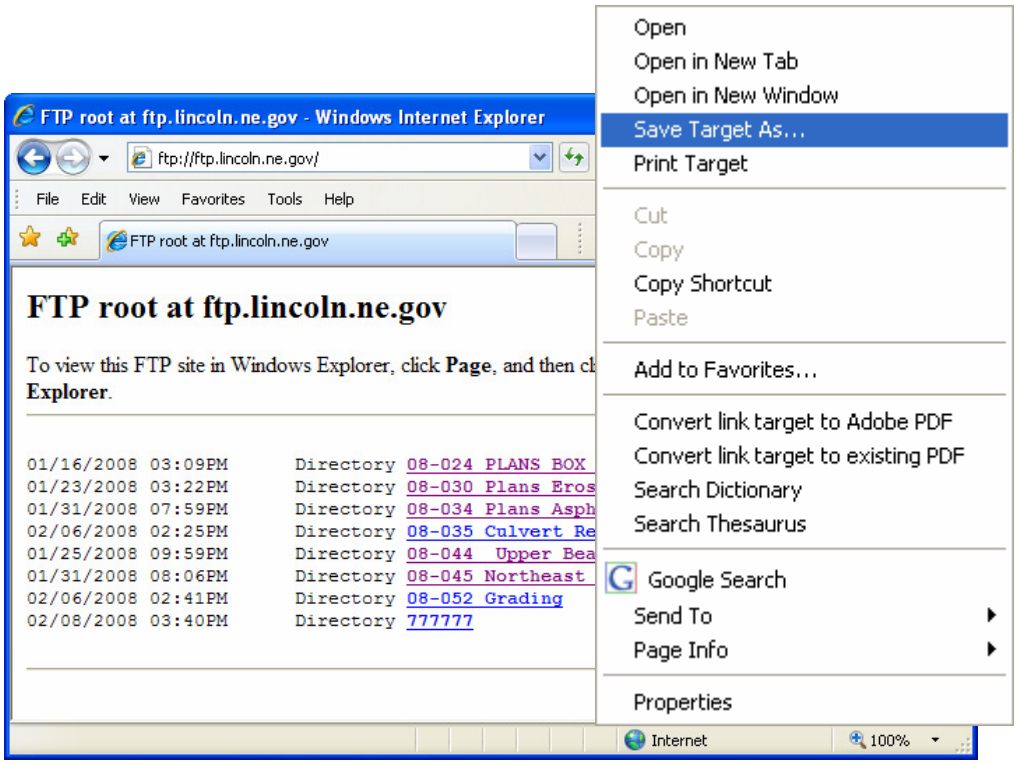


Figure 2 If your PC opens the FTP site using the *Windows Internet Explorer*, Right-Click the appropriate file and select "**Save Target As…**" and save a copy to

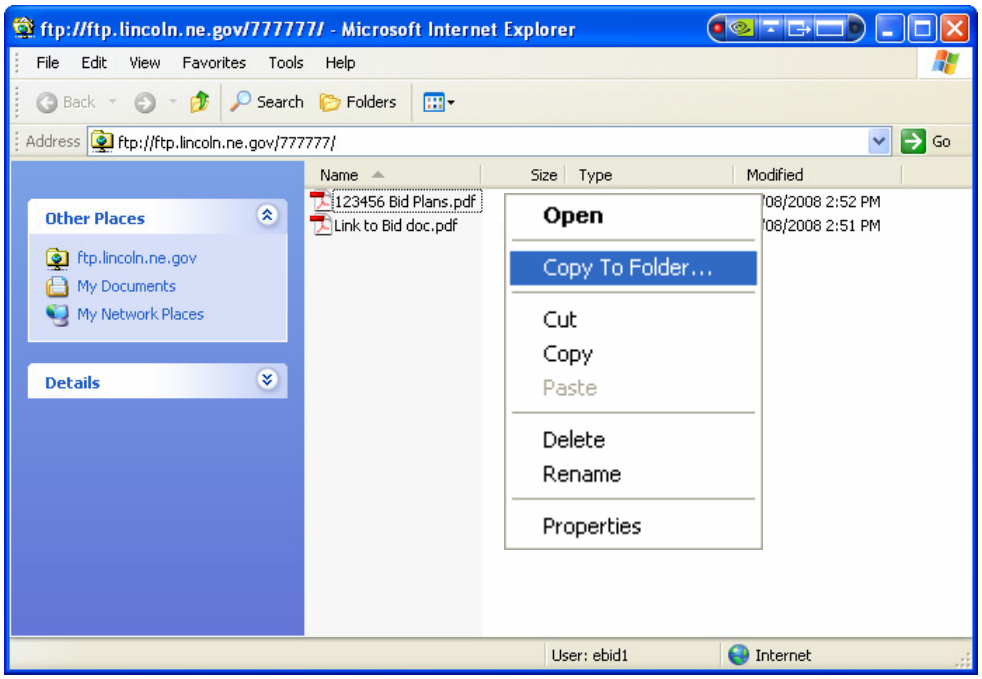


Figure 3 If your PC opens the FTP site using the *Microsoft Internet Explorer*, Right-Click the appropriate file and select "**Copy To Folder…**" and save a copy to your local computer.

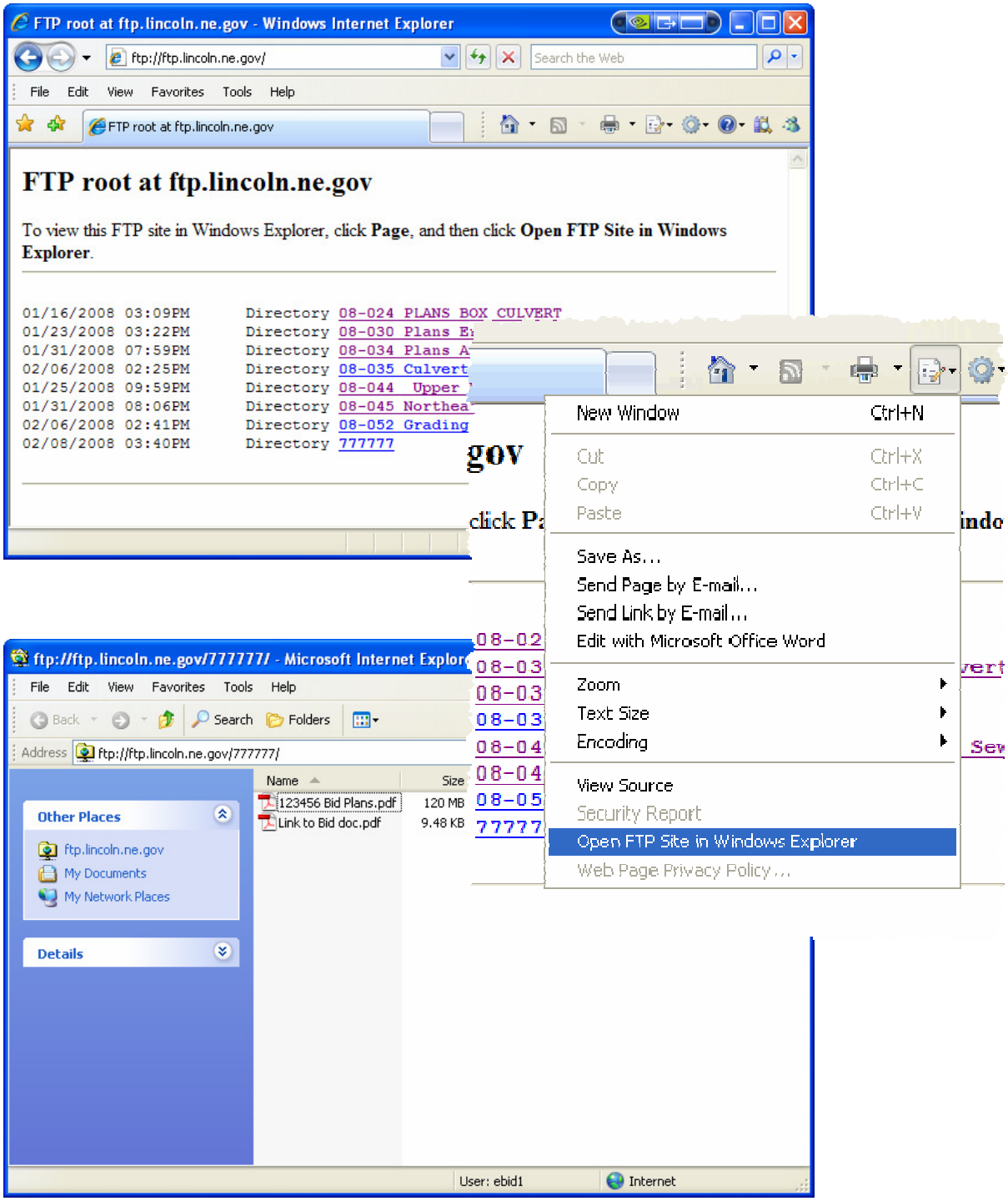


Figure 4 If the FTP site opens with *Windows Internet Explorer* and you wish to use *Microsoft Internet Explorer,* go to **Page > Open FTP Site in Windows Explorer**.

WH 10-24 Introduce: 12-16-10

RESOLUTION NO. WH- _____

BE IT RESOLVED by the Board of Representatives of the West Haymarket Joint Public Agency:

That the attached Change Order No. 1 to the West Haymarket Utility Relocation Project Agreement between the West Haymarket Joint Public Agency (Agency) and T.J. Osborn Construction (Exhibit "A" to Attachment "1") which Agreement provides for T.J. Osborn Construction increasing the contract cost by $17,000 to pay for additional insurance cost incurred by T.J. Osborn Construction to provide insurance with coverage limits in excess of those specified in the bid documents is hereby accepted and approved and the Chair is hereby authorized to execute said Change Order on behalf of the Agency.

Adopted this ___ day of _____, 2010.

Introduced by:

_____

Approved as to Form & Legality:

_____
Legal Counsel for
West Haymarket Joint Public Agency

West Haymarket Joint Public Agency
Board of Representatives

_____
Jayne Snyder, Chair

_____
Tim Clare

_____
Chris Beutler

WEST HAYMARKET JOINT PUBLIC AGENCY
555 South 10th Street
Lincoln, Nebraska 68508
402-421-2024

November 19, 2010

TJ Osborn Construction
5801 Johanna Road
Lincoln NE 68507

RE: West Haymarket Utility Relocation

Dear Sirs:

Transmitted herewith are three originals of Change Order No. 1 to the contract for the above-referenced project. Please sign all three copies and return them to **Mary Lowe, Engineering Services, 531 Westgate Blvd., Lincoln NE 68528.** After processing through the proper officials, a fully executed copy will be returned to you for your files.

If you have any questions, please call me at 441-7711.

Yours truly,

Roger A. Figard
West Haymarket Joint Public Agency
Project Manager

Enclosure

cc: Project File

CHANGE ORDER NO. 1
West Haymarket Utility Relocation
870501.365.5621

PROJECT DESCRIPTION: West Haymarket Utility Relocation

CONTRACTOR: TJ Osborn Construction.
ADDRESS: 5801 Johanna Road
Lincoln NE

BID DATE: September 22, 2010
ORIGINAL COMPLETION DATE: June 1, 2011

REASON FOR CHANGE ORDER: See Attached Change Order No. 1

The Joint Public Agency (JPA), City of Lincoln, Nebraska, BNSF Railroad, and TJ Osborn Construction. agree to the following revisions to the above-mentioned contract.

I. QUANTITY REVISIONS

Contract Change Order No. 1	$0.00
SubTotal Quantity Revision Costs	$0.00

II. ADDITIONAL BID ITEMS

Contract Change Order No. 1	$17,000.00
SubTotal Additional Bid Items Cost	$17,000.00

Total of Both Quantity Revisions and Additional Bid Items Cost: $17,000.00

III. REVISED CONTRACT COST

The estimated contract construction cost is revised as follows:

Original Bid Estimated Construction Cost	=	$1,161,714.00
Change Order No. 1	=	$17,000.00
Revised Estimated Construction Cost	=	$1,178,714.00

CONTRACT CHANGE ORDER

Contract : 870501, West Haymarket Utility Relocation Project 870501
Change Order No. : 1
Change Order Date : 11/16/2010
Approved Date :

Owner :

Contractor :

T. J. OSBORN CONSTRUCTION, INC.
5801 JOHANNA ROAD

SUMMARY OF CHANGES

ORIGINAL CONTRACT AMOUNT	$1,161,714.00
CURRENT CONTRACT AMOUNT	$1,161,714.00
NET CHANGE THIS ORDER	$17,000.00
AMOUNT AFTER CHANGE	$1,178,714.00

SHORT DESCRIPTION

Liability Insurance

DESCRIPTION OF CHANGES

Insurance required by Burlinton R.R. for our contractor to work on Burlington's property.

INCREASE/DECREASE

Line No.	Pay Item No.	Description	Unit	Proposed Qty	Unit Price	Total
--	--	No Contract Items modified.	--	--	--	--
				Total		$0.00

NEW ITEMS

Line No.	Pay Item No.	Description	Unit	Proposed Qty	Unit Price	Total
	50.0015	Liability Insurance	LS	1.0000	17000.0000	$17,000.00
				Total		$17,000.00

CONTRACT TIME

Contract Begin Date	Original Contract Days	Current Contract Days	Additional Contract Days
10/22/2010	222.00	222.00	0.00

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 11/12/2010

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

UNICO Group
4435 O Street

Lincoln NE 68510

CONTACT NAME: Mary Kent
PHONE (A/C, No, Ext): (402) 434-7200 FAX (A/C, No): (402)434-7272
E-MAIL ADDRESS: mkent@unicogroup.com
PRODUCER CUSTOMER ID #: 00003067

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Bituminous Casualty Corporation	20095
INSURER B: Cincinnati Insurance Co.	10677
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED

T.J. Osborn Construction, Inc.
5801 Johanna Road

Lincoln NE 68507

COVERAGES CERTIFICATE NUMBER: 10-11 All Liab REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC			CLP3271712	3/1/2010	3/1/2011	EACH OCCURRENCE	$	1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$	100,000
							MED EXP (Any one person)	$	5,000
							PERSONAL & ADV INJURY	$	1,000,000
							GENERAL AGGREGATE	$	2,000,000
							PRODUCTS - COMP/OP AGG	$	2,000,000
								$	
A	AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS			CAP3536432	3/1/2010	3/1/2011	COMBINED SINGLE LIMIT (Ea accident)	$	1,000,000
							BODILY INJURY (Per person)	$	
							BODILY INJURY (Per accident)	$	
							PROPERTY DAMAGE (Per accident)	$	
							Medical payments	$	5,000
							Uninsured motorist combined	$	1,000,000
B	X UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DEDUCTIBLE X RETENTION $ 0			XS1164717	3/1/2010	3/1/2011	EACH OCCURRENCE	$	8,000,000
							AGGREGATE	$	8,000,000
								$	
								$	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC3536431	3/1/2010	3/1/2011	X WC STATU-TORY LIMITS OTH-ER		
							E.L. EACH ACCIDENT	$	500,000
							E.L. DISEASE - EA EMPLOYEE	$	500,000
							E.L. DISEASE - POLICY LIMIT	$	500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

RE: West Haymarket Utility Relocation Project 870501 City of Lincoln
BNSF Railroad, Joint Public Agency (a div of the City of Lincoln) & the City of Lincoln are additional insureds with regards to general liability & Auto on a primary and non contributory basis except for the railroad protective policy which will be primary before the contractors' policies as required by written contract. Waiver of Subrogation in

CERTIFICATE HOLDER

(951) 652-2882 bnsf@ebix.com

BNSF Railway
PO Box 12010-BN
Hemet, CA 92546-8010

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Ric Stoakes/MKENT R Stoakes

© 1988-2009 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

COMMENTS/REMARKS

favor of Certificate Holder is applicable to Commercial General Liability, Auto & Workers' Compensation coverage.

COPYRIGHT 2000, AMS SERVICES INC.

IV. COMPLETION DATE

The completion date for this contract shall remain the same.

All other provisions of this contract shall remain the same. The changes included in this change order are to be accomplished in accordance with the terms, stipulations, and conditions of the original contract as though included therein.

ACCEPTED BY THE CONTRACTOR ON 12/9, 2010.

By: _____
President ()

West Haymarket Civic Arena

Project Program

DRAFT

Prepared by DLR Group

November 5, 2010

Index

Executive Summary

Program Square Footage Summary

Adjacency Diagrams

Summary of Programming Phase

Initial programming for the new West Haymarket Civic Arena began in late summer 2008. At that time, DLR Group was given a Program Design Statement by the City of Lincoln which was intended to present the constituent parts and program usage elements anticipated for the new facility. It was intended as a resource document during the Schematic Design phase of the Arena, and was not intended to be an 'expression of the final Arena design'.

DLR Group used the city-provided Program Design Statement to create a basic outline of general needs and wants for the new facility. That outline was then supplemented with information from prior meetings that DLR Group had attended with various stakeholder groups. In addition, arena design best practice guidelines were utilized in order to fill in any areas that had not been specifically addressed by either the Program Design Statement or stakeholder meetings.

DLR Group's first drafts of the Program Summary for the West Haymarket Civic Arena, which evolved over approximately three months, were intended to provide a rough order of magnitude size for the intended facility. Understanding that the Summary would be refined many times over once the project was approved by voters in May 2010, the results of those efforts were used to develop the preliminary designs and cost estimates necessary to properly introduce the project to, and create excitement for, the citizenry of Lincoln. The general provisions of that Program Summary identified a facility capable of seating up 16,000 individuals—with expansion capabilities—and an overall size of approximately 450,000 square feet.

After the vote approving the project passed, and the appropriate players were in place, proper programming for the Arena commenced on September 22, 2010. Between that date and November 1, 2010, a series of workshops and facility tours have taken place in order to refine the previous version of the Program Summary into a document that is reflective of the current needs and desires for the West Haymarket Civic Arena.

Programming Meeting #1 took place on September 22, 2010, in the Athletic Department offices at the University of Nebraska. All major stakeholders were represented, and a discussion regarding the general parameters the facility was to conform to was the major intent. A significant portion of the meeting was spent discussing the various seating types and configurations that would be preferred in the facility. Items such as number of overall seats, seat width size, tread depth size, number and location of suites, number and location of loge boxes, location of club seats and student seating were all discussed and generally agreed upon as the basis for the seating bowl design. The University's athletic department also shared its goals for the specific areas in which it will have control, such as the game day locker facilities, team store and ticketing functions. Many of the items discussed at the meeting added square footage to the Program Summary originally created in 2008.

Programming Meeting #2 took place on September 23, 2010 at DLR Group's Lincoln office. Attendance was limited to a smaller representation of the various stakeholders. The focus was to attempt to quantify (in square footage) the amount of 'adds' over and above the original program that had been asked for at the previous meeting. After a great deal of discussion and verification of assumptions, it was agreed that approximately 55,000 square feet had been added to the original 2008 Program Summary. It was noted that the team would have to develop a strategy to address the growth.

Programming Meeting #3 took place on September 29, 2010 at Pershing Center in Lincoln. Attendance was again represented by the larger group of stakeholders, and the major intent was to discuss back-of-house requirements for the facility. In order to most efficiently determine those needs, SMG brought in a number of arena operations experts from some of the facilities it operates around the country to provide input. Those individuals' input was invaluable in ensuring that all functions vital to the successful operation of a first-class arena facility were identified, right-sized, and accounted for. In addition to providing information for the Program Summary, a series of sketches were also completed that identified the adjacencies of major programmatic elements throughout the facility on each of the anticipated levels, especially as they related to efficient arena operations.

Programming Meeting #4 took place on September 30, 2010, again at Pershing Center. The larger stakeholder group was present, and the focus of the meeting was to discuss the Food and Beverage requirements for the facility. SMG brought in a representative from Savor, its in-house food and beverage provider which operates in many SMG-managed venues. All aspects of food and beverage operations within the facility were discussed, from delivery sequence to kitchen layout to distribution. Sketches were also developed to identify general locations within the venue for many of the key elements required to adequately service a facility of this type and size.

From the information gathered during the four major programming meetings, a revised Program Summary was developed. Its purpose was to incorporate all input received to-date into a document that more accurately reflected the current needs and desires for the facility. It was also reorganized from the original 2008 Program Summary to more logically group like functions together. As a result of the functions/spaces that were added during the programming meetings, the revised Summary contemplated a facility sized at approximately 515,000 square feet, while the original target had been 450,000 square feet.

The revised Program Summary was presented on October 13, 2010, at the Apothecary Building in Lincoln. A smaller group was in attendance, including SMG's operations specialists. The purpose of the meeting was to review each line of the document, ensuring that the design team's understanding of each function/space had been correctly interpreted and sized. After a lengthy and informative discussion, it was agreed that the Program Summary had identified all the elements necessary to create a fully-functioning arena. At that point, it was noted that the facility was programmed at approximately 515,000 square feet, and that the team immediately needed to review the document one more time in order to bring programmed square footage closer to the original 450,000 square foot target. The larger group was then broken into smaller groups, with the goal of identifying possible square foot-saving opportunities. That process allowed the total area contemplated to drop to approximately 467,000 square feet, which was deemed as acceptable for that stage of the process. After the programming review, DLR Group presented preliminary seating bowl sections and plans. The purpose was to begin to formulate all of the seating types, sizes and preferences that had been identified during programming into an actual seating bowl section and layout. Feedback was generally positive, while all attendees understood that both sections and plans would continue to evolve over the next several weeks.

The Program Summary was updated to reflect the modifications agreed to during the October 13 meeting. Those changes, in concert with another closer look at several other elements, resulted in a programmed facility sized at approximately 462,000 square feet.

Supplemental to the Programming Meetings, arrangements were made to tour five similar arena venues. One of the purposes of the tours was for those stakeholders who were not as familiar with the details of arenas to witness in-person the types of functions, spaces, adjacencies, etc. that had been discussed during the Programming Meetings. Another purpose of the tours was for the group to identify the things they saw in other facilities that they'd like to be incorporated into Lincoln's facility. Likewise, any elements that were deemed as not appropriate for the facility in Lincoln were also noted. The tours took place on October 25 and 26, 2010. Venues visited on the first day included Nationwide Arena in Columbus, Ohio (opened in 2000) and the KFC Yum! Center in Louisville, Kentucky (opened only a few weeks before the tour). Venues visited on the second day included the BOK Center in Tulsa, Oklahoma (opened in 2008); the Ford Center in Oklahoma City, Oklahoma (opened in 2002); and the Intrust Bank Arena in Wichita, Kansas (opened in early 2010). Each of the venues visited had elements that were both liked and disliked by the group. The comments shared with the design team will be crucial in the development of an arena facility that will most accurately reflect the desires of those stakeholders most closely associated with it.

A follow-up meeting to the tours took place on November 1, 2010 at the Mayor's Office in Lincoln. Attendees included those who participated in the trip, and the main purpose of the meeting was to review photos taken during the visits and to identify elements or features that were liked and disliked. A secondary purpose of the meeting was to review adjacency bubble diagrams developed by DLR Group. The intent of the diagrams was to take all of the information gathered during the Programming Meetings

and begin to identify the proper locations within the facility for each of the major program elements. Each level of the facility—Event Level, Main Concourse, Premium Level, Upper Concourse—was reviewed. There were several diagrams associated with each level, as 'like' functional elements were identified together, in order to get a clearer picture of how those particular elements may be consolidated or spread out through the facility. The diagrams created informative discussion, and gave the attendees a better understanding of how the major programmatic elements of the arena were beginning to interact within the larger context of the facility and its surroundings.

The Program Summary presented in this document is current as of the date of the document, and reflects all information known at this point. The Program Summary is considered to be a 'living document' and will evolve as more becomes known about the certain aspects of the venue, or as other players—such as the Construction Manager—come into the process. The Program Summary gives the design team the information it needs to begin development of the design of the arena. In addition, an adjunct document will be created whereby each function/space noted in the Program Summary will be broken down further in order to identify elements such as finishes, furnishings, mechanical/electrical/plumbing needs, etc. That document will be useful for all stakeholders to understand the expectations for each particular space within the facility. It will also be beneficial to the Construction Manager in its development of project budgets. The adjunct document will be developed over the next several weeks—utilizing information supplied by stakeholders and other sources—and will be shared when complete.

Although more detail can be found in the following pages, there are several 'big picture' programming elements that can be summarized as follows:

- Capacity of 16,000, with expansion capability to approximately 18,000
- Total programmed area = +/- 465,000 square feet
- Thirty-six (36) suites, with expansion capability to forty-eight (48) suites
- Approximately one thousand (1000) Club Seats
- Club Lounge located on main concourse adjacent to Club Seats
- Twenty (20) Loge Boxes with capacity of four (4) in each box
- Student Seating for two thousand (2000) on retractable bleachers surrounding three sides of the basketball court
- Thirty-five inch (35") tread depth in lower seating bowl
- Forty-two inch (42") tread depth at premium level
- Thirty-three inch (33") tread depth in upper seating bowl
- Upper seating bowl will utilize riser heights not greater than 23 ½"
- There will be an aisle between seating sections at mid-court, not the middle of a seating section
- Suites will be nominally fourteen feet (14'-0") wide
- Two major entries – one at street level at the south end and one at concourse level at the north end adjacent to the pedestrian bridge
- Team Store (Huskers Authentic) to be located adjacent to main entry, with access also available off the street when the arena isn't open
- Operations functions will be accessed from the northwest corner of the facility
- Main concourse will provide opportunities to look into the seating bowl
- Main concourse will provide opportunities to look into the main entry lobby and the Haymarket District, State Capitol, etc. beyond
- Premium level will provide circulation on all four sides, though only three sides will contain suites and loge boxes

In summary, the time spent during the Programming Phase has allowed the design team and project stakeholders to better understand and note all specific elements necessary to create not only a fully-functioning arena facility, but one that will be reflective of the needs and desires of the citizens of Lincoln.

DLR Group
Architecture Engineering Planning Interiors

SF Summary
West Haymarket Civic Arena
Lincoln, Nebraska

This document serves as a summary worksheet for all space requirements of the facility. This should be considered a working document and may be subject to change throughout the design process. Program requirements are divided into the following classifications:

1.0		**Spectator Seating**				
2.0		**Spectator Facilities**				
3.0		**Player / Performer Facilities**				
4.0		**Media Facilities**				
5.0		**Administrative Facilities**				
6.0		**Food Service Facilities**				
7.0		**Support + Building Operations**				
8.0		**Building Services**				
9.0		**Future Expansion**				
1.0		**SPECTATOR SEATING**				
Class No.		**Space Type**	**Units**	**SF**	**Total SF**	**Description**
1.1		**LOWER DECK - STUDENT**			**10,630**	
	1.1.1	Retractable Seating	2,000	5.0	10,000	**18"** bleachers on retractable treads (**30"**) & risers (**TBD**).
	1.1.2	ADA Space(s)	21	20.0	420	Minimum 1% of Fixed Seating count. Provide at all price levels.
	1.1.3	ADA Companion Seating	21	10.0	210	Minimum 1% of Fixed Seating count. Provide at all price levels.
1.2		**LOWER DECK - GENERAL**			**38,790**	
	1.2.1	Fixed Seating	5,700	6.5	37,050	**20"** armchairs on concrete treads (**35"**) & risers (**varies**).
	1.2.2	Retractable Seating		6.5	0	Portion of Fixed Seating (1.2.1) count - **TBD.**
	1.2.3	ADA Space(s)	58	20.0	1,160	Minimum 1% of Fixed Seating count. Provide at all price levels.
	1.2.4	ADA Companion Seating	58	10.0	580	Minimum 1% of Fixed Seating count. Provide at all price levels.
1.3		**LOWER DECK - CLUB**			**6,670**	
	1.3.1	Fixed Seating	800	8.0	6,400	**22"** armchairs on concrete treads (**35"**) & risers (**varies**).
	1.3.2	Retractable Seating		8.0	0	Portion of Fixed Seating (1.3.1) count - **TBD.**
	1.3.3	ADA Space(s)	9	20.0	180	Minimum 1% of Fixed Seating count. Provide at all price levels.
	1.3.4	ADA Companion Seating	9	10.0	90	Minimum 1% of Fixed Seating count. Provide at all price levels.
1.4		**MID DECK - SUITE**			**4,320**	
	1.4.1	Fixed Seating (**36** Suites @ 12 ea.)	432	10.0	4,320	**22"** armchairs on concrete treads (**42"**) & risers (**TBD**).
	1.4.2	ADA Space(s)	0	20.0	0	ADA spaces provided by removable fixed seats in each suite.
	1.4.3	ADA Companion Seating	0	10.0	0	ADA spaces provided by removable fixed seats in each suite.
1.5		**MID DECK - LOGE**			**1,200**	
	1.5.1	Fixed Seating (**20** Boxes @ 4 ea.)	80	15.0	1,200	**24"** rolling armchairs on concrete treads (**42"**) & risers (**TBD**).
	1.5.2	ADA Space(s)	0	20.0	0	ADA spaces provided by removable seats in each suite.
	1.5.3	ADA Companion Seating	0	10.0	0	ADA spaces provided by removable seats in each suite.
1.6		**UPPER DECK - GENERAL**			**42,030**	
	1.6.1	Fixed Seating	6,670	6.0	40,020	**20"** armchairs on concrete treads (**33"**) & risers (**varies**).
	1.6.2	ADA Space(s)	67	20.0	1,340	Minimum 1% of Fixed Seating count. Provide at all price levels.
	1.6.3	ADA Companion Seating	67	10.0	670	Minimum 1% of Fixed Seating count. Provide at all price levels.
		TOTAL SEATS - FIXED	**13,682**		**88,990**	**NSF - Concrete Seating Area**
		LOWER - GENERAL	5,700		37,050	NSF - Concrete Seating Area
		CLUB	800		6,400	NSF - Concrete Seating Area
		SUITE	432		4,320	NSF - Concrete Seating Area
		LOGE	80		1,200	NSF - Concrete Seating Area
		UPPER - GENERAL	6,670		40,020	NSF - Concrete Seating Area
		TOTAL SEATS - RETRACTABLE	**2,000**		**10,000**	**NSF - Retractable Seating Area**
		LOWER - STUDENT	2,000		10,000	NSF - Retractable Seating Area
		LOWER - GENERAL	0		0	NSF - Retractable Seating Area
		CLUB	0		0	NSF - Retractable Seating Area
		TOTAL SPACES - ADA+COMPANION	**310**		**4,650**	**NSF - Platform Area**
		LOWER - STUDENT ADA	21		420	NSF - Platform Area / Event Floor
		- ADA COMPANION	21		210	NSF - Platform Area / Event Floor
		LOWER - GENERAL ADA	58		1,160	NSF - Platform Area / Event Floor
		- ADA COMPANION	58		580	NSF - Platform Area / Event Floor
		CLUB ADA	9		180	NSF - Platform Area / Event Floor
		- ADA COMPANION	9		90	NSF - Platform Area / Event Floor
		SUITE ADA	0		0	NSF - Platform Area
		- ADA COMPANION	0		0	NSF - Platform Area
		LOGE ADA	0		0	NSF - Platform Area
		- ADA COMPANION	0		0	NSF - Platform Area
		UPPER - GENERAL ADA	67		1,340	NSF - Platform Area
		- ADA COMPANION	67		670	NSF - Platform Area
		BASKETBALL CAPACITY TOTAL	**15,992**		**103,640**	**NSF - SEATING AREA TOTAL**

2.0		PATRON FACILITES				
Class No.		Space Type	Units	SF	Total SF	Description
2.1		CIRCULATION			125,730	
	2.1.1	Lobbies				
	2.1.1.a	- Ticket Lobby	1	2,000	2,000	Locate at street level. Provide direct access to Main Lobby.
	2.1.1.b	- Main Lobby	1	6,280	6,280	Locate at south end of facility - adjacent to Haymarket District.
	2.1.1.c	- Secondary Lobby	1	5,230	5,230	Locate at north end of facility - adjacent to pedestrian bridge over railroad tracks.
	2.1.1.d	- VIP Lobby	1	1,200	1,200	Locate with direct access to street and attached parking garage.
	2.1.2	Concourses				
	2.1.2.a	- Student Concourse	2,042	1.5	3,070	Provide access to Student/Floor Seating Areas and Patron Facilities.
	2.1.2.b	- Main Concourse	8,676	4.5	39,050	Provide access to Seating Areas and Patron Facilities. Includes Club Seating.
	2.1.2.c	- Club Concourse	0	4.5	0	Included as portion of Main Concourse calculation.
	2.1.2.d	- Suite Corridor	432	15.0	6,480	Provide direct access to Luxury Suites and Premium Facilities.
	2.1.2.e	- Loge Corridor	80	15.0	1,200	Provide direct access to Loge Boxes and Premium Facilities.
	2.1.2.f	- Upper Concourse	6,804	4.5	30,620	Provide access to Seating Areas and Patron Facilities.
	2.1.3	Vertical Circulation				
	2.1.3.a	- Stairs - Grand	5	1,600	8,000	Provide **3** near Main Lobby + **2** near Secondary Lobby.
	2.1.3.b	- Stairs - Exit	4	3,500	14,000	Provide enclosed tower at each quadrant.
	2.1.3.c	- Stairs - VIP	1	1,000	1,000	Access to Main Concourse and Premium Level from all levels of parking garage.
	2.1.3.d	- Escalators - General	6	800	4,800	Provide **4** near Main Lobby + **2** near Secondary Lobby.
	2.1.3.e	- Escalators - Suite/Loge	2	800	1,600	Provide **1** near Main Lobby + **1** near Secondary Lobby.
	2.1.3.f	- Elevators - Passenger	6	200	1,200	Provide **2** each in 2 quadrants + **1** each in 2 quadrants (with Freight Elevators).
2.2		PREMIUM AMENITIES			27,720	
	2.2.1	Club Lounge	1	9,000	9,000	Locate on Main Concourse at back of Club Seating area. Seat 1/2 of Club Seats.
	2.2.2	Luxury Suites				
	2.2.2.a	- Private	30	350	10,500	Locate on separate Premium level along the sides.
	2.2.2.b	- City Use	2	350	700	Locate on separate Premium level along the sides.
	2.2.2.c	- University Use	4	350	1,400	Locate on separate Premium level along the sides.
	2.2.3	Suite Lounge(s)	0	250	0	**NOT USED** - Informal gathering area(s) along Suite Concourse.
	2.2.4	Loge Boxes	20	80	1,600	Locate on separate Premium level at end of court.
	2.2.5	Loge Lounge	1	2,000	2,000	Locate with direct access to Loge Boxes.
	2.2.6	Hospitality Areas				
	2.2.6.a	- Courtside Seat Holders	60	12	720	Provide viewing of player parade to/from court. Define multi-use opportunities.
	2.2.6.b	- Husker Sports Network	150	12	1,800	Define multi-use opportunities.
	2.2.6.c	- Special Groups/Promotional	100	12	1,200	Define multi-use opportunities.
2.3		FOOD + BEVERAGE FACILITIES			15,180	
	2.3.1	Concessions				
	2.3.1.a	- Student Concourse	10	120	1,200	1 POS per **225** spectators (includes fixed + portables). SF includes storage area.
	2.3.1.b	- Main Concourse	58	120	6,960	1 POS per **150** spectators (includes fixed + portables). SF includes storage area.
	2.3.1.c	- Club Lounge	0	120	0	**NOT USED** - Buffet and/or Seat/Table Service
	2.3.1.d	- Suite/Loge Level	0	120	0	**NOT USED** - Buffet and/or Seat/Table Service
	2.3.1.e	- Upper Concourse	46	120	5,520	1 POS per **150** spectators (includes fixed + portables). SF includes storage area.
	2.3.2	Specialty Concession / Lounge	1	1,500	1,500	Locate at north end of Main Concourse.
	2.3.3	Drinking Fountains				
	2.3.3.a	- Student Concourse	3			Provide drinking fountains @ 1 per 1000 spectators.
	2.3.3.b	- Main Concourse	9			Provide drinking fountains @ 1 per 1000 spectators.
	2.3.3.c	- Club Lounge	1			Provide drinking fountains @ 1 per 1000 spectators.
	2.3.3.d	- Suite/Loge Level	1			Provide drinking fountains @ 1 per 1000 spectators.
	2.3.3.e	- Upper Concourse	7			Provide drinking fountains @ 1 per 1000 spectators.
2.4		RETAIL			2,480	
	2.4.1	Huskers Authentic				
	2.4.1.a	- Store	1	2,000	2,000	Located at street level. Access from street and Main Lobby.
	2.4.1.b	- Storage	1	180	180	Located directly adjacent to Store.
	2.4.2	Concourse Novelty Stand(s)				
	2.4.2.a	- Stand	1	200	200	Located on Main Concourse.
	2.4.2.b	- Storage	1	100	100	Located directly adjacent to Novelty Stand.
2.5		PATRON SERVICES			420	
	2.5.1	Guest Services/Marketing	1	200	200	Locate in highly visible location on Main Concourse.
	2.5.2	First Aid	1	120	120	Locate on Main Concourse.
	2.5.3	First Aid Toilet	1	100	100	Locate within First Aid room.
	2.5.4	ATM	**5**			Locate **2** at Student Concourse, **2** at Main Concourse, **1** at Upper Concourse.

2.6		**TOILETS (50% Female/50% Male)**			**18,120**	
	2.6.1	**Toilets - Student / Floor Seating**			**2,240**	
	2.6.1.a	Women's Fixtures	33	40	1,320	Total Fixtures = Water Closets + Lavatories.
		- Water Closets	26			Fixture Counts based upon **2006 IBC**.
		- Lavatories	7			Fixture Counts based upon **2006 IBC**.
	2.6.1.b	Men's Fixtures	21	40	840	Total Fixtures = Urinals + Water Closets + Lavatories.
		- Toilets	14			Fixture Counts based upon **2006 IBC**.
		- Urinals	9			2/3 of total Toilet Count.
		- Water Closets	5			1/3 of total Toilet Count.
		- Lavatories	7			Fixture Counts based upon **2006 IBC**.
	2.6.1.c	Family Toilet	1	80	80	Provide 1 water closet, 1 lav in each.
	2.6.2	**Toilets - Lower Deck-General Seating**			**7,080**	
	2.6.2.a	Women's Fixtures	105	40	4,200	Total Fixtures = Water Closets + Lavatories.
		- Water Closets	78			Fixture Counts based upon **2006 IBC**.
		- Lavatories	27			Fixture Counts based upon **2006 IBC**.
	2.6.2.b	Men's Fixtures	68	40	2,720	Total Fixtures = Urinals + Water Closets + Lavatories.
		- Toilets	41			Fixture Counts based upon **2006 IBC**.
		- Urinals	27			2/3 of total Toilet Count.
		- Water Closets	14			1/3 of total Toilet Count.
		- Lavatories	27			Fixture Counts based upon **2006 IBC**.
	2.6.2.c	Family Toilet	2	80	160	Provide 1 water closet, 1 lav in each.
	2.6.3	**Toilets - Lower Deck-Club Seating**			**1,000**	
	2.6.3.a	Women's Fixtures	14	40	560	Total Fixtures = Water Closets + Lavatories.
		- Water Closets	11			Fixture Counts based upon **2006 IBC**.
		- Lavatories	3			Fixture Counts based upon **2006 IBC**.
	2.6.3.b	Men's Fixtures	9	40	360	Total Fixtures = Urinals + Water Closets + Lavatories.
		- Toilets	6			Fixture Counts based upon **2006 IBC**.
		- Urinals	4			2/3 of total Toilet Count.
		- Water Closets	2			1/3 of total Toilet Count.
		- Lavatories	3			Fixture Counts based upon **2006 IBC**.
	2.6.3.c	Family Toilet	1	80	80	Provide 1 water closet, 1 lav in each.
	2.6.4	**Toilets - Suite Seating**			**880**	
	2.6.4.a	Women's Fixtures	10	50	500	Total Fixtures = Water Closets + Lavatories.
		- Water Closets	8			Fixture Counts based upon **2006 IBC**.
		- Lavatories	2			Fixture Counts based upon **2006 IBC**.
	2.6.4.b	Men's Fixtures	6	50	300	Total Fixtures = Urinals + Water Closets + Lavatories.
		- Toilets	4			Fixture Counts based upon **2006 IBC**.
		- Urinals	2			2/3 of total Toilet Count.
		- Water Closets	2			1/3 of total Toilet Count.
		- Lavatories	2			Fixture Counts based upon **2006 IBC**.
	2.6.4.c	Family Toilet	1	80	80	Provide 1 water closet, 1 lav in each.
	2.6.5	**Toilets - Loge Seating**			**680**	
	2.6.5.a	Women's Fixtures	6	50	300	Total Fixtures = Water Closets + Lavatories.
		- Water Closets	3			Fixture Counts based upon **2006 IBC**.
		- Lavatories	3			Fixture Counts based upon **2006 IBC**.
	2.6.5.b	Men's Fixtures	6	50	300	Total Fixtures = Urinals + Water Closets + Lavatories.
		- Toilets	3			Fixture Counts based upon **2006 IBC**.
		- Urinals	2			2/3 of total Toilet Count.
		- Water Closets	1			1/3 of total Toilet Count.
		- Lavatories	3			Fixture Counts based upon **2006 IBC**.
	2.6.5.c	Family Toilet	1	80	80	Provide 1 water closet, 1 lav in each.
	2.6.6	**Toilets - Upper Deck Seating**			**6,240**	
	2.6.6.a	Women's Fixtures	93	40	3,720	Total Fixtures = Water Closets + Lavatories.
		- Water Closets	70			Fixture Counts based upon **2006 IBC**.
		- Lavatories	23			Fixture Counts based upon **2006 IBC**.
	2.6.6.b	Men's Fixtures	59	40	2,360	Total Fixtures = Urinals + Water Closets + Lavatories.
		- Toilets	36			Fixture Counts based upon **2006 IBC**.
		- Urinals	24			2/3 of total Toilet Count.
		- Water Closets	12			1/3 of total Toilet Count.
		- Lavatories	23			Fixture Counts based upon **2006 IBC**.
	2.6.6.c	Family Toilet	2	80	160	Provide 1 water closet, 1 lav in each.
		Total			**189,650**	**NSF**
		Net to gross 10%			**18,970**	**SF**
		TOTAL			**208,620**	**GSF**

3.0		PLAYER / PERFORMER FACILITIES				
Class No.		Space Type	Units	SF	Total SF	Description
3.1		EVENT FLOOR			12,500	
	3.1.1	Event Floor	1	12,500	12,500	Provide actual minimum open floor area of 136' x 235'. Utilize retractables.
3.2		UNIV OF NEBRASKA FACILITIES			7,500	
	3.2.1	Women's Basketball Facilities				
	3.2.1.a	- Locker Room	1	700	700	Provide **20** - 36" x 24" lockers.
	3.2.1.b	- Lounge	1	800	800	Locate directly adjacent to Locker Room.
	3.2.1.c	- Toilet Room	1	350	350	Provide 4 water closets, 4 lavatories.
	3.2.1.d	- Shower Room / Drying Area	1	300	300	Provide 7 (6 regular + 1 ADA) individual showers.
	3.2.1.e	- Custodial Closet	1	50	50	Locate adjacent to Toilet Room.
	3.2.1.f	- Coaches' (W) Locker Room	1	180	180	Provide **6** - 30" x 24" lockers.
	3.2.1.g	- Coaches' (W) Toilet / Shower	1	270	270	Provide 2 water closets, 3 lavatories, 3 individual showers.
	3.2.1.h	- Coaches' (M) Locker Room	1	120	120	Provide **4** - 30" x 24" lockers.
	3.2.1.i	- Coaches' (M) Toilet / Shower	1	130	130	Provide 1 water closet, 1 lavatory, 1 individual shower.
	3.2.2	Men's Basketball Facilities				
	3.2.2.a	- Locker Room	1	700	700	Provide **20** - 36" x 24" lockers.
	3.2.2.b	- Lounge	1	800	800	Locate directly adjacent to Locker Room.
	3.2.2.c	- Toilet Room	1	350	350	Provide 4 urinals, 2 water closets, 4 lavatories.
	3.2.2.d	- Shower Room / Drying Area	1	300	300	Provide 11 shower heads + 1 ADA shower stall.
	3.2.2.e	- Custodial Closet	1	50	50	Locate adjacent to Toilet Room.
	3.2.2.f	- Coaches' Locker Room	1	300	300	Provide **10** - 30" x 24" lockers.
	3.2.2.g	- Coaches' Toilet / Shower	1	400	400	Provide 2 urinals, 1 water closet, 4 lavatories, 4 individual showers.
	3.2.3	Training Room	1	1,000	1,000	Locate between Locker Rooms.
	3.2.4	Exam Room	1	120	120	Locate as part of Training Room.
	3.2.5	Equipment Storage / Laundry	1	400	400	Locate adjacent to Locker Rooms.
	3.2.6	Marketing Storage	1	180	180	Locate near Locker Facilities and convenient to basketball court.
3.3		ATHLETIC LOCKER FACILITIES			6,520	
	3.3.1	Visitor Basketball Facilities				
	3.3.1.a	- Locker Room	1	550	550	Provide 20 - 30" x 24" open lockers.
	3.3.1.b	- Toilet Room	1	200	200	Provide 4 water closets, 4 lavatories.
	3.3.1.c	- Shower Room / Drying Area	1	240	240	Provide 6 (5 regular + 1 ADA) individual showers.
	3.3.1.d	- Treatment Room	1	180	180	Locate near Locker Room.
	3.3.1.e	- Coaches' Office	1	120	120	Provide room for small table + chairs.
	3.3.1.f	- Coaches' (W) Locker Room	1	150	150	Provide **6** - 30" x 24" lockers.
	3.3.1.g	- Coaches' (W) Toilet / Shower	1	120	120	Provide 1 water closet, 1 lavatory, 1 individual shower.
	3.3.1.h	- Coaches' (M) Locker Room	1	150	150	Provide **6** - 30" x 24" lockers.
	3.3.1.i	- Coaches' (M) Toilet / Shower	1	120	120	Provide 1 water closet, 1 lavatory, 1 individual shower.
	3.3.2	Auxiliary Home Locker Facilities				
	3.3.2.a	- Locker Room	1	550	550	Provide 20 - 30" x 24" open lockers.
	3.3.2.b	- Toilet Room	1	200	200	Provide 4 water closets, 4 lavatories.
	3.3.2.c	- Shower Room / Drying Area	1	240	240	Provide 6 (5 regular + 1 ADA) individual showers.
	3.3.2.d	- Treatment Room	1	180	180	Locate near Locker Room.
	3.3.2.e	- Coaches' Office	1	120	120	Provide room for small table + chairs.
	3.3.2.f	- Coaches' (W) Locker Room	1	150	150	Provide **6** - 30" x 24" lockers.
	3.3.2.g	- Coaches' (W) Toilet / Shower	1	120	120	Provide 1 water closet, 1 lavatory, 1 individual shower.
	3.3.2.h	- Coaches' (M) Locker Room	1	150	150	Provide **6** - 30" x 24" lockers.
	3.3.2.i	- Coaches' (M) Toilet / Shower	1	120	120	Provide 1 water closet, 1 lavatory, 1 individual shower.
	3.3.3	Auxiliary Locker Facilities				
	3.3.3.a	- Locker Room	2	420	840	Provide 20 - 24" x 24" lockers. Ability to combine into one large locker room.
	3.3.3.b	- Toilet Room	2	200	400	Provide 4 water closets, 4 lavatories.
	3.3.3.c	- Shower Room / Drying Area	2	240	480	Provide 6 (5 regular + 1 ADA) individual showers.
	3.3.3.d	- Treatment Room	2	160	320	Locate near Locker Room.
	3.3.3.e	- Coaches' Office	2	130	260	Provide 4 - 24" x 24" lockers and room for small table + chairs.
	3.3.3.f	- Storage	2	80	160	Locate adjacent to Locker Room.
	3.3.4	Medical / Multipurpose Room	1	300	300	Locate convenient to all Athletic Locker Facilities. Provide x-ray and office areas.
	3.3.5	Custodial Closet	1	100	100	Locate convenient to all Athletic Locker Facilities.

3.4		**OFFICIALS' LOCKER FACILITIES**			**780**	
	3.4.1	Officials' Meeting Room	1	180	180	Provide direct access to Women and Men Officials' Locker Facilities.
	3.4.2	Women Officials' Locker				
	3.4.2.a	- Locker Room	1	140	140	Provide 6 - 30" x 24" lockers.
	3.4.2.b	- Toilet / Shower Room	1	160	160	Provide 2 water closets, 2 lavatories, 2 individual showers.
	3.4.3	Men Officials' Locker				
	3.4.3.a	- Locker Room	1	140	140	Provide 6 - 30" x 24" lockers.
	3.4.3.b	- Toilet / Shower Room	1	160	160	Provide 2 water closets, 2 lavatories, 2 individual showers.
3.5		**STAR DRESSING FACILITIES**			**2,050**	
	3.5.1	Star Dressing - Small				
	3.5.1.a	- Dressing Room	2	150	300	Provide sofa, easy chair, writing counter.
	3.5.1.b	- Toilet / Shower Room	2	80	160	Provide 1 water closet, 1 lavatory, 1 individual shower.
	3.5.2	Star Dressing - Large				
	3.5.2.a	- Dressing Room	2	250	500	Provide sofa, easy chair, writing counter.
	3.5.2.b	- Toilet / Shower Room	2	80	160	Provide 1 water closet, 1 lavatory, 1 individual shower.
	3.5.3	Green Room / Family Waiting				
	3.5.3.a	- Dressing Room	1	500	500	Provide sofas, easy chairs, writing counter, small table + chairs.
	3.5.3.b	- Toilet / Shower Room	1	80	80	Provide 1 water closet, 1 lavatory, 1 individual shower.
	3.5.4	Show Office	2	100	200	Locate adjacent to Green Room / Family Waiting.
	3.5.5	Show Laundry	1	150	150	Provide 3 washers, 3 dryers.
		Total			**29,350**	**NSF**
		Net to gross 20%			**5,870**	**SF**
		TOTAL			**35,220**	**GSF**
4.0		**MEDIA FACILITIES**				
Class No.		**Space Type**	**Units**	**SF**	**Total SF**	**Description**
4.1		**MEDIA FACILITIES - EVENT LEVEL**			**3,900**	
	4.1.1	Event Coverage Areas				
	4.1.1.a	- Courtside Stations	1	0	0	No additional square footage required. Coordinate with A/V consultant.
	4.1.1.b	- Bowl Stations	1	0	0	Identify portion of lower seating bowl to accommodate working press.
	4.1.2	Media Support Facilities				
	4.1.2.a	- Interview / Multipurpose Room	1	800	800	Locate with easy access to Athletic Locker Facilities. Full connectivity.
	4.1.2.b	- Press / Concert Catering	1	1,000	1,000	Locate directly adjacent to Interview Room, with operable wall between.
	4.1.2.c	- Work Room	1	1,000	1,000	Locate adjacent to Press Dining. Provide stations for approximately 50.
	4.1.2.d	- Copy Room	0	180	0	**NOT USED** - Part of Work Room.
	4.1.2.e	- Digital Room	1	200	200	Provide 2 stations in each room.
	4.1.2.f	- Toilet Room - Women	1	200	200	Provide 2 water closets, 2 lavatories.
	4.1.2.g	- Toilet Room - Men	1	200	200	Provide 1 urinal, 1 water closet, 2 lavatories.
	4.1.3	HuskerVision Facilities				
	4.1.3.a	- HuskerVision Control Room	1	500	500	Locate near Media Support Facilities.
4.2		**MEDIA FACILITIES - UPPER LEVEL**			**3,500**	
	4.2.1	TV Broadcast Booth	2	120	240	Locate centered on event floor.
	4.2.2	Radio Broadcast Booth	3	120	360	Locate adjacent to TV Broadcast Booth.
	4.2.3	Writing Press	1	1,000	1,000	Provide space for **30** writers. Provide operable partitions for add'l broadcast booths.
	4.2.4	Video Production Facilities	1	1,300	1,300	
	4.2.4.a	- Scoreboard Control				**A/V consultant to confirm.**
	4.2.4.b	- Video Production Room				**A/V consultant to confirm.**
	4.2.4.c	- Edit Room				Locate with access from Video Production Room. **A/V consultant to confirm.**
	4.2.4.d	- Video Equipment Room				Locate with access from Video Production Room. **A/V consultant to confirm.**
	4.2.5	Lighting Control	1	120	120	Can locate in corner of press facility.
	4.2.6	Toilet Room - Women	1	200	200	Provide 2 water closets, 2 lavatories.
	4.2.7	Toilet Room - Men	1	200	200	Provide 1 urinal, 1 water closet, 2 lavatories.
	4.2.8	Storage	1	80	80	Locate near elevator.
4.3		**CAMERA LOCATIONS**			**0**	
	4.3.1	Camera Locations				Coordinate locations with A/V consultant.
		Total			**7,400**	**NSF**
		Net to gross 20%			**1,480**	**SF**
		TOTAL			**8,880**	**GSF**

5.0		ADMINISTRATIVE FACILITIES				
Class No.		Space Type	Units	SF	Total SF	Description
5.1		ADMINISTRATIVE OFFICES			5,000	
	5.1.1	Reception / Waiting Area	1	300	300	Locate adjacent to Main Lobby. Direct outside access also required?
	5.1.2	Offices - Walled				SMG to confirm/define.
	5.1.2.a	General Manager	1	200	200	SMG to confirm/define.
	5.1.2.b	Asst. General Manager	1	180	180	SMG to confirm/define.
	5.1.2.c	Sr. Account Manager	1	180	180	SMG to confirm/define.
	5.1.2.d	Bookkeeper	1	140	140	SMG to confirm/define.
	5.1.2.e	Marketing Director	1	180	180	SMG to confirm/define.
	5.1.2.f	Asst. Marketing Director	1	140	140	SMG to confirm/define.
	5.1.2.g	Event Services Director	1	180	180	SMG to confirm/define.
	5.1.2.h	Asst. Event Services Director	1	140	140	SMG to confirm/define.
	5.1.3	Open Office Area	1	1,500	1,500	SMG to confirm/define.
	5.1.4	Conference Room - Large	1	500	500	SMG to confirm/define.
	5.1.5	Conference Room - Small	1	200	200	SMG to confirm/define.
	5.1.6	Work Room	1	200	200	SMG to confirm/define.
	5.1.7	File / Storage Room	1	400	400	SMG to confirm/define.
	5.1.8	Toilet Room - Women	1	120	120	Provide 2 water closets, 2 lavs. SMG to confirm/define.
	5.1.9	Toilet Room - Men	1	120	120	Provide 1 urinal, 1 water closet, 2 lavs. SMG to confirm/define.
	5.1.10	Kitchen / Break Room	1	120	120	SMG to confirm/define.
	5.1.11	Mail / Copy Room	1	200	200	SMG to confirm/define.
5.2		TICKETING SALES / OFFICES			2,000	
	5.2.1	Shared Functions				
	5.2.1.a	- Box Office	1	500	500	10 sales windows. Usage shared between SMG and UNL.
	5.2.1.b	- Advance Ticket Sales Area	1	120	120	2 sales windows. Separation from Box Office windows.
	5.2.1.c	- Toilet Room	1	80	80	Provide 1 water closet, 1 lav.
	5.2.2	SMG-Controlled Areas				
	5.2.2.a	- Counting Room	1	60	60	Entry not visible from ticket windows.
	5.2.2.b	- Vault	1	120	120	Direct access from Counting Room.
	5.2.2.c	- Manager's Office	1	150	150	Locate near entry to Ticket Offices.
	5.2.2.d	- Assistant Manager's Office	1	120	120	Locate adjacent to Manager's Office.
	5.2.2.e	- Open Office Area	1	500	500	Space for work cubicles and file storage.
	5.2.2.f	- Break Room	1	120	120	Locate with no view from Box Office windows.
	5.2.3	UNL-Controlled Areas				
	5.2.3.a	- UNL Satellite Ticket Office	1	150	150	Separate entry from SMG ticketing operation. Direct access to Box Office.
	5.2.3.b	- UNL Ticket Storage	1	80	80	Direct access from UNL Satellite Ticket Office.
		Total			**7,000**	**NSF**
		Net to gross 25%			**1,750**	**SF**
		TOTAL			**8,750**	**GSF**

6.0		FOOD SERVICE FACILITIES				
Class No.		Space Type	Units	SF	Total SF	Description
6.1		COMMISSARY			9,000	
	6.1.1	Commissary Kitchen + Storage	1	8,500	8,500	Locate near Loading Docks.
	6.1.2	Office Area	1	500	500	Locate adjacent to Commissary Kitchen + Storage.
6.2		PANTRIES			1,200	
	6.2.1	Suite Pantry	2	600	1,200	Locate one on each side of bowl.
6.3		VENDOR FACILITIES			800	
	6.3.1	Vendor Commissary	2	400	800	Locate one each on Main and Upper Concourses.
6.4		BEER PUMP ROOMS			1,600	
	6.4.1	Beer Pump Room + Coolers	4	400	1,600	Locate at SE + NW corners, on Event Level and Upper Concourse.
		Total			**12,600**	**NSF**
		Net to gross 10%			**1,260**	**SF**
		TOTAL			**13,860**	**GSF**

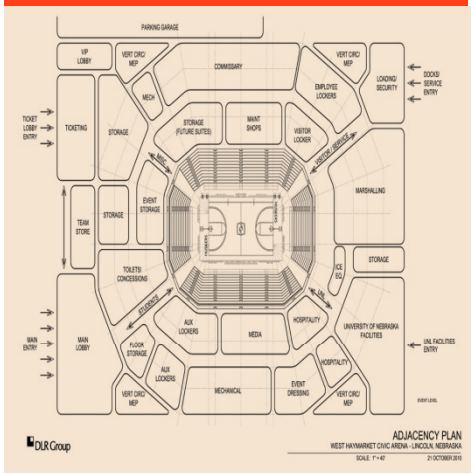
7.0		SUPPORT + BUILDING OPERATIONS				
Class No.		Space Type	Units	SF	Total SF	Description
7.1		RECEIVING			550	
	7.1.1	Loading Docks	0	6,000	0	NOT INTERIOR - Provide area for 4 trucks (1 for Food Service only) w/ dock levellers.
	7.1.2	Floor Access Ramp	0	1,500	0	NOT INTERIOR - Provide 1 drive-in ramp from Loading to Event Floor. Outside ramp.
	7.1.3	Dock Office	1	250	250	Provide direct access to and view of Loading Docks.
	7.1.4	Mail Holding Room	0	140	0	NOT USED - Locate adjacent to Dock Office.
	7.1.5	Broadcast Truck Parking	0	7,000	0	NOT USED - Provide interior area for 3 broadcast trucks. Utilize Marshalling Area.
	7.1.6	Patch Panel Room	1	300	300	Locate directly adjacent to Broadcast Truck Parking.
7.2		SECURITY - COMMAND			700	
	7.2.1	Security Office	1	500	500	Allow for separate monitoring of 'event' vs '24-hour'.
	7.2.2	Fire Command Center	1	200	200	Locate in Security Command suite.
7.3		SECURITY - HOLDING			360	
	7.3.1	Holding Rooms	2	80	160	Locate with direct access to Check-In.
	7.3.2	Toilet Room	1	80	80	Centrally located to Detention Rooms. Includes 1 water closet, 1 lavatory.
	7.3.3	Lockable Storage	1	120	120	Locate convenient to Security Office.
7.4		MAINTENANCE			2,440	
	7.4.1	Carpenter Shop	1	900	900	Provide access to Loading Dock / Service Entry.
	7.4.2	Welding	1	700	700	Locate adjacent to Carpenter Shop.
	7.4.3	Paint / Storage	1	400	400	Ensure adequate ventilation.
	7.4.4	Office	2	120	240	Locate convenient to Maintenance shops.
	7.4.5	Lockers	1	200	200	Provide 20 lockers (24" x 24" x 6'). No showers.
7.5		ICE FACILITIES			1,150	
	7.5.1	Ice Resurfacer Room / Ice Dump	1	800	800	Locate with direct access to Event Floor. Accommodate 2 resurfacers.
	7.5.2	Ice Paint / Pump Room	1	200	200	Locate with direct access to Event Floor.
	7.5.3	Ice Pit	0	400	0	Area accommodated as part of Event Floor. Locate at end of ice floor.
	7.5.4	Water Purification Room	1	150	150	Locate adjacent to Chiller / Ice Plant.
	7.5.5	Chiller / Ice Plant	0	800	0	NOT USED - 11' clearance minimum. Accomodated in Building Services (8.1.4).
7.6		EVENT STAFF FACILITIES			3,580	
	7.6.1	Event Staff Employee Lobby	1	200	200	Must pass by Security to enter.
	7.6.2	Event Staff Employee Check-In	1	160	160	Locate immediately adjacent to Employee Lobby.
	7.6.3	Event Staff Employee Entry	1	170	170	Locate adjacent to Uniform Distribution.
	7.6.4	Uniform Distribution	1	150	150	Locate adjacent to Employee Entry.
	7.6.5	Open Office / Break Room	1	400	400	Locate adjacent to Employee Entry and Event Staff Locker Rooms.
	7.6.6	Office	4	100	400	Open directly into Open Office / Break Room.
	7.6.7	Storage	1	100	100	Open directly into Open Office / Break Room.
	7.6.8	Event Staff Lockers - Women	1	700	700	Provide 150 lockers (12" x 12" x 3').
	7.6.9	Event Staff Lockers - Men	1	500	500	Provide 150 lockers (12" x 12" x 3').
	7.6.10	Toilet Room - Women	1	350	350	Provide 6 water closets, 4 lavatories. No showers.
	7.6.11	Toilet Room - Men	1	250	250	Provide 2 urinals, 2 water closets, 3 lavatories. No showers.
	7.6.12	Uniform Laundry	1	200	200	Provide 3 washers, 3 dryers.
7.7		STORAGE			12,700	
	7.7.1	Event Storage	1	2,800	2,800	Storage for basketball goals, hockey dashers, curtains, pipe and drapes, etc.
	7.7.2	Floor Storage	1	1,200	1,200	Climate controlled for basketball floor.
	7.7.3	Seat Storage	1	2,400	2,400	Storage for platforms, folding chairs, railings, portable stages, tables, etc.
	7.7.4	Storage	1	5,000	5,000	Large Event Level storage area(s).
	7.7.5	Propane Storage	0	200	0	NOT INTERIOR - Outdoor storage area.
	7.7.6	Technical Equipment Storage	1	100	100	Storage for microphones, podiums, etc.
	7.7.7	Concourse General Storage	3	200	600	Locate one General Storage room at Main, Premium and Upper Concourses.
	7.7.8	Portable Cart Storage	2	300	600	Locate one on Main and Upper Concourses.
7.8		MARSHALLING			10,000	
	7.8.1	Marshalling Area	1	10,000	10,000	Provide direct access to Loading Docks and Event Floor.
7.9		CUSTODIAL			2,300	
	7.9.1	Central Custodial	1	600	600	Clean supply storage.
	7.9.2	Custodial Office	1	100	100	Locate adjacent to Central Custodial.
	7.9.3	Custodial / Storage Closets	20	50	1,000	Locate one per each Men/Women Toilet Room pair throughout facility.
	7.9.4	Concourse Paper Products Storage	3	200	600	Locate one at each concourse.
7.10		TRASH / RECYCLING			1,300	
	7.10.1	Trash Holding / Chute	4	200	800	Locate at north end of building. One room at all levels.
	7.10.2	Trash / Recycle Room	1	500	500	Locate near Trash Chutes and Service Entry. Provide compactor. Conditioned.
7.11		FREIGHT ELEVATORS			1,920	
	7.11.1	Freight Elevator - Large	1	1,200	1,200	Car-sized Freight Elevator. 300 sf at 4 levels. Locate near Loading Docks.
	7.11.2	Freight Elevator - Small	1	480	480	120 sf at 4 levels. Locate at NE quadrant.
	7.11.3	Freight Elevator Equipment Room	2	120	240	Locate near each Freight Elevator.
7.12		PERFORMANCE SUPPORT			0	
	7.12.1	Spotlight Platforms	0	1,000	0	Eight (8) locations. Coordinate with Catwalks and rigging steel.
	7.12.2	Catwalk	0	4,000	0	Coordinate with rigging steel and mechanical equipment/ductwork.
		Total			**37,000**	**NSF**
		Net to gross 25%			**9,250**	**SF**
		TOTAL			**46,250**	**GSF**

8.0		BUILDING SERVICES				
Class No.		Space Type	Units	SF	Total SF	Description
8.1		MECHANICAL			22,900	
	8.1.1	Bowl Air Handler	4	2,000	8,000	MEP consultant to confirm.
	8.1.2	Steam Entry Room	1	2,500	2,500	MEP consultant to confirm.
	8.1.3	Chilled Water Entry Room	1	3,200	3,200	MEP consultant to confirm.
	8.1.4	Event Level Ice Chiller Room	1	1,000	1,000	MEP consultant to confirm.
	8.1.5	Cooling Towers (for Ice System)	0	1,500	0	NOT INTERIOR - Locate outdoors.
	8.1.6	Water Entry/Booster Room/Fire Pump	1	600	600	MEP consultant to confirm.
	8.1.7	Service Level Mechanical Rooms	4	800	3,200	MEP consultant to confirm.
	8.1.8	Club Level Mechanical Rooms	4	800	3,200	MEP consultant to confirm.
	8.1.9	Main Entries Mechanical Room	1	600	600	MEP consultant to confirm.
	8.1.10	Press Level Mechanical Room	1	600	600	MEP consultant to confirm.
8.2		ELECTRICAL			10,700	
	8.2.1	Building Service Electrical Room	1	1,200	1,200	MEP consultant to confirm.
	8.2.2	Quadrant Main Electrical Room	3	1,000	3,000	MEP consultant to confirm.
	8.2.3	Quadrant Main Electrical Room	1	1,600	1,600	MEP consultant to confirm.
	8.2.4	Quadrant Transformer Vault	4	600	2,400	MEP consultant to confirm.
	8.2.5	Emergency Generator Room	0	900	0	NOT INTERIOR - Locate outdoors.
	8.2.6	Show Power Electrical Rooms (Stage En	2	150	300	MEP consultant to confirm.
	8.2.7	Main Telephone Room	1	800	800	MEP consultant to confirm.
	8.2.8	Floor Electrical Room	4	250	1,000	MEP consultant to confirm.
	8.2.9	Floor Telephone Room	4	100	400	MEP consultant to confirm.
		Total			**33,600**	**NSF**
		Net to gross 10%			**3,360**	**SF**
		TOTAL			**36,960**	**GSF**

SQUARE FOOTAGE SUMMARY

Class No.		Class Type				
1.0		Spectator Seating	103,640	NSF	-	
2.0		Spectator Facilities	189,650	NSF +	18,970	SF - Net-to-Gross Adjustment
3.0		Player / Performer Facilities	29,350	NSF +	5,870	SF - Net-to-Gross Adjustment
4.0		Media Facilities	7,400	NSF +	1,480	SF - Net-to-Gross Adjustment
5.0		Administrative Facilities	7,000	NSF +	1,750	SF - Net-to-Gross Adjustment
6.0		Food Service Facilities	12,600	NSF +	1,260	SF - Net-to-Gross Adjustment
7.0		Support + Building Operations	37,000	NSF +	9,250	SF - Net-to-Gross Adjustment
8.0		Building Services	33,600	NSF +	3,360	SF - Net-to-Gross Adjustment
		Subtotal Building Area	420,240	NSF +	41,940	SF - Net-to-Gross Adjustment
		Total Building Area	**462,180**	**GSF**		

SCHEMATIC FLOOR PLANS



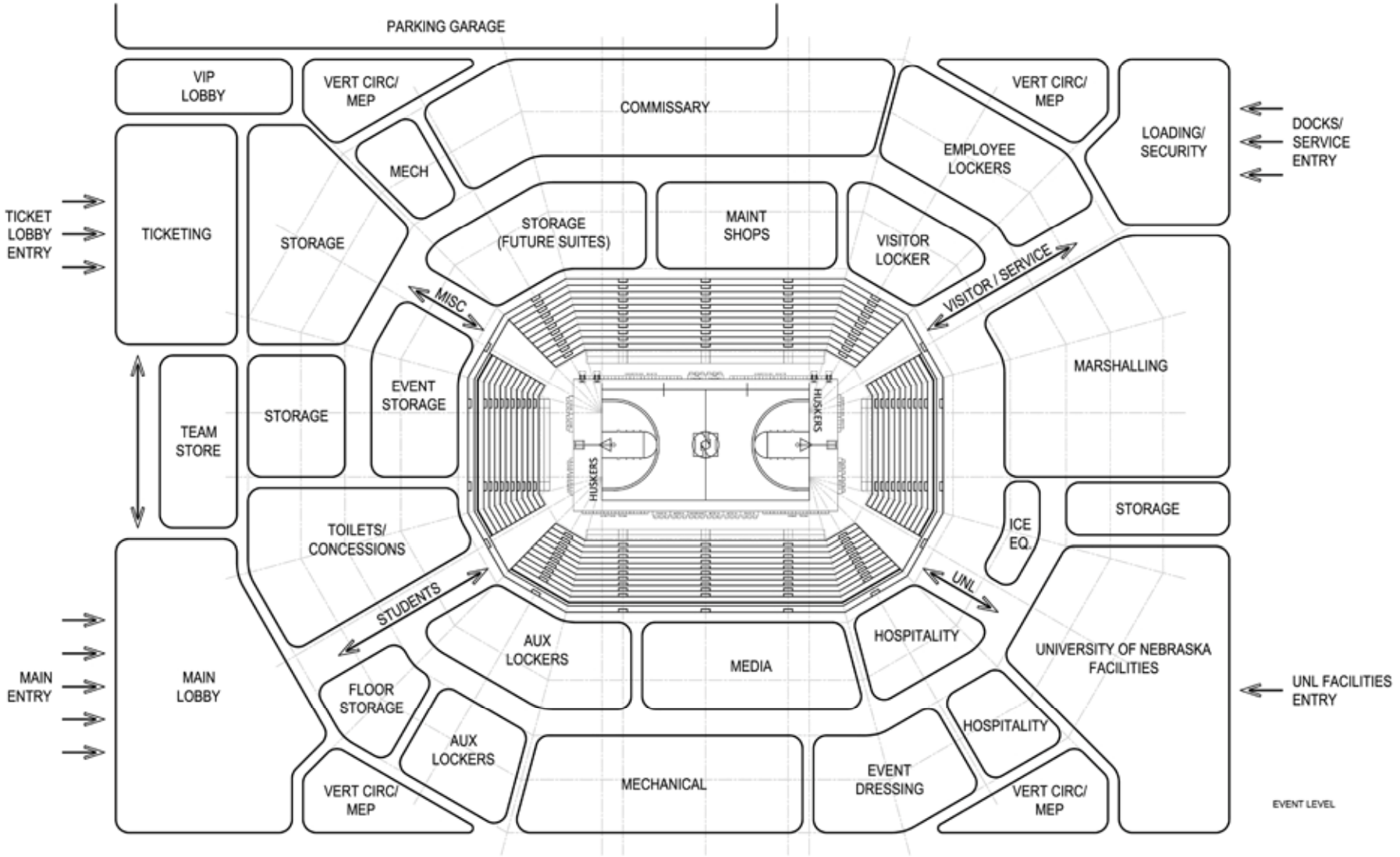
- ENTRY LEVEL
- MAIN CONCOURSE
- PREMIUM LEVEL
- UPPER CONCOURSE

DLR Group
Architecture Engineering Planning Interiors

BENHAM
an SAIC company

SMG
Worldwide Entertainment and Conference Venue Management

CSL
MARKETING GROUP



DLR Group

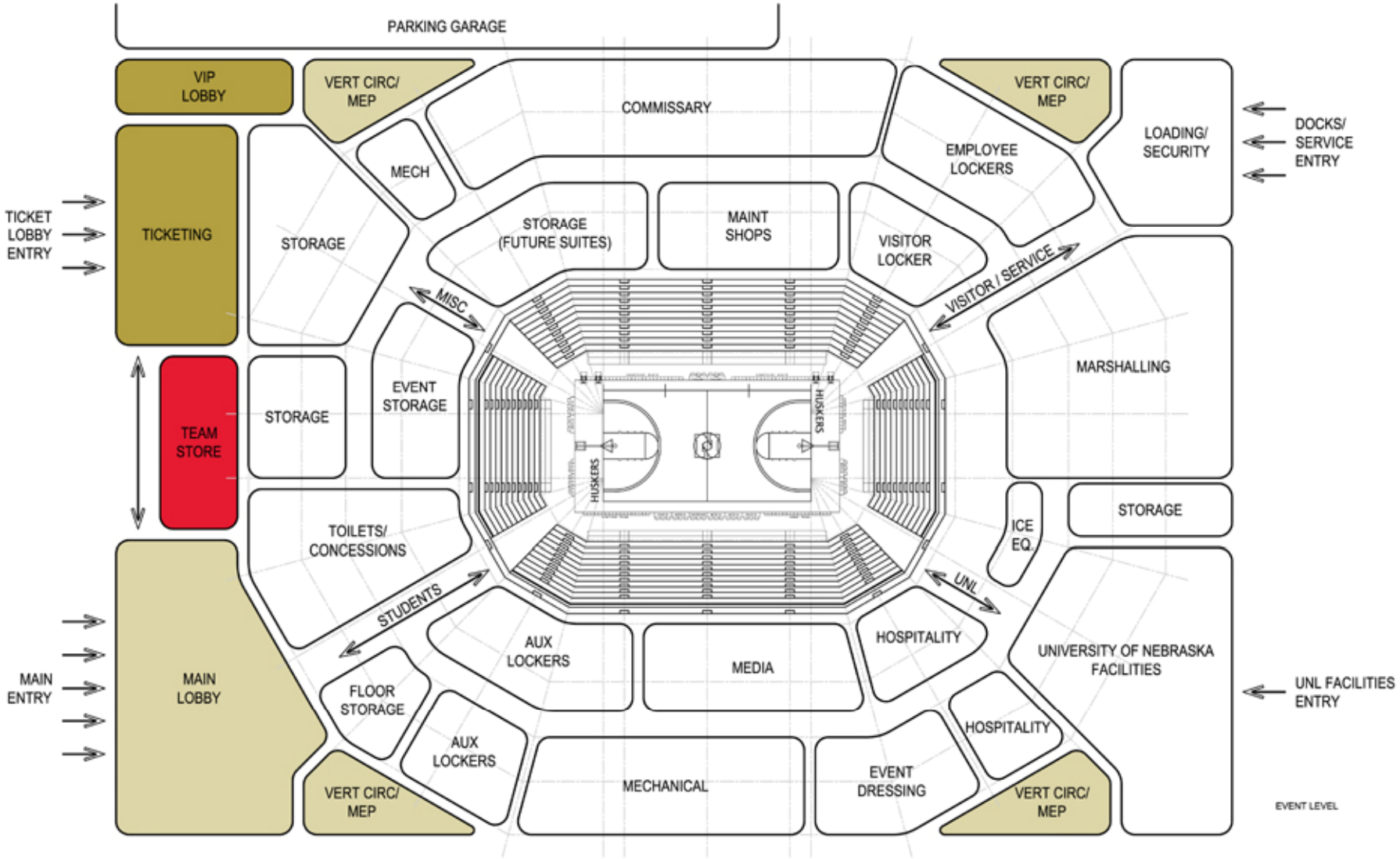
ADJACENCY PLAN

WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA

SCALE: 1" = 40'

21 OCTOBER 2010

EVENT LEVEL



DLR Group

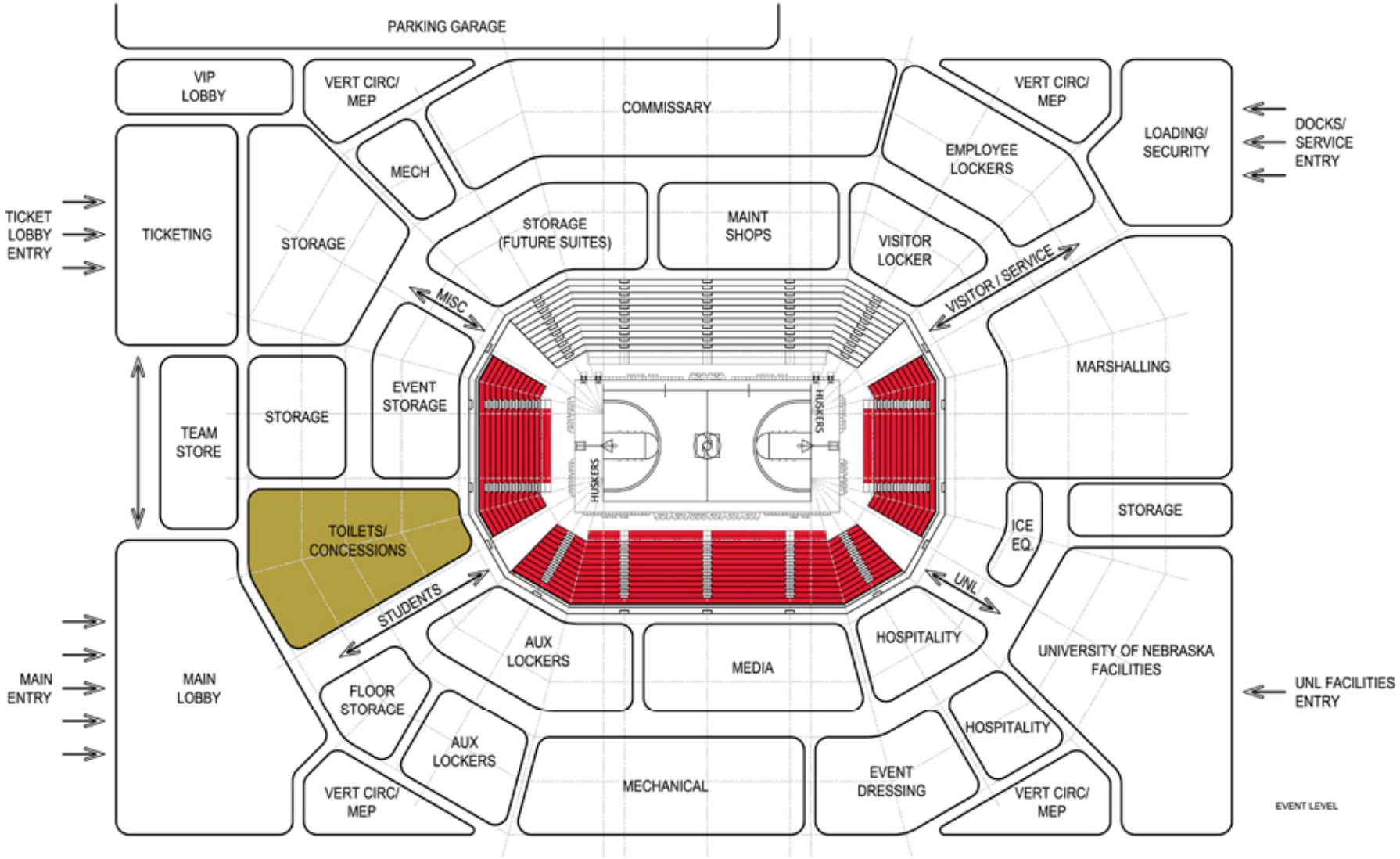
ADJACENCY PLAN

WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA

SCALE: 1" = 40'

21 OCTOBER 2010

EVENT LEVEL



DLR Group

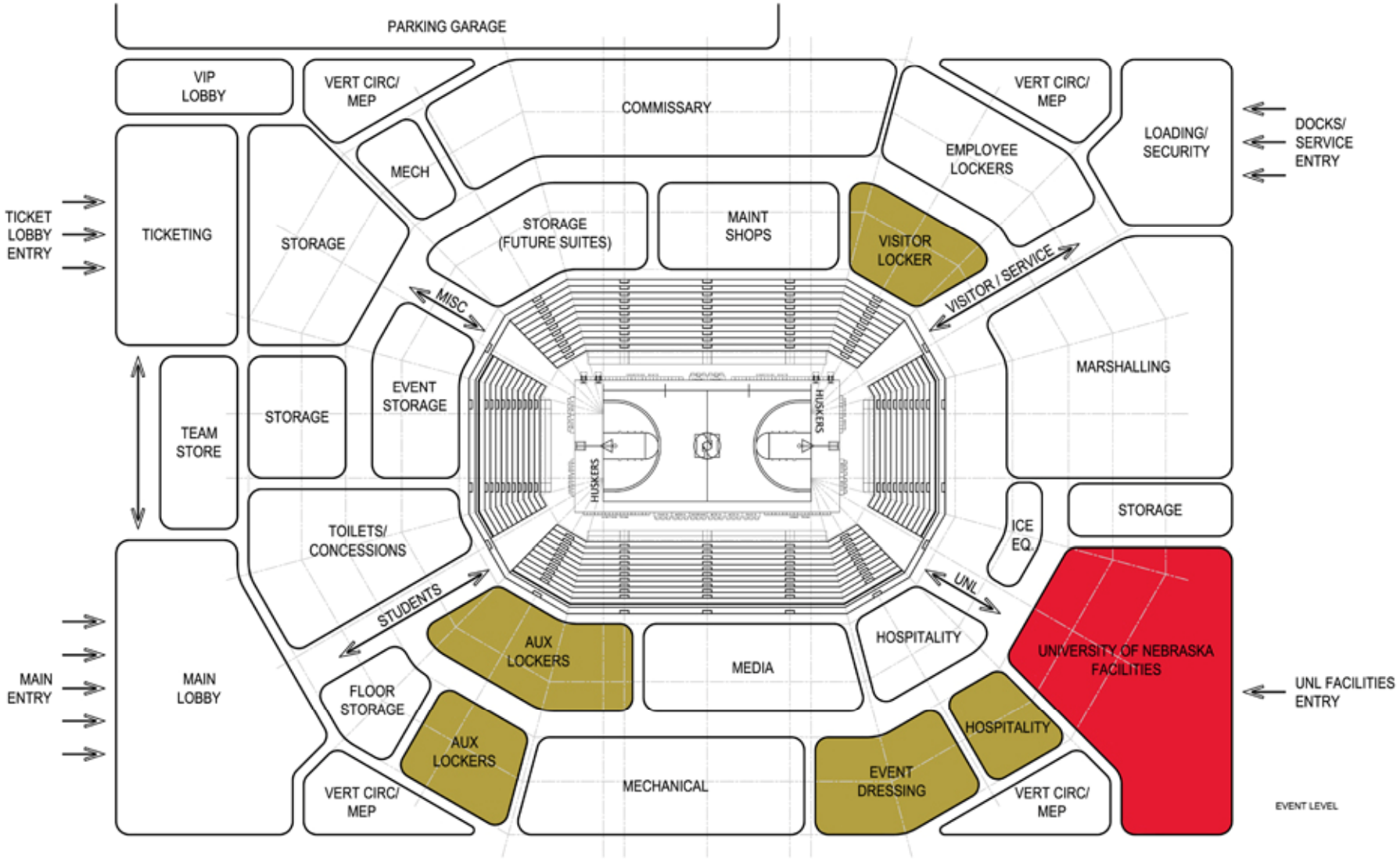
ADJACENCY PLAN

WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA

SCALE: 1" = 40'

21 OCTOBER 2010

EVENT LEVEL



DLR Group

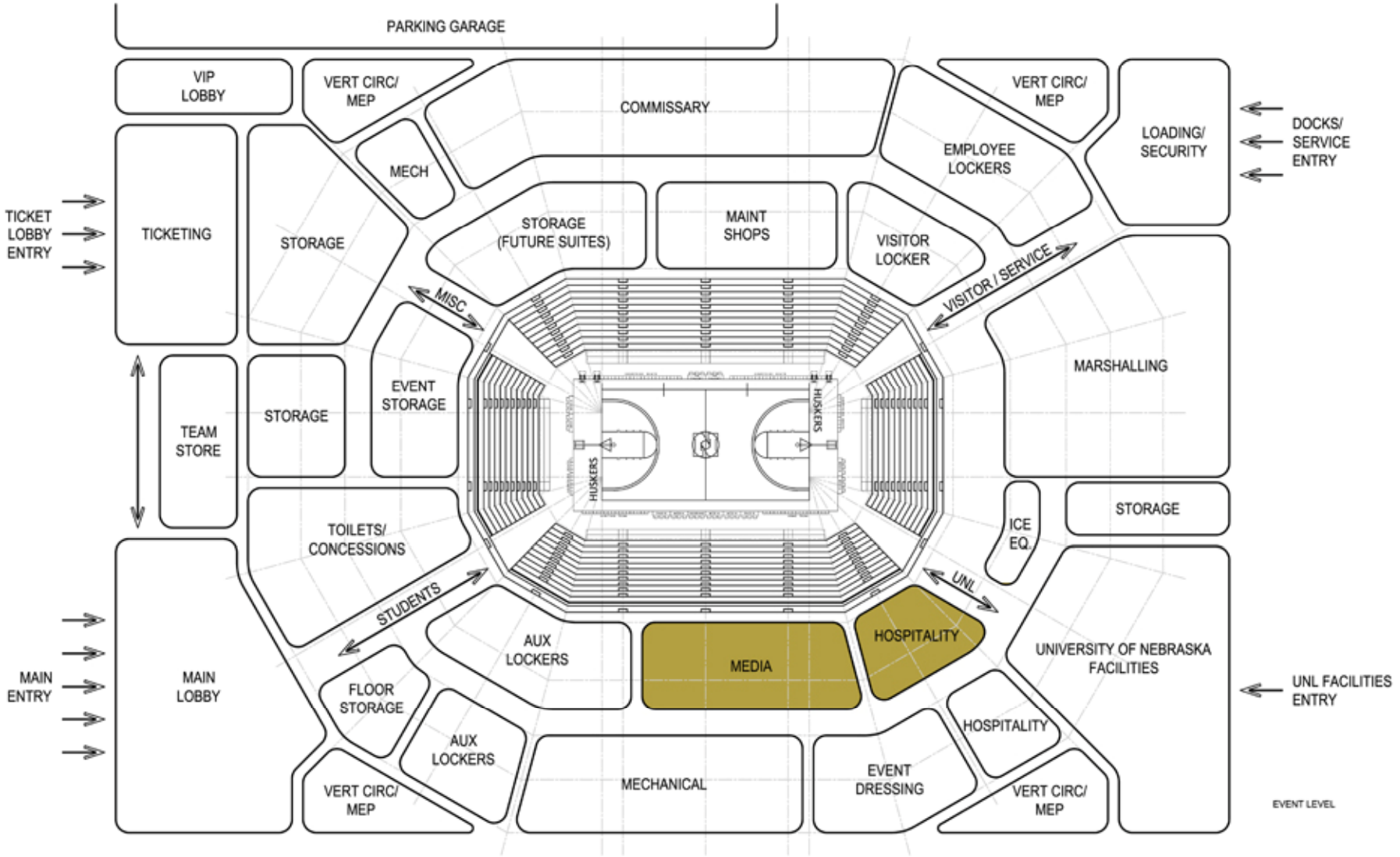
ADJACENCY PLAN

WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA

SCALE: 1" = 40'

21 OCTOBER 2010

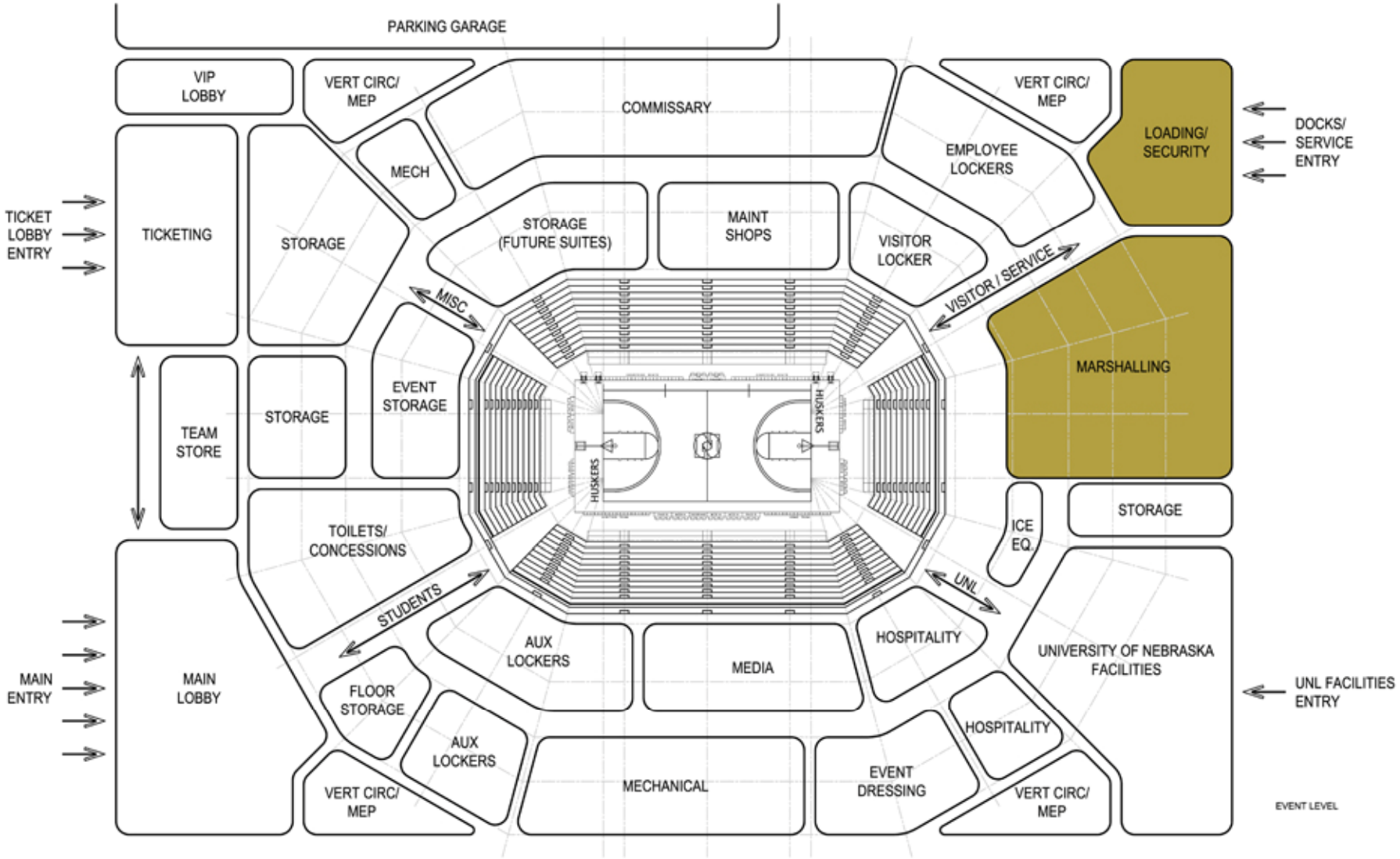
EVENT LEVEL



DLR Group

ADJACENCY PLAN
WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA
SCALE: 1" = 40'
21 OCTOBER 2010

EVENT LEVEL



DLR Group

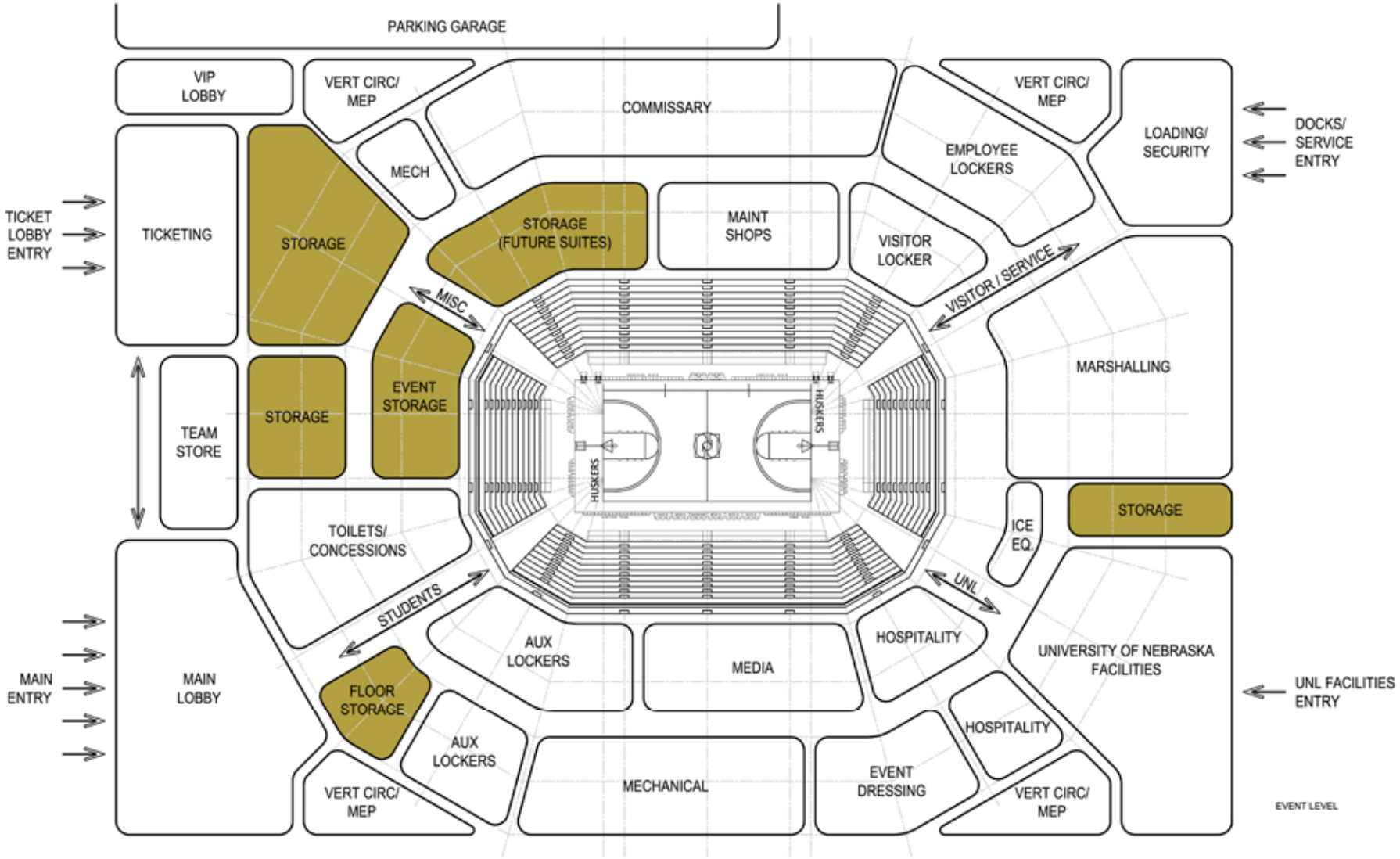
ADJACENCY PLAN

WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA

SCALE: 1" = 40'

21 OCTOBER 2010

EVENT LEVEL



DLR Group

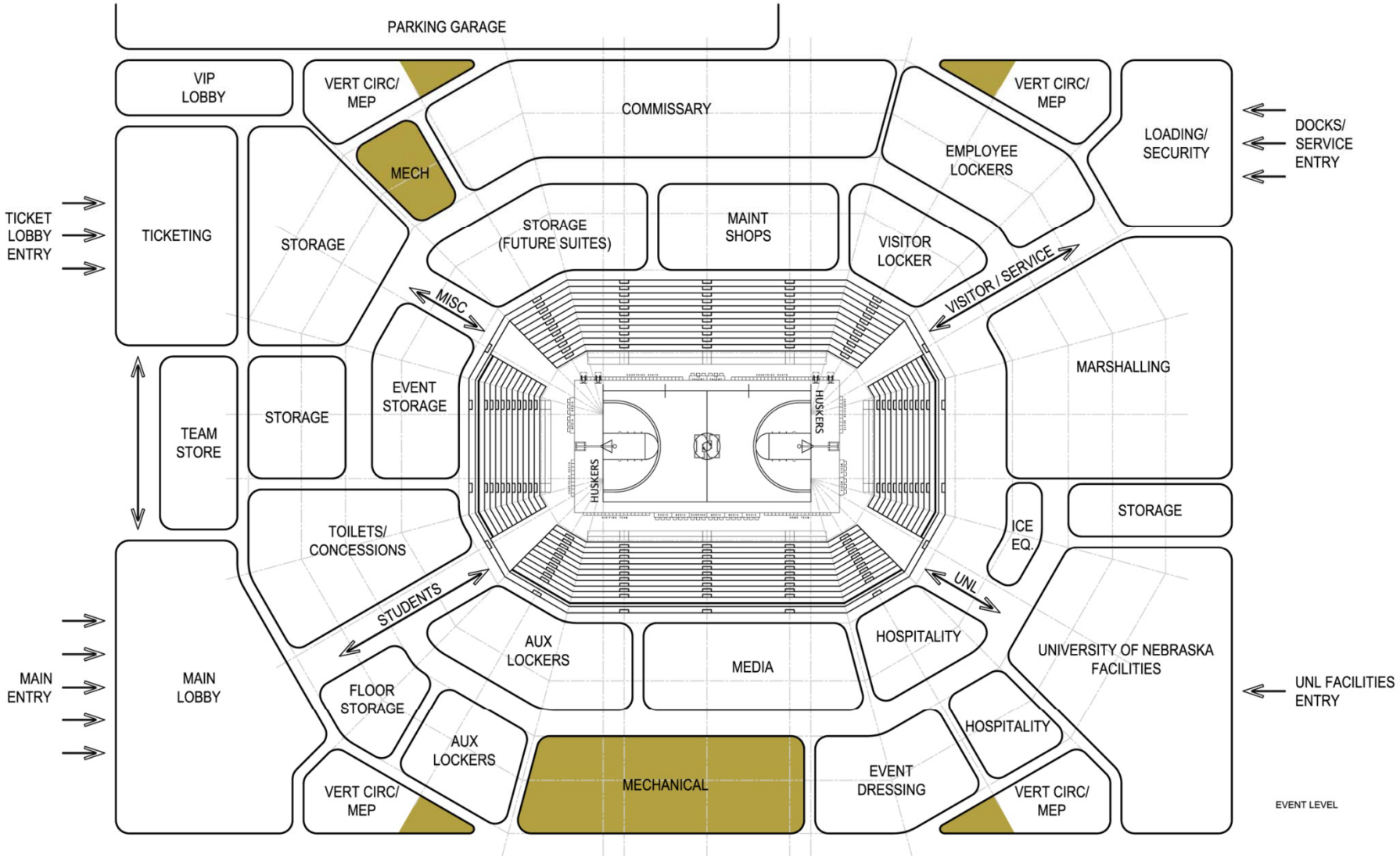
ADJACENCY PLAN

WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA

SCALE: 1" = 40'

21 OCTOBER 2010

EVENT LEVEL



DLR Group

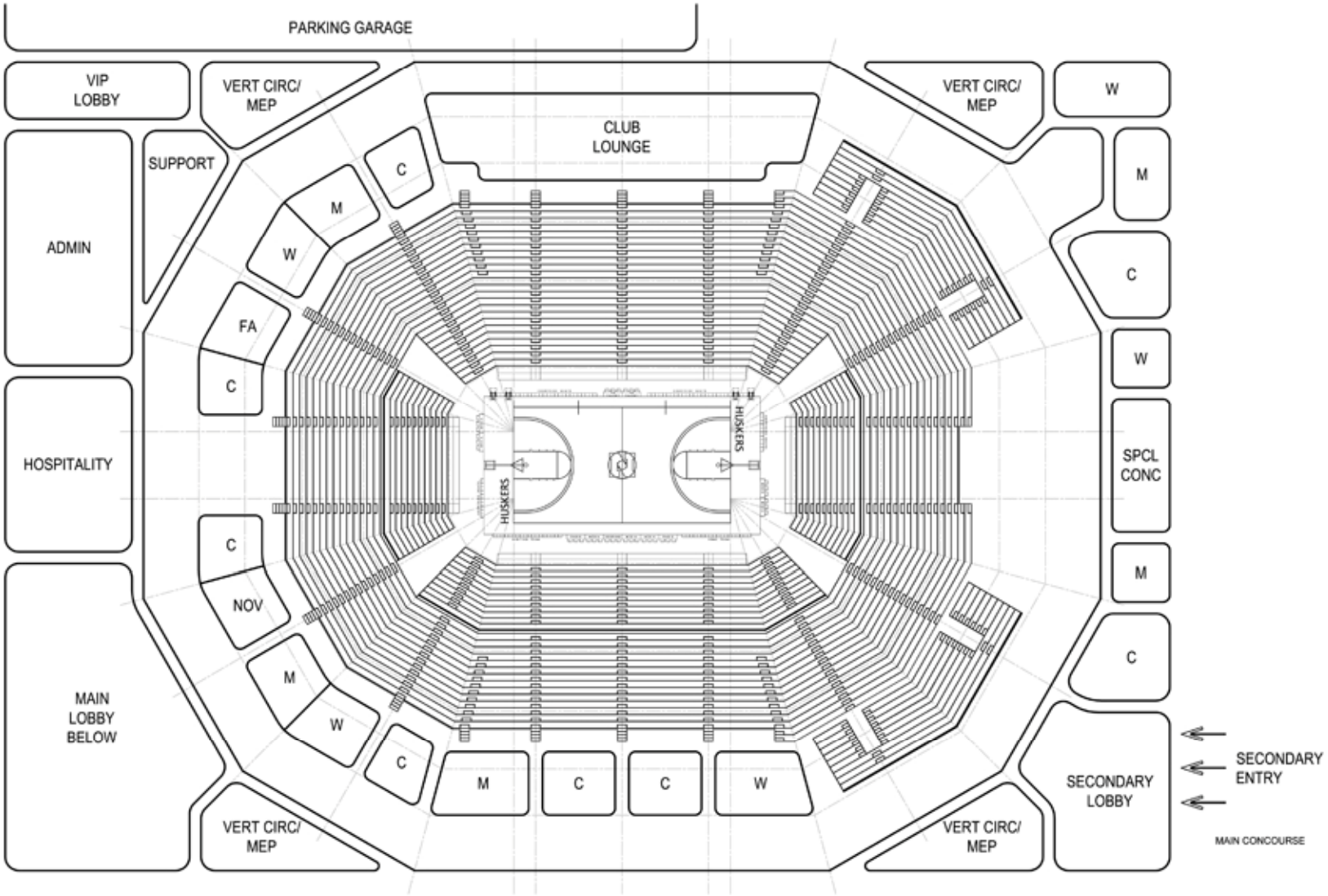
ADJACENCY PLAN

WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA

SCALE: 1" = 40'

21 OCTOBER 2010

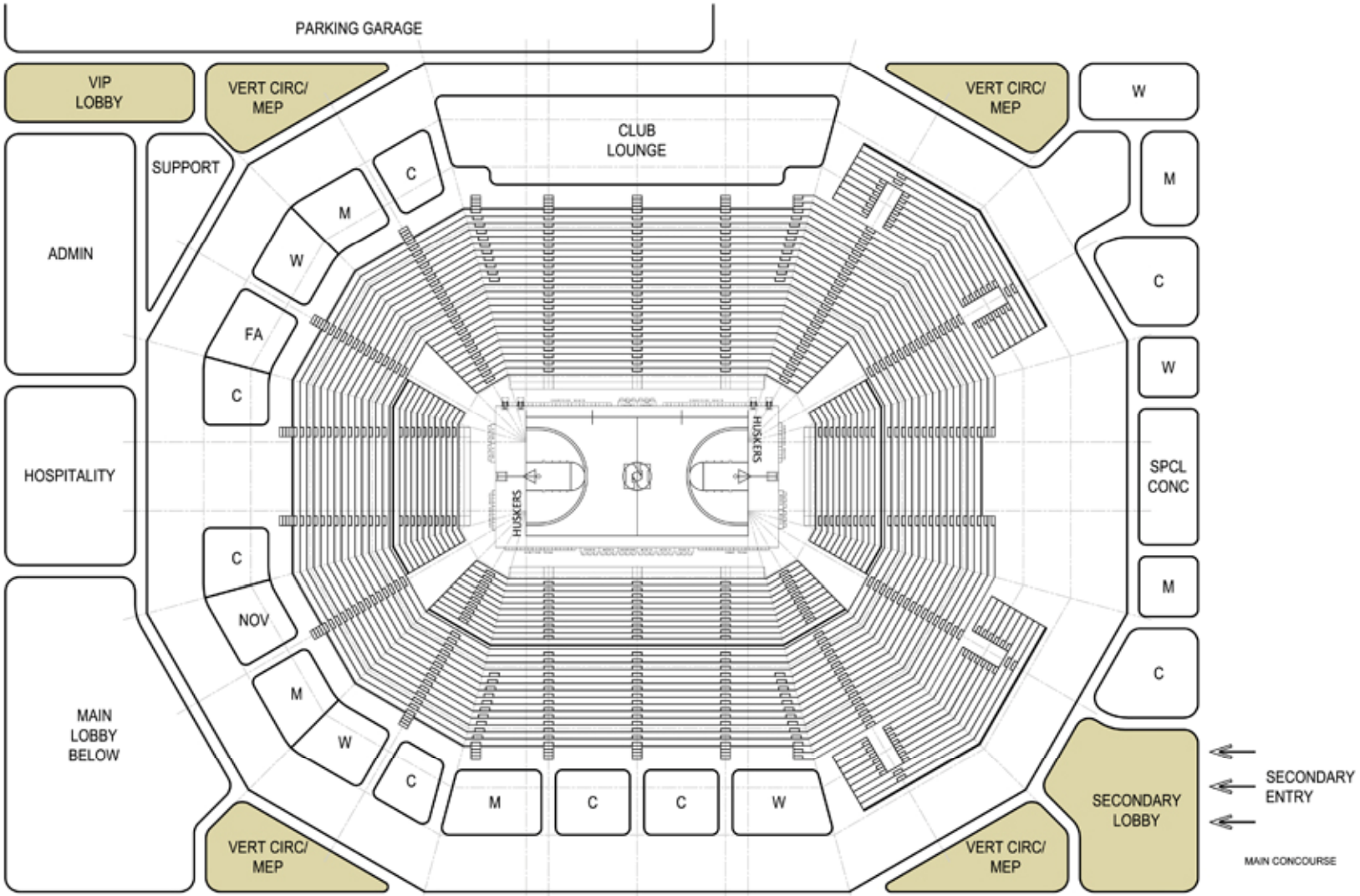
EVENT LEVEL



DLR Group

ADJACENCY PLAN
WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA
SCALE: 1" = 40'
21 OCTOBER 2010

MAIN CONCOURSE



DLR Group

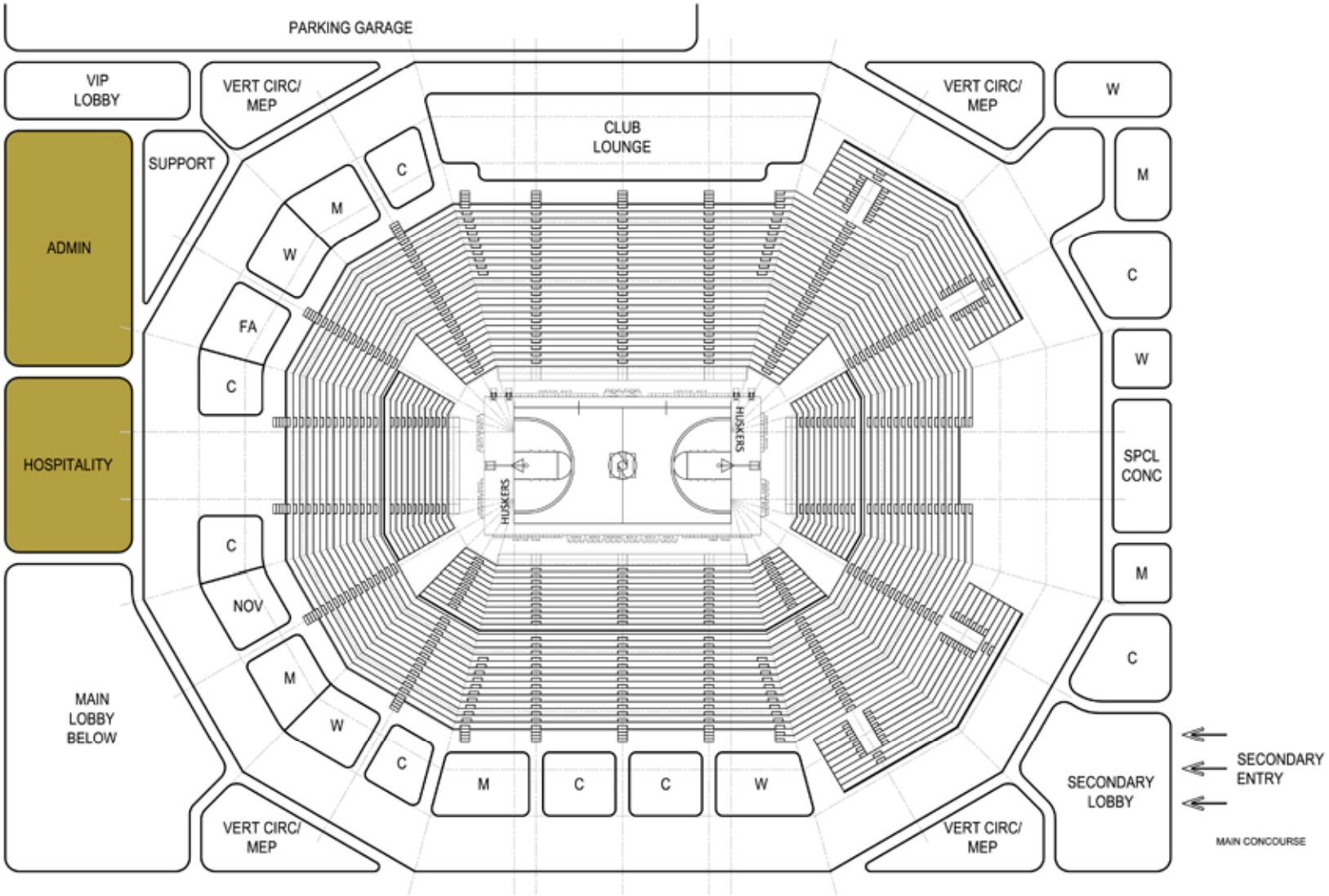
ADJACENCY PLAN

WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA

SCALE: 1" = 40'

21 OCTOBER 2010

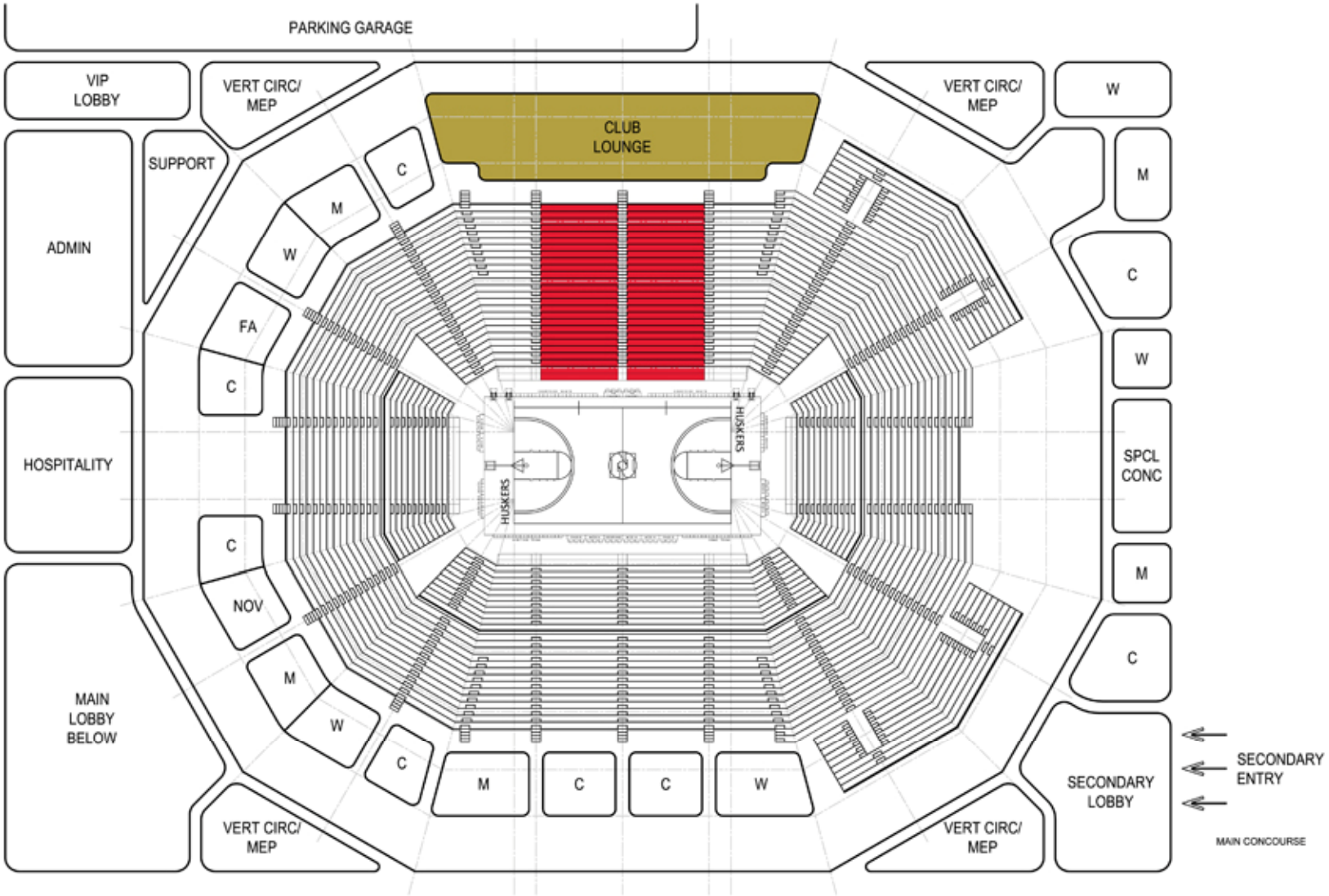
MAIN CONCOURSE



DLR Group

ADJACENCY PLAN
WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA
SCALE: 1" = 40'
21 OCTOBER 2010

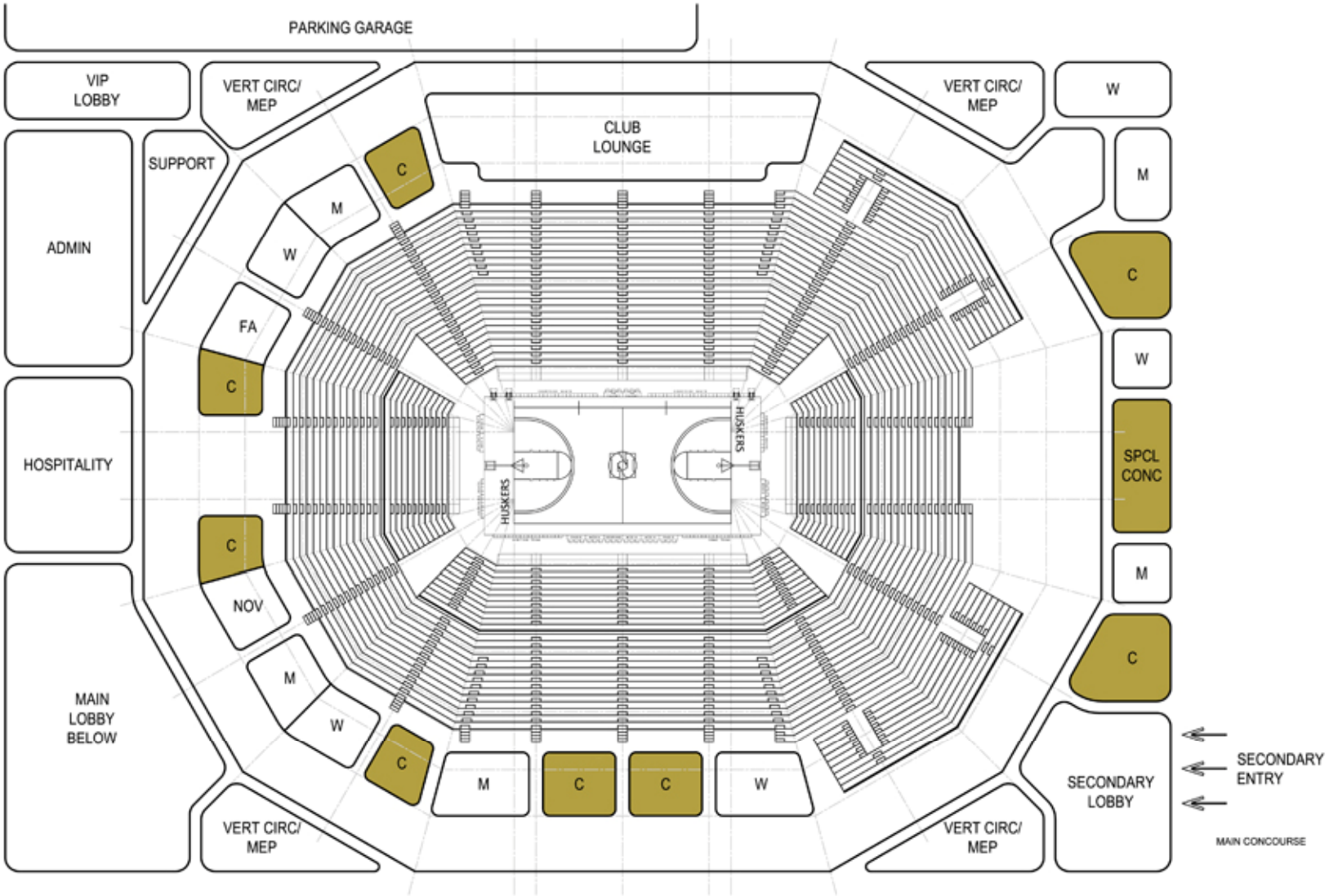
MAIN CONCOURSE



DLR Group

ADJACENCY PLAN
WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA
SCALE: 1" = 40'
21 OCTOBER 2010

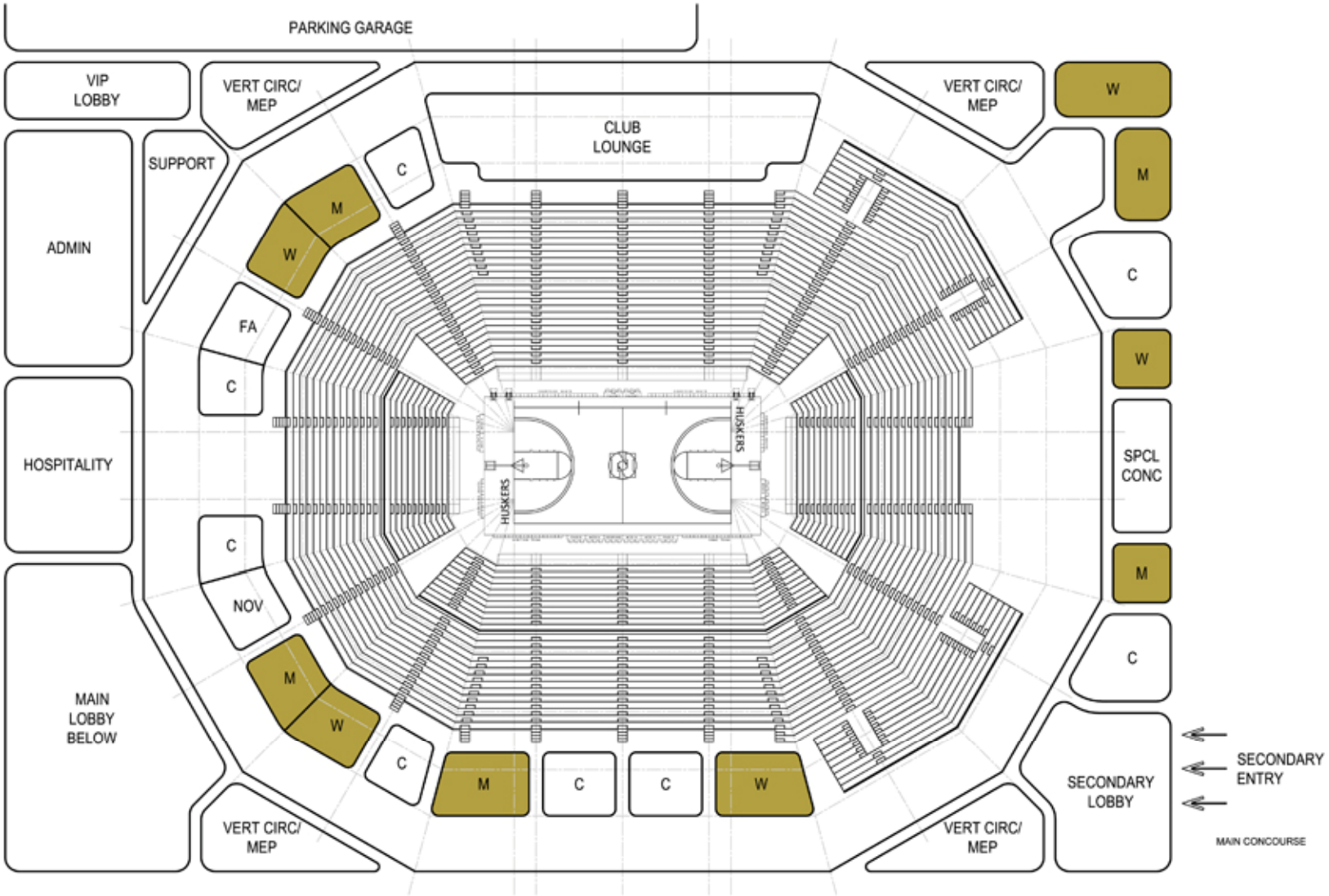
MAIN CONCOURSE



DLR Group

ADJACENCY PLAN
WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA
SCALE: 1" = 40'
21 OCTOBER 2010

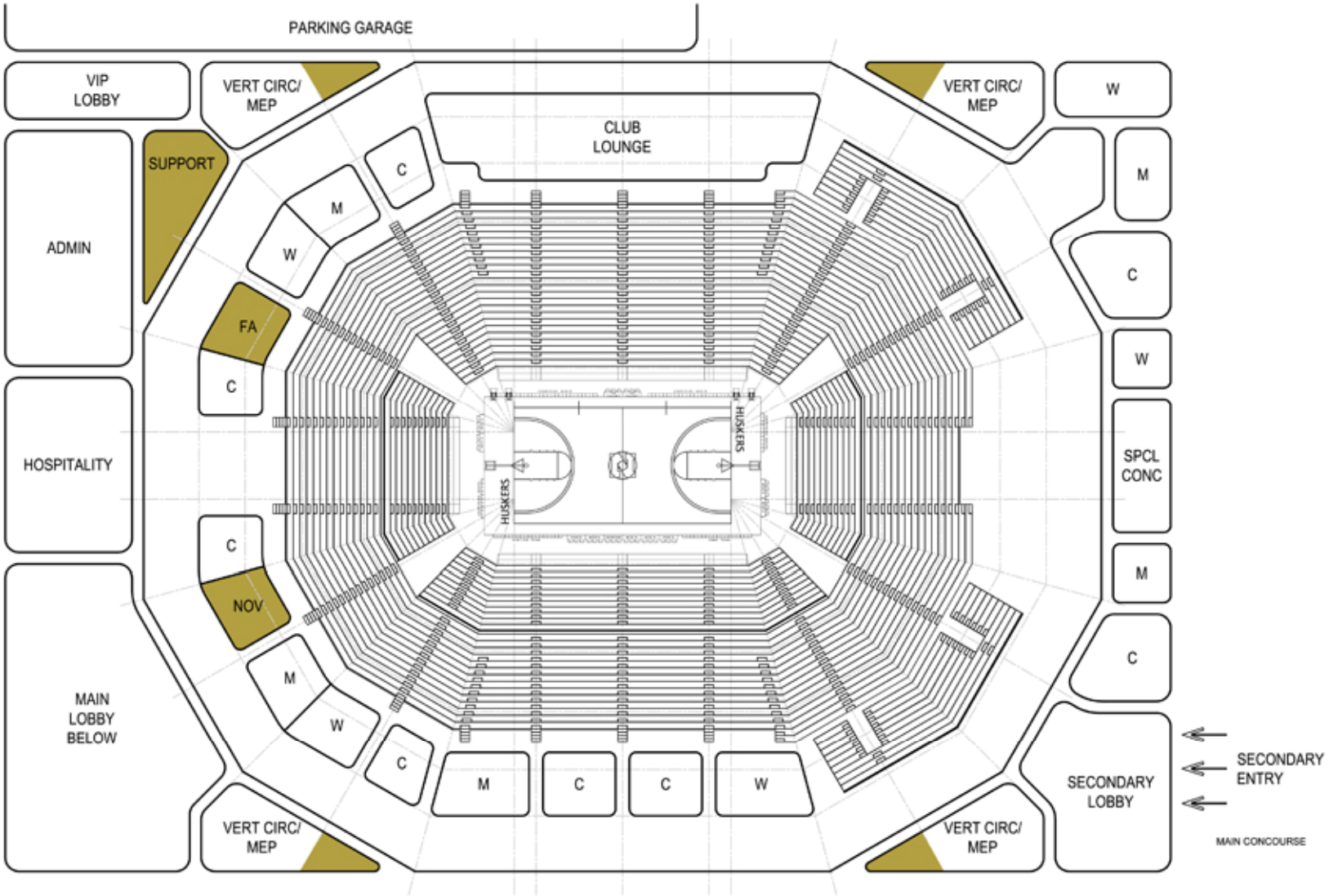
MAIN CONCOURSE



DLR Group

ADJACENCY PLAN
WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA
SCALE: 1" = 40'
21 OCTOBER 2010

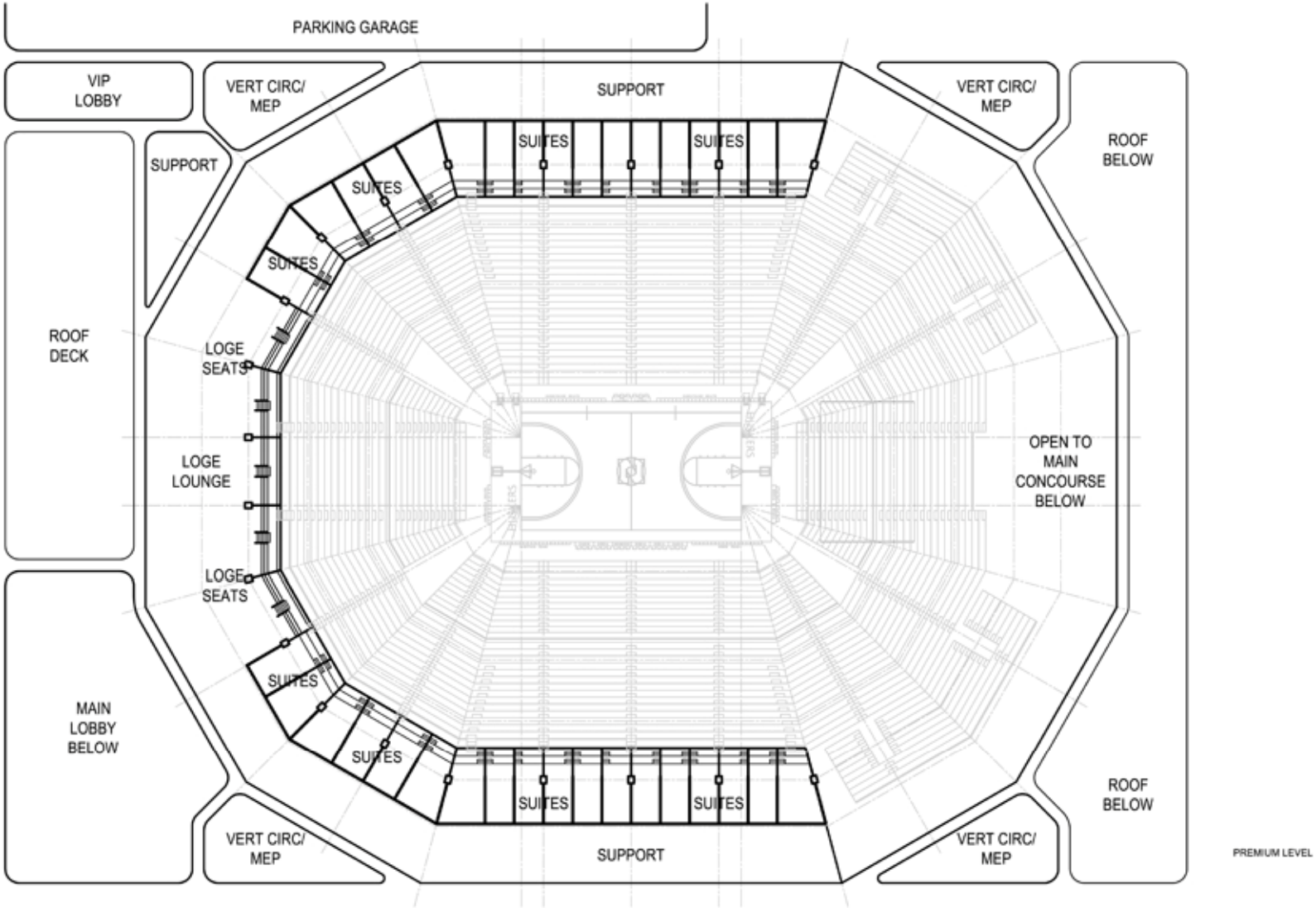
MAIN CONCOURSE



DLR Group

ADJACENCY PLAN
WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA
SCALE: 1" = 40'
21 OCTOBER 2010

MAIN CONCOURSE



DLR Group

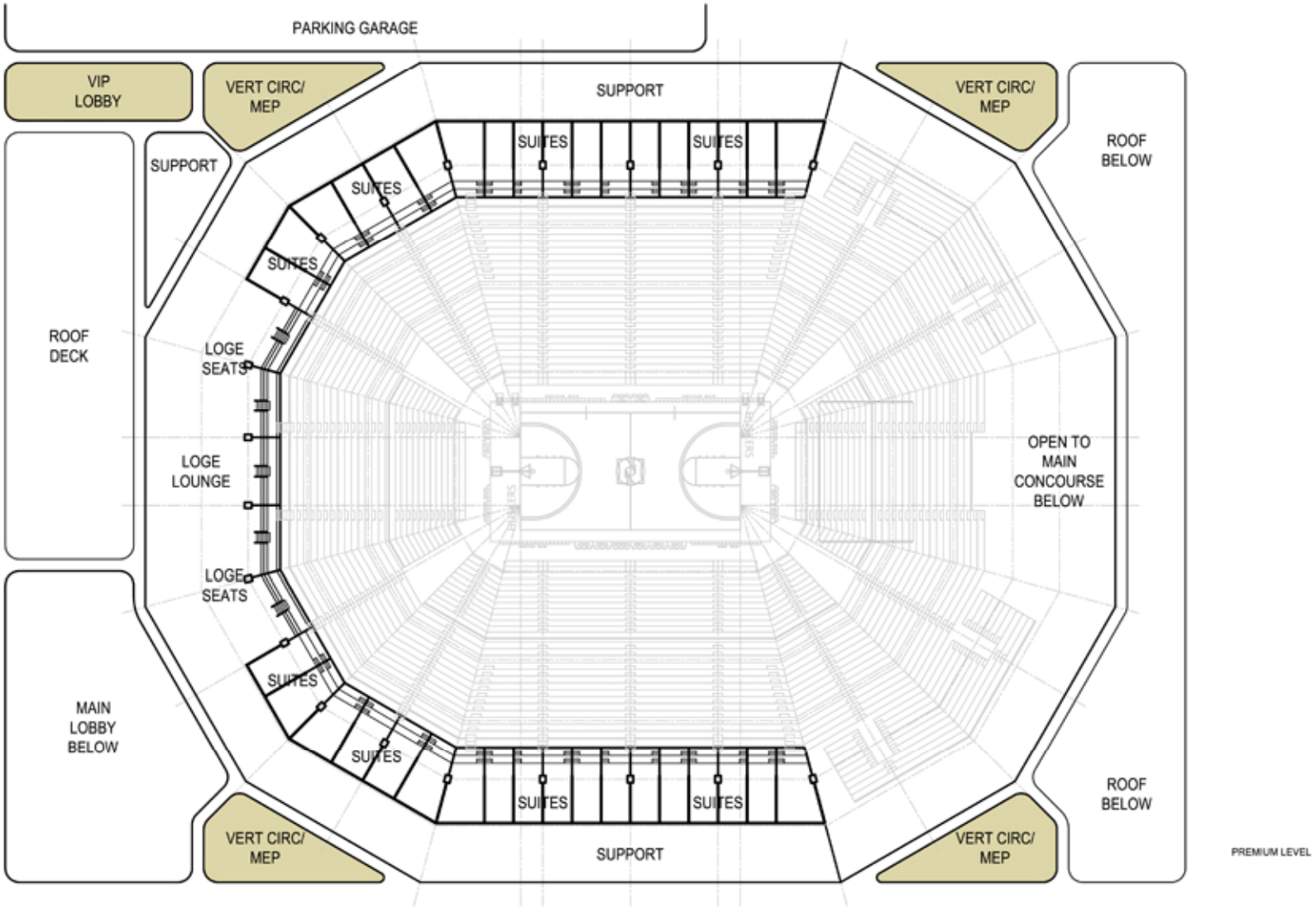
ADJACENCY PLAN

WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA

SCALE: 1" = 40'

21 OCTOBER 2010

PREMIUM LEVEL



DLR Group

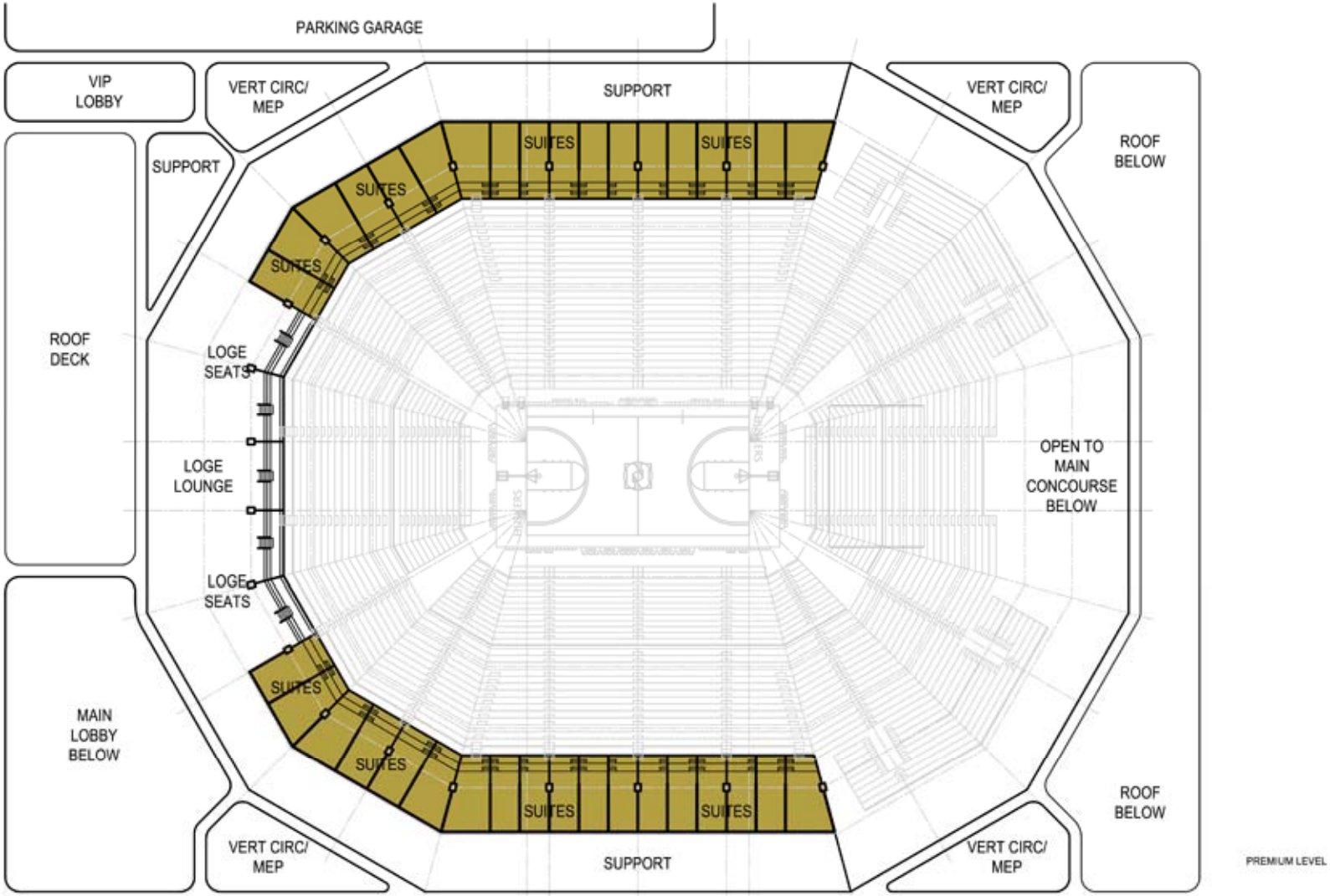
ADJACENCY PLAN

WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA

SCALE: 1" = 40'

21 OCTOBER 2010

PREMIUM LEVEL



DLR Group

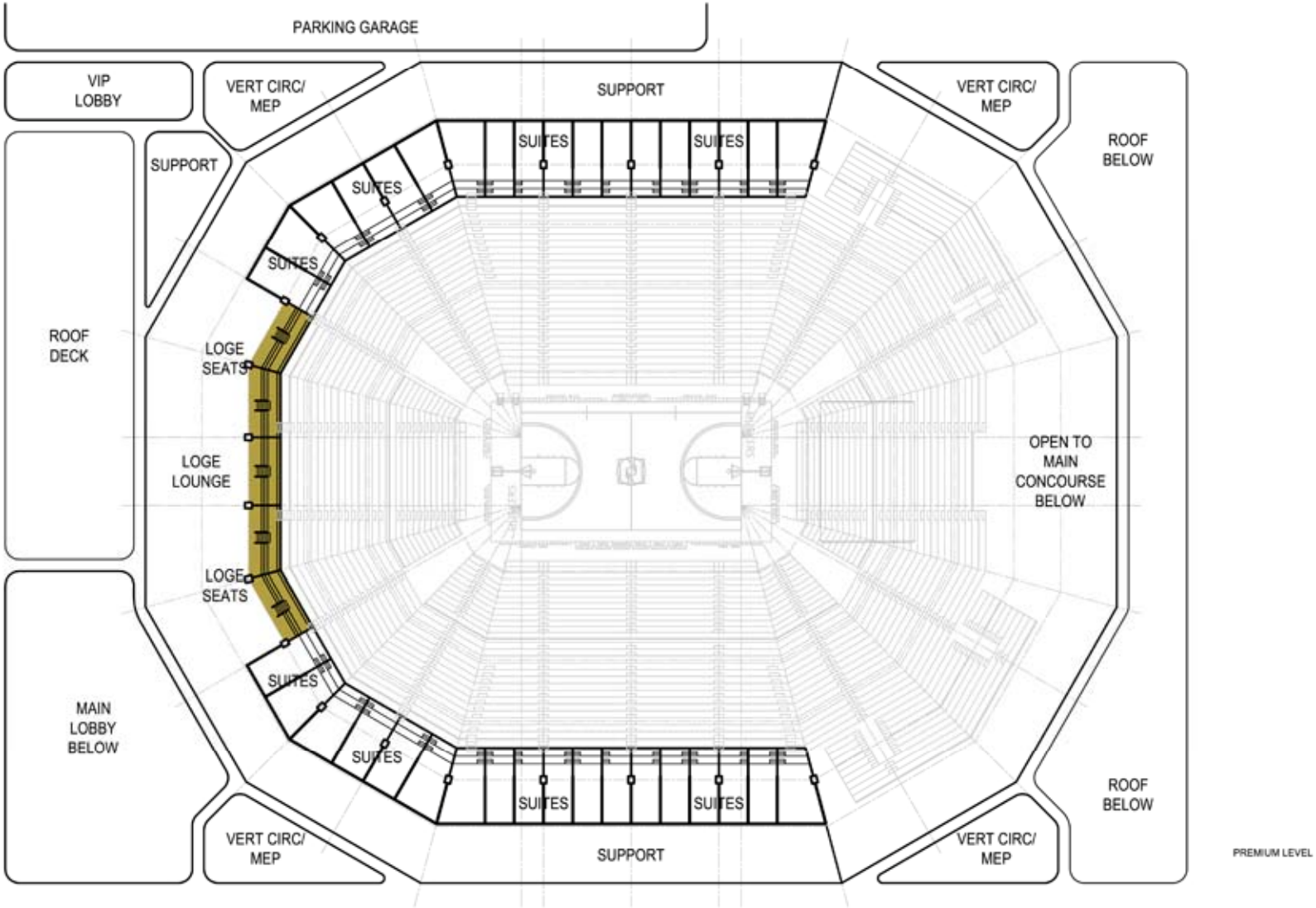
ADJACENCY PLAN

WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA

SCALE: 1" = 40'

21 OCTOBER 2010

PREMIUM LEVEL



DLR Group

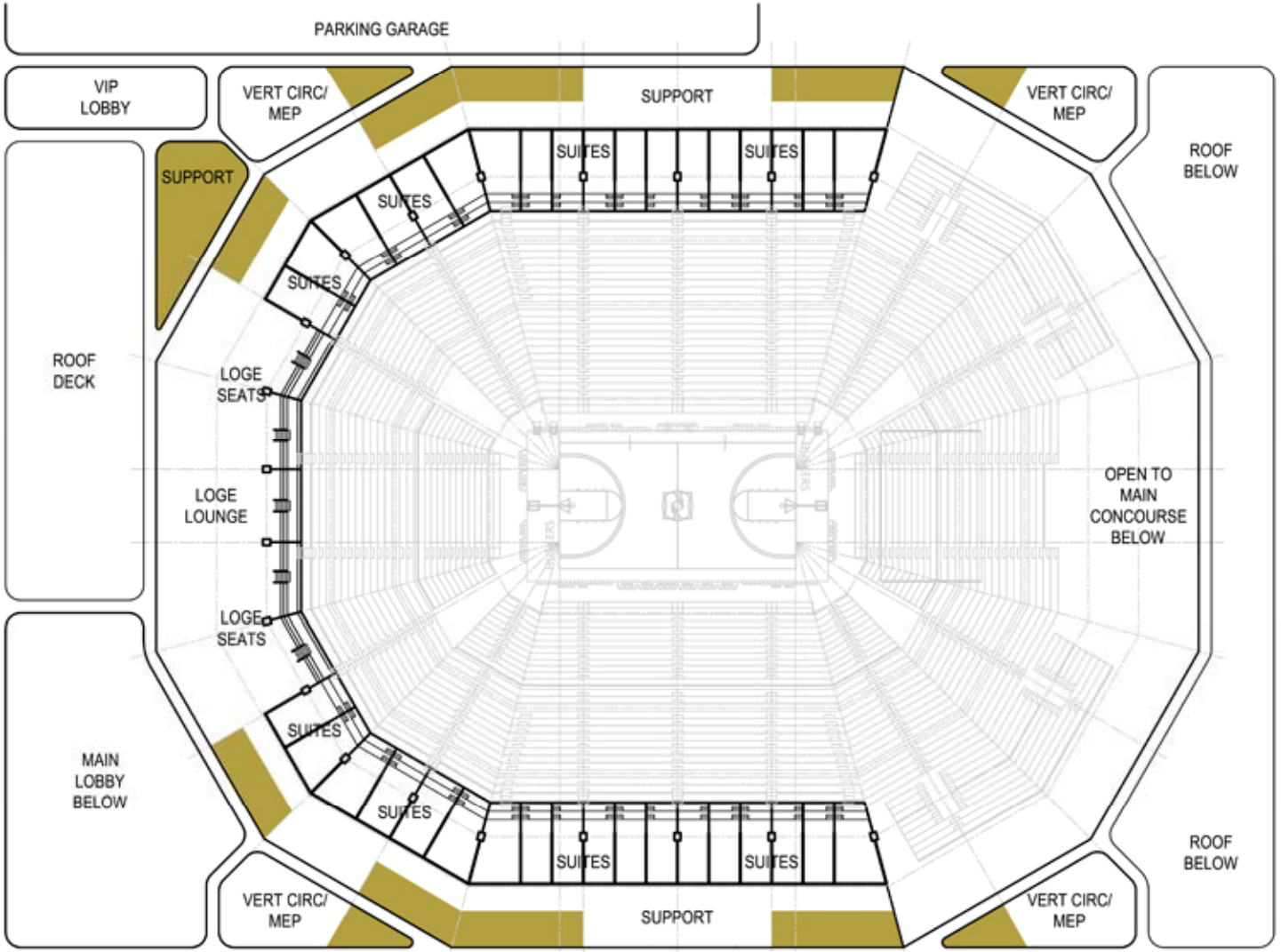
ADJACENCY PLAN

WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA

SCALE: 1" = 40'

21 OCTOBER 2010

PREMIUM LEVEL



DLR Group

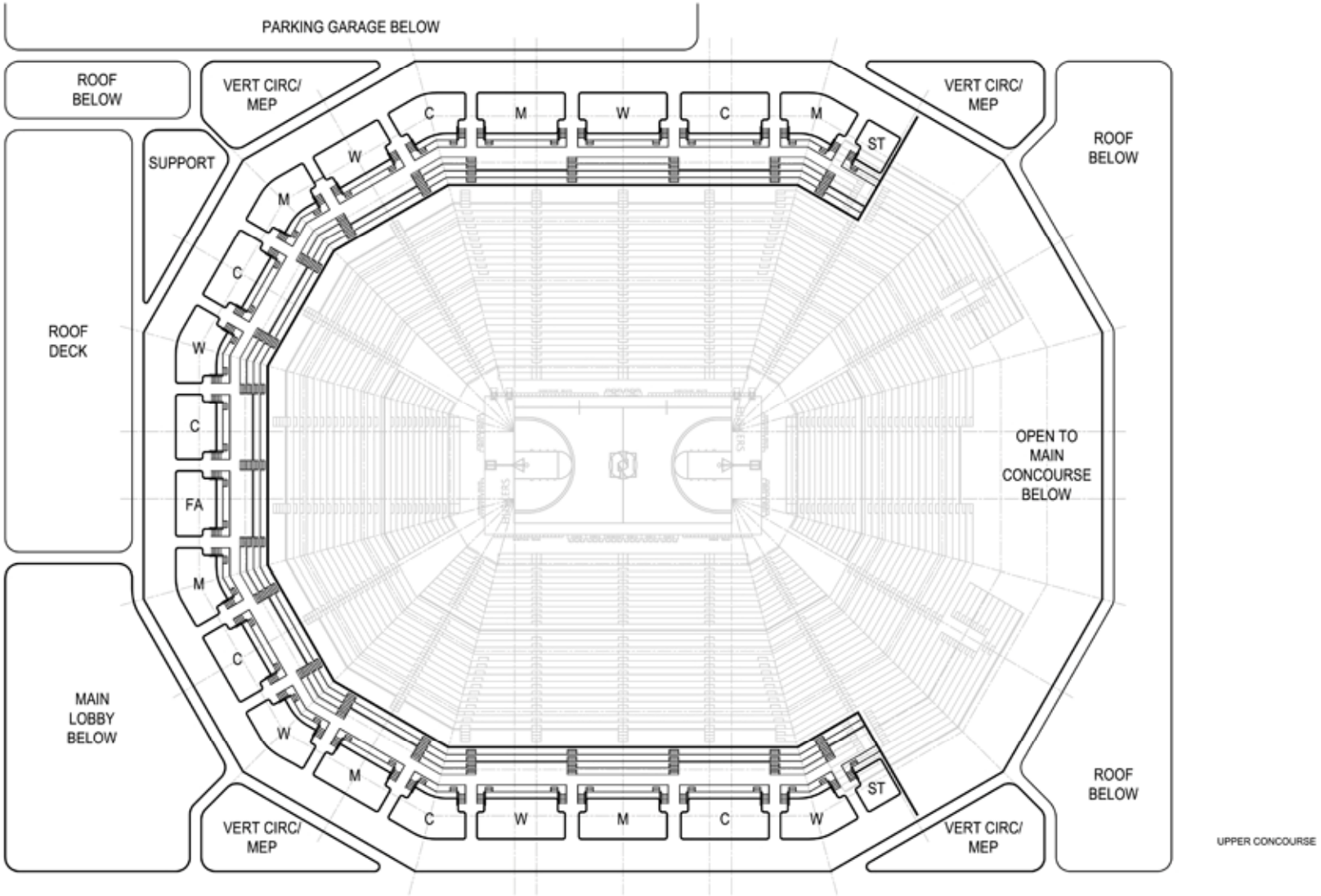
ADJACENCY PLAN

WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA

SCALE: 1" = 40'

21 OCTOBER 2010

PREMIUM LEVEL



DLR Group

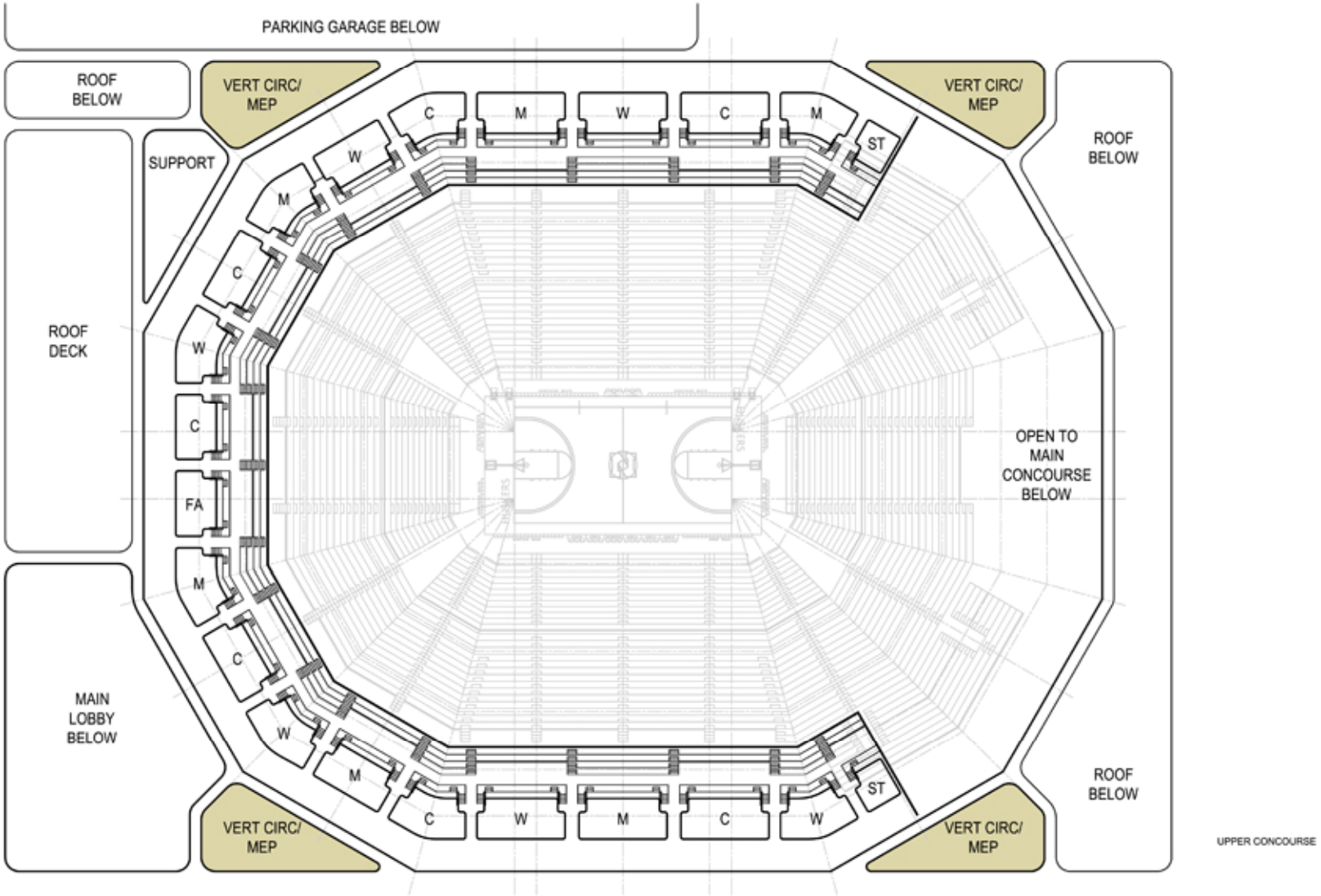
ADJACENCY PLAN

WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA

SCALE: 1" = 40'

21 OCTOBER 2010

UPPER CONCOURSE



DLR Group

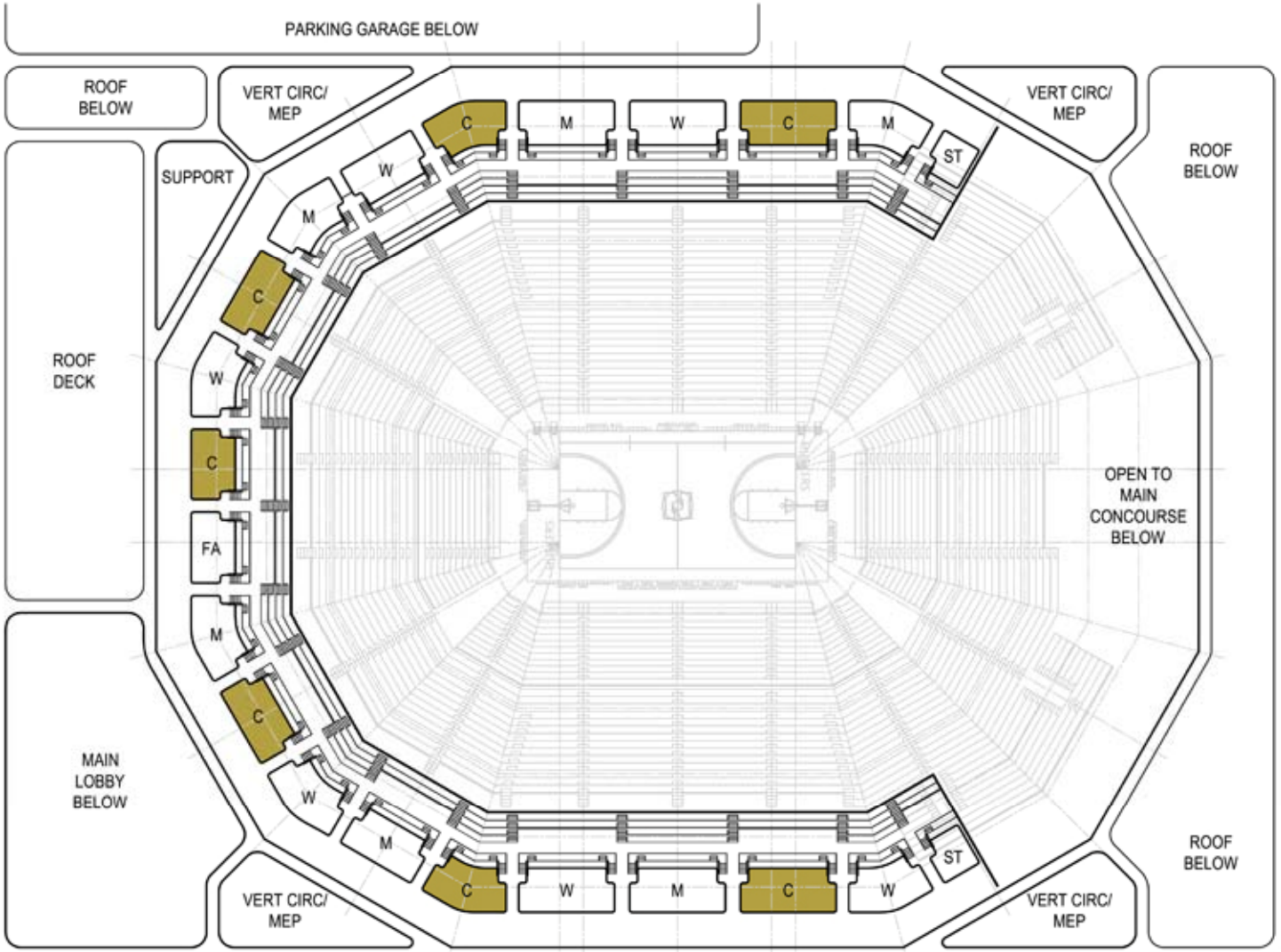
ADJACENCY PLAN

WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA

SCALE: 1" = 40'

21 OCTOBER 2010

UPPER CONCOURSE



UPPER CONCOURSE

DLR Group

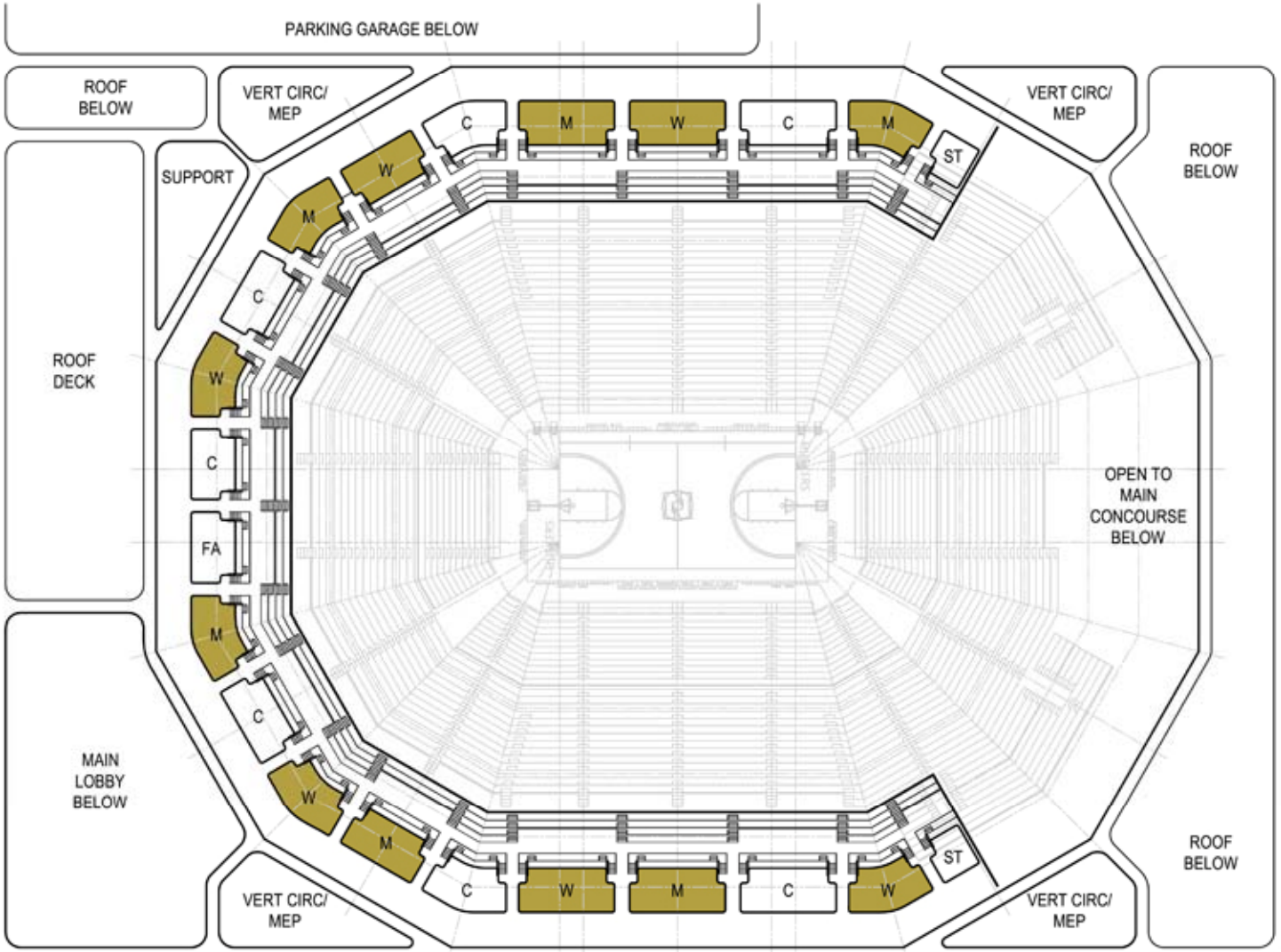
ADJACENCY PLAN

WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA

SCALE: 1" = 40'

21 OCTOBER 2010

UPPER CONCOURSE



UPPER CONCOURSE

DLR Group

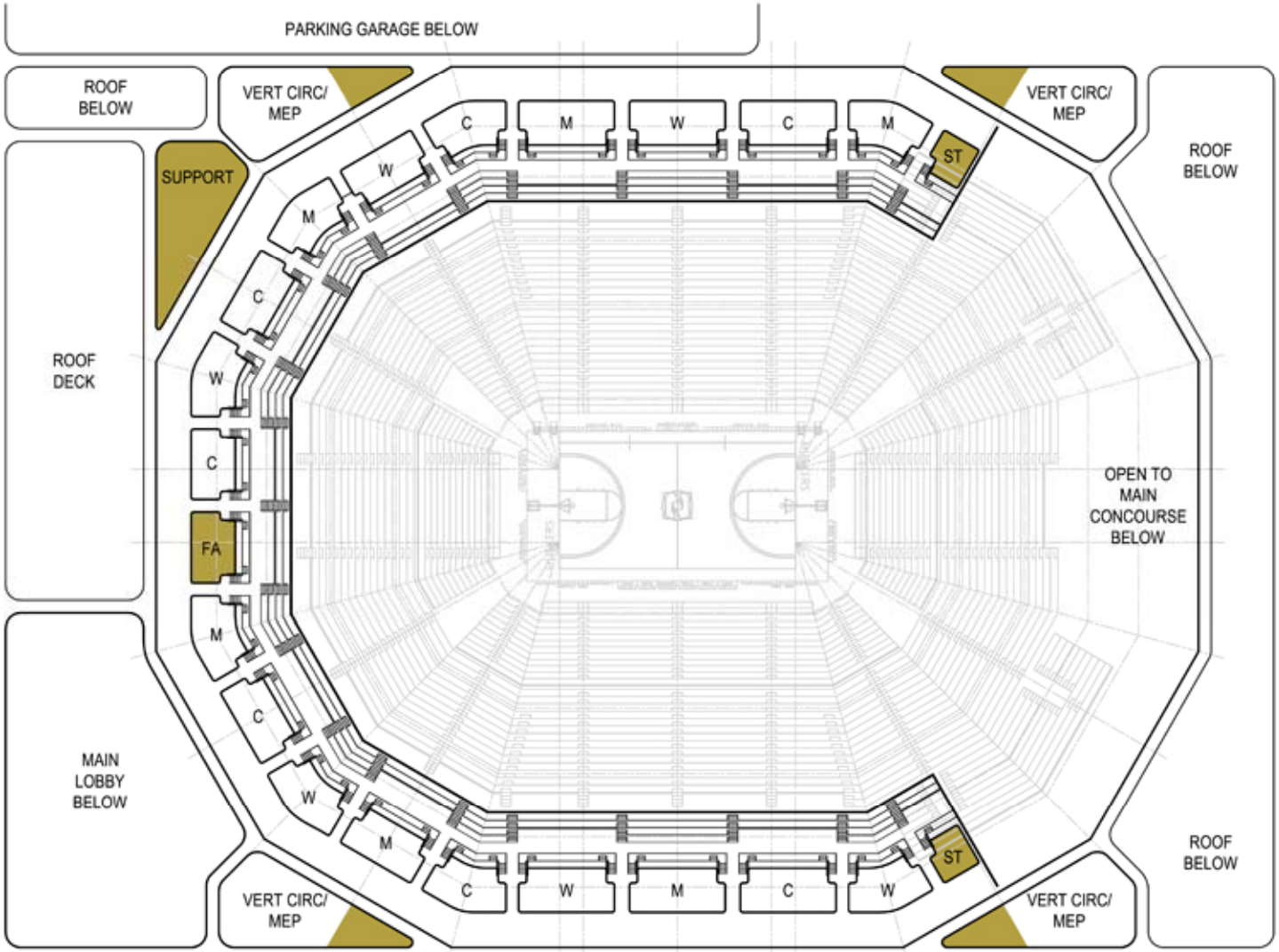
ADJACENCY PLAN

WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA

SCALE: 1" = 40'

21 OCTOBER 2010

UPPER CONCOURSE



DLR Group

ADJACENCY PLAN

WEST HAYMARKET CIVIC ARENA - LINCOLN, NEBRASKA

SCALE: 1" = 40'

21 OCTOBER 2010

UPPER CONCOURSE

AMENDMENT NO. 1
to AGREEMENT for ENGINEERING SERVICES
between OLSSON ASSOCIATES
dba LINCOLN HAYMARKET INFRASTRUCTURE TEAM and the
WEST HAYMARKET JOINT PUBLIC AGENCY
HAYMARKET INFRASTRUCTURE DESIGN PROJECT
Project No. 870000

This Contract Amendment is made by and between Olsson Associates, dba Lincoln Haymarket Infrastructure Team, hereinafter called ENGINEER, and the West Haymarket Joint Public Agency, hereinafter called JPA, this _____ day of _____ 2010 and approved by Resolution No. _____.

WHEREAS, it is the mutual desire of the parties hereto to amend the Agreement to provide professional services associated with the Haymarket Infrastructure Design Contract which was entered into on November 18, 2010 under Resolution WH-12, hereinafter called the existing Agreement. The general description of work to be added to the existing Agreement under this Amendment generally shall include completion of work associated with the development of the preliminary concepts, plans and final designs for the Streetscape elements associated with the Haymarket Infrastructure Projects as well as the final design for the new Amtrak Station Building and Platform. A detailed breakdown of scope and fee for each of these project components is included in the attached appendices as shown below:

- Streetscape Design – Appendix A-7
- Amtrak Station Design – Appendix A-14

The schedule for completion of the work outlined in Appendix A-7 and Appendix A-14 is shown in Appendix B-1 which is attached to this amendment.

The estimated fee for completion of the Streetscape Design work is $405,706.00 and the estimated fee for completion of the Amtrak Station and Platform design work is $236,866.00. The total estimated fee for the work associated with this Amendment is $642,572.00, which increases the total not-to-exceed contract amount from $2,711,000.00 to $3,353,572.00.

NOW THEREFORE, it is hereby agreed that the existing Agreement be amended to include the services as described in the attached appendices, “Appendix A-7” and “Appendix A-14”.

This AMENDMENT shall be deemed a part of, and shall be subject to all terms and conditions of the existing Agreement. Except as modified above, the existing Agreement shall remain in full force and effect.

West Haymarket Joint Public Agency

_____

Title:_____

Engineer – Olsson Associates dba
Lincoln Haymarket Infrastructure Team

By: _____

Title:_____

By: _____

Title:_____

APPENDIX A-7
Scope of Services

HAYMARKET INFRASTRUCTURE DESIGN PROJECT
STREETSCAPE DESIGN

JPA Project Number 870307

General Description of Scope of Services

This scope of services generally includes professional design services to provide integrated site related landscape architectural and architectural streetscape design **within the public rights-of-way** that applies to all West Haymarket area projects for the Joint Public Agency (JPA). Numerous streetscape areas/projects within the public rights-of-way have been identified to be completed including:

- (A-2)- Adjacent to USPS Parking Lot (area described in Appendix A-2).
- (A-3)- 10th and Salt Creek Roadway Improvements (area described in Appendix A-3).
- (A-5)- M & N Street, 7th to 10th Street (area described in Appendix A-5).
- (A-8)- Charleston Bridge and Roadway Improvements (area described in Appendix A-8).
- (A-11)- N. 1st Street and Cornhusker Highway Improvements (area described in Appendix A-11).
- (A-12)- Sun Valley and West O Street Improvements (area described in Appendix A-12).
- (A-14)- Adjacent to Amtrak Station Design (area described in Appendix A-14).
- (A-10)- Core Area Roadway and Utilities (area described in Appendix A-10).
- (A-15)- Adjacent to Public Space and Civic Art (area described in Appendix A-15).
- (A-17)- Adjacent to South Parking Garage (area described in Appendix A-17).

This scope of services provides the means to develop master plan streetscape design concepts and standards through preliminary and final streetscape design that aesthetically tie all of the individual projects together including pedestrian pavements including pedestrian street crossings; pedestrian ornamental lighting; streetscape furniture (benches, trash receptacles, bike racks, kiosks, wayfinding signage, etc.); planting area design and plant material types including irrigation; and other amenities including the renovation of historic train platform canopies and the Canopy Street structure, etc. The purpose of this task is to develop a physical design plan that creates a district wide “place” that adheres to the goals and objectives previously outlined by the West Haymarket Integrated Development Plan (2009).

This scope of services will be completed in conjunction with, and during the design phases of the multiple individual projects (indicated above).

Preliminary and final design of other site related landscape architectural and architectural design projects located **outside of the public rights-of-way** will be covered under other individual project scopes (A-9, Haymarket Parking Lot, Festival Space & Pedestrian Grade Separation; A-15, Public Space and Civic Art; A-14, Amtrak Station; A-17, South Parking Garage).

Following are the task items that are included as part of the scope of services for the streetscape design project.

TASK 1. Project Management

a. Project Management

The Design Team Project Manager will serve as point of contact, maintain project schedule and budget, and be responsible for coordinating work of the design team for this project. This work will include providing regular progress reports to support invoicing and updates on design schedule. Project Management efforts will follow appropriate guidance as given in the City of Lincoln's website "Guiding Principles and Procedures (GP&P)"

b. Coordination with Others

The Design Team will coordinate their design with agencies and/or Consultants that are involved with this project or adjacent projects. Coordination includes one-on-one meetings with the agencies or Consultants. This work item does not include coordination with utilities which is covered under Task 4 of this scope of services.

c. Design Memorandum

Using the City of Lincoln's design memorandum outline, the Design Team will prepare a design memorandum with project criteria and design standard information for submittal and agreement by the Program Manager and the JPA Project Management Team.

TASK 2. General Project Meetings

a. Kick-Off Meeting

The kick-off meeting is included under the scope of services for the Design Coordination and Support.

b. Progress Meetings

The Design Team Project Manager will schedule and attend all progress meetings for this individual project. The Design Team will create and distribute a meeting agenda at least 48 hours prior to all progress meetings. This scope estimates twenty (20) progress meetings.

c. Review Meetings

The Design Team will schedule and attend review meetings to receive the JPA's review comments from the first and second submittals.

d. Plan-in-Hand

The Design Team will schedule and attend up to seven plan-in-hand meetings. These meetings are to be held following the review period of the first submittal for each of the projects indicated in the general description of services shown on page 1.

TASK 3. Survey

a. Topographical Survey

The JPA is providing the survey information through a separate consultant (JEO). The Design Team will perform the necessary hard shot confirmation on a sample of random shots such as manholes, etc. The Design Team will review the JPA provided survey and advise the JPA as to the Design Team interpretation of completeness of the survey provided.

b. Supplemental Field Survey

The Design Team will perform the necessary supplemental field survey that is identified during the design of the project to supplement the existing topographic ground survey. This will include hard elevations at tie-in points, additional flowline or utility locations not included with the original survey, topographic features not included with the initial survey and hard elevations at other critical locations as determined during the design process.

TASK 4. Utility Coordination

a. Utility Location/Verification

The Design Team will review the utility locations shown on the plans, and verify these locations during field inspections. After survey is complete, plans will be printed and distributed to the Utility Companies for verification of ownership, type, size, location, and cased or uncased.

The Design Team will request that the Utility Companies return to the Design Team marked up plans with utility verification. The Design Team will incorporate the information into the topography. All utilities identified in the topographic survey and verified by the individual utility will be incorporated into the plans.

The Design Team shall identify and verify with Utility Companies major utility conflicts such as fiber optic lines, gas pipelines, crude oil pipelines, high-pressure waterlines, transmission lines, etc., at the earliest possible time. The Design Team, Program Manager and the JPA Project Management Team will discuss major conflicts and attempt to avoid them. If avoidance is not possible, the Design Team will then request the Utility Company to verify the conflict and provide a preliminary estimate of reimbursable costs associated with the utility relocation. The Design Team will work with the affected Utility Companies to determine the best strategies for relocations and potential mitigation strategies that may be implemented to ensure that the project schedule is not adversely impacted.

b. Utility Plan Submittal

At each JPA review submittal, the plans will be distributed by the Design Team to public and private utilities for comment.

c. Utility Review Meetings/Coordination

The Design Team shall schedule utility review meetings to coincide with a regular project progress meeting or JPA review meeting. The Design Team shall include time for coordination via the phone and one-on-one meetings with affected utilities as necessary to maintain the accelerated schedule for the design and construction of the project.

TASK 5. Public Involvement

a. Project Stakeholder Streetscape Design Workshop

The Design Team will conduct a streetscape design workshop with project stakeholders to review goals and objectives; review previous planning efforts; review existing and in-process data; and discuss design issues. This meeting will also discuss the historical context of the area and future vision for the West Haymarket district.

b. Public Open Houses

The Design Team will schedule and arrange two public open houses to be held in conjunction with the First and Second plan submittals. Notice of the open houses will be published 10 days prior to the event in the Lincoln Journal Star. Proof of publication and the notice of the open house will be furnished to the City. All costs associated with open houses will be incurred by the City.

The Design Team will present various streetscape concept plan alternatives to the project stakeholders at the first submittal open house. These alternatives are schematic in nature and are used to bridge the concept development of the streetscape to the reality of the project sites. Many schematic studies will be developed to integrate the ideas presented in the West Haymarket IDP (2009). The best ideas will be retained based on input and review from the project stakeholders.

The Design Team will present final streetscape design alternatives to the project stakeholders at the second submittal open house. Perspective drawings will support the streetscape design. These drawings will be developed with a combination of hand drawing and rendering, "3-D" computer generated drawing, and computer generated digital photographic enhanced drawings.

City staff and the Design Team will be available to answer questions and receive comments. The Design Team will provide and maintain a signup list and comment forms for the open houses, and prepare a written summation of the comments received.

c. One-on-One, Small Group Meetings (12 meetings)

The Design Team will meet with individuals or key stakeholders who may be significantly affected by the project. This will include one-on-one meetings with representatives of the property owners adjacent to the project and other key stakeholders as identified by the City or Program Manager. The Design Team shall will notify the Program Manager of all proposed stakeholder meetings and invite the Program Manager to the meetings. Possible stakeholders that may need to be contacted include: Traction Development Partners; NEBCO; USPS; University of Nebraska Alumni Association; adjacent business owners to the improvements on M & N Streets (7th to 10th Streets); adjacent business owners to the improvements at West O and Sun Valley Boulevard; adjacent business owners to the improvements at 1st and Cornhusker; the Arena design team; Urban Design Committee; Historic Preservation Committee.

TASK 6. Sustainable Design Components

The Design Team will analyze numerous sustainable design features for possible use in the streetscape design solutions. Possible strategies analyzed will include: pervious pavements, bioretention areas and/or silva cell technology; LED and/or solar pedestrian lighting systems, native and/or naturalized plant material selections; xeriscape irrigation; etc. The Design Team will evaluate existing projects that integrate these features, including the performance of specific materials used in those projects.

TASK 7. Pedestrian Ornamental Streetscape Lighting

The pedestrian ornamental streetscape lighting design shall be completed in accordance with City of Lincoln lighting standards. The Design Team will coordinate pedestrian ornamental streetscape lighting design with City staff and the Lincoln Electric System.

TASK 8. First Submittal

a. Prepare Alternatives

Design Team will evaluate and retain the best possible streetscape alternatives generated from the project stakeholder design workshop. The final alternative decision shall be made prior to and shown in the first submittal.

b. Preliminary Designs

The Design Team shall prepare project base files and plan sheets in accordance with the City of Lincoln CADD standards. Plan sheets to be included in the first submittal include the following:

- Cover Sheet
- Streetscape Existing Conditions
- Streetscape Site Preparation Plans
- Streetscape Layout Plans (pavements, planting areas, furniture, lighting, amenities, renovation of historic train platform canopies and the Canopy Street structure, etc.)
- Streetscape Grading/Drainage Plans
- Landscape/Planting Plans
- Irrigation Plans
- Streetscape Details including Design Sections

c. Preliminary Construction Phasing

The Design Team shall prepare a written description and preliminary plan showing the proposed construction phasing of the streetscape work. This plan will show how continuous access to adjacent buildings, circulation routes, etc. will be maintained so as not to adversely impact operations and access in the construction areas.

d. Cost Estimates

The Design Team shall prepare an updated total project cost estimate on the appropriate forms.

TASK 9. Geotechnical Evaluation

Geotechnical Evaluation is not included as part of this Project.

TASK 10. Environmental / Historical Review/ Redesign and Reuse of Historic Train Platform Canopies

Historic Review, Re-design and Re-Use of Historic train platform canopies will be completed as part of the streetscape work.

TASK 11. Existing Water Main or Wastewater Relocation

Existing Water Main or Wastewater Relocation is not included as part of this project.

TASK 12. Structural/ Bridge Design

Structural/ Bridge Design is not included as part of this project and structural work will be limited to design of short retaining walls as needed to accommodate the construction. Structural work related to the re-use of the historic train platform canopies and the Canopy Street structure will also be completed as required.

TASK 13. New / Replacement Water Main Design

New or Replacement Water Main Design is not included as part of this project.

TASK 14. New / Replacement Wastewater Design

New or Replacement Wastewater Design is not included as part of this project.

TASK 15. Right-of-Way

Right-of-Way work is not included as part of this project.

TASK 16. Streetscape and Landscape Design

Reference General Description of Scope of Services above.

TASK 17. Second Submittal

a. Second Submittal Design

The Design Team shall prepare project base files and plan sheets in accordance with the City of Lincoln CADD standards. All sheets that will be included in the PS&E plan set will be included in the second submittal. This includes, but not limited to, the following sheets:

- Cover Sheet
- Summary of Quantities Sheet
- Streetscape Existing Conditions
- General Notes Sheet
- Detail Sheets
- Streetscape Site Preparation Plan
- Construction Phasing Sheets
- Streetscape Layout Plans (pavements, planting areas, furniture, pedestrian lighting, amenities, renovation of historic train platform canopies and the Canopy Street structure, etc.)
- Sidewalk Pavement Joints and Grades Sheets
- Removal Sheets
- Retaining Wall Details if necessary
- Drainage and Grading Plans
- Sediment and Erosion Control Sheets if necessary
- Pedestrian Lighting Plan Sheets
- Landscaping Plan Sheets
- Irrigation Plan Sheets

b. Cost Estimates

The Design Team shall prepare an updated total project cost estimate.

c. Special Provisions

The Design Team will submit Special Provisions with the second submittal.

TASK 18. Quality Assurance / Quality Control (QA / QC)

The Design Team will give a copy of their QA / QC plan to the JPA Project Management Team at the start of the project. The Design Team will submit in writing that this plan has been used during the project at each submittal with the name of the person responsible for performing the QA / QC aspects.

TASK 19. Permit Applications / Agreements

The Design Team shall prepare and submit on behalf of the JPA the following permits, agreements, certifications, and forms. The Design Team shall copy the JPA Project Management Team on all applications being submitted.

- ❑ SWPPP - NPDES Permit if necessary

TASK 20. PS&E Submittal

a. Draft PS&E Submittal

The Design Team shall submit draft PS&E packages to the JPA Project Management Team for final review. The packages will include the plan set, special provisions, and a total project cost estimate. The Design Team shall prepare an updated total project cost estimate.

b. Final PS&E Submittal

Upon incorporating review comments into the plan set and special provisions, the Design Team shall prepare and submit all drawings, special provisions, and an updated total project cost estimate to the JPA Project Management Team for the final PS&E review. Upon JPA acceptance of the PS&E plans, the Design Team shall submit the bid package to the JPA Project Management Team. The bid package includes sealed bond drawings, sealed special provisions, and an electronic file with final bid items and quantities. The bid package will also be accompanied by an electronic copy of the design in MicroStation, GEOPAK format. GEOPAK GPK files will also be submitted.

TASK 21. Bidding Phase

a. Attend Pre-Bid Meetings and respond to questions

b. Answer Design Questions

c. Addenda to be prepared by JPA Purchasing Representatives

TASK 22. Construction Phase

a. *Attend Pre-Construction Meetings*

b. *Review Shop Drawings and material submittals*

c. *Prepare Revision Sheets*

d. *Answer Design Questions and Consultation to clarify plans/specifications*

e. *Evaluate Substitute "or equal" Bids items as requested by the Program Manager*

f. *Conduct Site Visits as requested by the Program Manager*

JPA Responsibilities

The City of Lincoln will supply the following information:

- ❑ Ownership records and title searches
- ❑ Tenant names (if known)
- ❑ Available water and sewer locations, size, and materials
- ❑ Copies of available reports
- ❑ Available drainage studies
- ❑ Available geotechnical reports
- ❑ Bench marks and horizontal control points
- ❑ Topographic Survey
- ❑ Right-of-entry to private property for surveyors
- ❑ Available current and future traffic volumes and reports
- ❑ Available 3-year accident data
- ❑ Available plats of adjacent properties
- ❑ APPIA files and bid history

GENERAL INFORMATION

1. PLAN FORMAT

Two Half size (11" x 17") white paper bond copies of the plans will be submitted at the first submittal, second submittal, and draft PS&E submittal. One half size (11" x 17") white paper bond copy of the plans will be submitted for PS&E review. Any material, which does not produce an acceptable reproduction will be returned to the Design Team for rectification. All submittals, except final submittal, shall be bound with post screws or staples. In addition to the paper copies, PDF's of the plans and Special Provisions will be submitted for all reviews.

Final plans will be submitted on 11" x 17" bond paper and will be accompanied by an electronic copy of the design in MicroStation, GEOPAK format. GEOPAK GPK files will also be submitted.

All sheets will be plotted at the City of Lincoln's standard sheet scales.

Care will be exercised in drawing all construction details. All notes will be properly spaced and all lettering will be of an engineering style. Clarity must be maintained to allow the plans to be archived on microfilm; the background topography, grid lines etc. on plan and profile sheets will be removed behind the text.

The Design Team shall follow the City of Lincoln's CADD drafting procedures and guidelines in preparing the plans.

The CADD files will conform to the following standards and conventions. All plans, specifications, and documents will be in English units using the following working units:

a) Master Units = Ft
b) Sub Units = 1000th
c) Position Units = 1

Global origin of the graphics design plane will be located at x= 0.0000, y= 0.0000.

Reports, Studies and Technical Information:

The Design Team shall prepare and submit the following items:

1. Technical memos for all pertinent meetings
2. Meeting minutes from all meetings
3. Drainage computations, culverts and storm drainage design
4. Miscellaneous correspondence and information related to the project
5. Summary of quantities and opinion of probable cost
6. Permit applications
7. Special Provisions for items not covered by the City of Lincoln Standard Specifications
8. Intersection Sight Distance Study for all side streets along the main roadway.

Cross-sections:

The Design Team will:

1. Plot cross-sections with the labeling of the sections on the right side of the sheet, label existing and design centerline elevations at their respective centerline, and offset distances 20 feet from the design centerline along the bottom of each sheet.

2. Plot cross-section on standard size sheets (same size as the plan and profile sheets).

3. Roadway cross-sections are to be plotted using a vertical and horizontal scale of 1" = 20'.

4. Plot the cross-sections with the stations progressing upward from the bottom to the top of the sheet.

5. Plot the original ground with a dashed line

6. Plot the design template with a solid line.

7. Label the cut and fill quantities for each section if cross-sections are used. If a site model is developed that is more accurate this information may be provided for information only.

8. Plot the right-of-way and easements on each cross-section.

Appendix A-7
Total Project Fee (Includes Subconsultants)

Streetscape Design
JPA Project Number 870307

Task No.	Task Description		Fee Estimate
1	Project Management		$12,960.00
2	General Project Meetings		$486.00
3	Survey		$0.00
4	Utility Coordination		$0.00
5	Public Involvement		$0.00
6	Drainage Analysis		$0.00
7	Traffic		$0.00
8	First Submittal		$0.00
9	Geotechnical Evaluation		$0.00
10	Environmental / Historical Review		$0.00
11	Exist Water - Sanitary Relocates		$0.00
12	Structural / Bridge Design		$0.00
13	Water Main Design		$0.00
14	Wastewater Design		$0.00
15	Right-of-Way		$0.00
16	Landscape Design		$0.00
17	Second Submittal		$0.00
18	QA/QC		$0.00
19	Permit Applications		$0.00
20	PS&E Submittals		$0.00
21	Bidding Phase		$0.00
22	Construction Phase		$0.00
	Expenses (Includes Subconsultant)		$392,260.00
		Total Project Cost	$405,706.00

OA PAY RATES (BASED ON HOURLY RATE SCHEDULE PER CLASSIFICATION)

Overhead Rate : 0%

Profit : 0%

Personnel		Total Hr.	Salary $ Per Hr.	Labor Cost	Total Cost
Principal/Project Manager	P/PM	0	$180.00	$0	$0.00
Team Leader	TL	83	$162.00	$13,446	$13,446.00
Group Leader	GL	0	$148.00	$0	$0.00
Senior Engineer	SE	0	$155.00	$0	$0.00
Senior Project Engineer	SPE	0	$142.00	$0	$0.00
Project Engineer	PE	0	$115.00	$0	$0.00
Associate Engineer	AE	0	$98.00	$0	$0.00
Assistant Engineer	ASE	0	$85.00	$0	$0.00
Senior Scientist	SS	0	$120.00	$0	$0.00
Senior Project Scientist	SPS	0	$105.00	$0	$0.00
Project Scientist	PS	0	$90.00	$0	$0.00
Associate Scientist	ACS	0	$70.00	$0	$0.00
Assistant Scientist	AS	0	$60.00	$0	$0.00
Surveyor	SM	0	$80.00	$0	$0.00
Survey Crew Member (CM)	SCM	0	$55.00	$0	$0.00
Technical Manager	TM	0	$118.00	$0	$0.00
Design Technician	DT	0	$84.00	$0	$0.00
Senior Technician	ST	0	$80.00	$0	$0.00
Technicain	Tech	0	$71.00	$0	$0.00
Administrative Coordinator	AC	0	$70.00	$0	$0.00
Administrative Assistant	AA	0	$60.00	$0	$0.00
Expenses					**$392,260.00**
		83		**$13,446**	**$405,706.00**

TOTAL EXPENSES					
Expenses	**Amount**		**$ Ea.**		**Cost**
Design					
Travel, mile (car)		MILES	0.50		$0.00
Travel, mile (survey vehicle)		MILES	0.68		$0.00
Subconsultant - SH and CE	1	L.S.	392260		$392,260.00
Half Size Plots (each)		EA.	0.3		$0.00
Mylars, Half Size Plots (each)		EA.	4.5		$0.00
Aerial Mapping (DTM)		L.S.			$0.00
Miscellaneous Expenses(Plots, Copies, Reports, etc.)		L.S.	500		$0.00
Geotechnical Borings and Lab Testing		L.S.	200		$0.00
			Sub Total		**$392,260.00**
Survey Expenses					
Public Involvement Expenses					
			Total		**$392,260.00**

OA MAN-HOUR ESTIMATE - STREETSCAPE DESIGN/PROJECT NUMBER 870307

Task No.	Description of Work Items / Tasks	P/PM	TL	GL	SE	SPE	PE	AE	ASE	SS	SPS	PS	ACS	AS	SM	SCM	TM	DT	ST	Tech	AC	AA	Total Manhours	Total Labor Fee	Overhead 0.00%	Total (A+B)	Profit 0.00%	Total Fee (A+B+C)	
1	**Project Management**																												
	Project Management		80																				80	$12,960	$0	$12,960	$0	**$12,960.00**	
																													$12,960.00
2	**General Project Meetings**																												
	Kick-Off Meeting		3																				3	$486	$0	$486	$0	**$486.00**	
																													$486.00
3	**Survey**																												
																													$0.00
4	**Utility Coordination**																												
																													$0.00
5	**Public Involvement**																												
																													$0.00
6	**Drainage Analysis**																												
																													$0.00
7	**Traffic**																												
																													$0.00
8	**First Submittal**																												
																													$0.00
9	**Geotechnical Investigation**																												
																													$0.00
10	**Environmental/Historical Review**																												
																													$0.00
11	**Water Main/Wastewater Relocation**																												
																													$0.00
12	**Structural Design**																												
																													$0.00
13	**Water Main Design**																												
																													$0.00
14	**Wastewater Design**																												
																													$0.00
15	**Right-of-Way**																												
																													$0.00
16	**Landscape Design**																												
																													$0.00
17	**Second Submittal**																												
																													$0.00
18	**QA/QC**																												
																													$0.00
19	**Permit Applications**																												
																													$0.00
20	**PS&E Submittals**																												
																													$0.00
21	**Bidding Phase**																												
																													$0.00
22	**Construction Phase**																												
																													$0.00
	Total Manhours	0	83	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	83						
	Total	$0	$13,446	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,446	$13,446	$0	$13,446	$0	**$13,446.00**	
	Total Labor, OH & Profit	$0	$13,446	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0						**$13,446.00**	

Appendix A-7 (CE & Sinclair Hille)
Total Project Fee

Streetscape
City Project Number 870307

Task No.	Task Description		Fee Estimate
1	Project Management		$32,470.00
2	General Project Meetings		$17,480.00
3	Survey		$0.00
4	Utility Coordination		$3,680.00
5	Public Involvement		$11,760.00
6	Sustainable Design Components		$4,240.00
7	Pedestrian Ornamental Streetscape Lighting		$13,020.00
8	First Submittal		$89,140.00
9	Geotechnical Evaluation		$0.00
10	Environmental / Historical Review		$28,860.00
11	Existing Water Main or Wastewater Relocation		$0.00
12	Structural		$2,080.00
13	New / Replacement Water Main Design		$0.00
14	New / Replacement Wastewater Design		$0.00
15	Right-of-Way		$0.00
16	Streetscape/LandscapeDesign		$0.00
17	Second Submittal		$92,230.00
18	Quality Assurance/Quality Control		$5,950.00
19	Permit Applications		$0.00
20	PS&E Submittals		$25,560.00
21	Bidding Phase		$15,720.00
22	Construction Phase		$45,270.00
	Expenses		$4,800.00
		Total Project Cost	$392,260.00

PAY RATES (BASED ON HOURLY RATE SCHEDULE PER CLASSIFICATION)					
				Overhead Rate :	**0%**
				Profit :	**0%**
Personnel		**Total Hr.**	**Hourly Rate (2010)**	**Cost**	**Total Cost**
Principal		186	$175.00	$32,550	$32,550.00
Project Manager		608	$125.00	$76,000	$76,000.00
Sr. Architect Designer		570	$130.00	$74,100	$74,100.00
Designer		628	$90.00	$56,520	$56,520.00
Designer CADD		920	$70.00	$64,400	$64,400.00
Electrical Engineer		266	$130.00	$34,580	$34,580.00
Structural Engineer		170	$130.00	$22,100	$22,100.00
Engineer CADD		92	$70.00	$6,440	$6,440.00
Clerical		34	$55.00	$1,870	$1,870.00
Construction Administrator (CA)		210	$90.00	$18,900	$18,900.00
Expenses					**$4,800.00**
		3684		**$387,460**	**$392,260.00**

TOTAL EXPENSES					
Expenses	**Amount**		**$ Ea.**		**Cost**
Design					
Travel, mile (car)		MILES			$0.00
Travel, mile (survey vehicle)		MILES			$0.00
Environmental Documentation (lump sum)		L.S.			$0.00
Half Size Plots (each)	1500	EA.	1		$1,500.00
Mylars, Half Size Plots (each)	500	EA.	1		$500.00
Aerial Mapping (DTM)		L.S.			$0.00
Miscellaneous Expenses(Plots, Copies, Reports, etc.)	1	L.S.	1000		$1,000.00
Geotechnical Borings and Report		L.S.			$0.00
			Sub Total		**$3,000.00**
Survey Expenses					
Public Involvement Expenses					**$1,800.00**
			Total		**$4,800.00**

Task A-7
Streetscape Design
December 8, 2010

	Principal	Project Manager	Sr. Architectural Designer	Designer	Designer CADD	Electrical Engineer	Structural Engineer	Engineer CADD	Clerical	CA	Total Hours	Total Labor Fee	
1. Project Managment													
Project Management	40	64	40	0	0	0	0	0	0	0	144	$20,200.00	
Coordination with Others	24	32	8	0	0	0	0	0	0	0	64	$9,240.00	
Design Memorandum	8	8	4	0	0	0	0	0	2	0	22	$3,030.00	$32,470.00
2. General Project Meetings													
Kick-off meeting	2	2	2	0	0	0	0	0	0	0	6	$860.00	
Progress Meetings	4	32	16	0	0	0	0	0	0	0	52	$6,780.00	
Review Meetings	4	16	8	16	0	0	0	0	0	0	44	$5,180.00	
Plan-in-Hand	0	12	4	12	0	12	0	0	0	0	40	$4,660.00	$17,480.00
3. Survey													
Topographical Survey	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Supplemental Field Survey	0	0	0	0	0	0	0	0	0	0	0	$0.00	$0.00
4. Utility Coordination													
Utility Location/Verification	0	0	4	4	0	4	0	0	0	0	12	$1,400.00	
Utility Plan Submittal	0	0	4	4	0	0	0	0	0	0	8	$880.00	
Utility Review Meetings/Coordination	0	0	4	4	0	4	0	0	0	0	12	$1,400.00	$3,680.00
5. Public Involvement													
Project Stakeholder Streetscape Design Workshops	4	4	4	4	0	0	0	0	0	0	16	$2,080.00	
Public Open House One	2	4	8	8	0	0	0	0	0	0	22	$2,610.00	
Public Open House Two	2	4	8	8	0	0	0	0	0	0	22	$2,610.00	
One-on-One Small Group Meetings (12)	8	12	12	0	0	0	0	0	0	0	32	$4,460.00	$11,760.00
6. Sustainable Design Components													
Identification/Research/Evaluation	0	0	8	24	0	8	0	0	0	0	40	$4,240.00	$4,240.00
7. Pedestrian Ornamental Streetscape Lighting Design													
Design Development	4	0	8	4	0	84	0	0	0	0	100	$13,020.00	$13,020.00
8. First Submittal													
Prepare Alternatives	24	24	80	80	120	0	0	0	0	0	328	$33,200.00	
Preliminary Designs													
Cover Sheet	0	4	2	8	8	0	0	0	0	0	22	$2,040.00	
Existing Conditions	0	4	8	0	16	0	0	0	0	0	28	$2,660.00	
Site Preparation Plans	0	4	8	8	16	0	0	0	0	0	36	$3,380.00	
Layout Plans	4	16	24	40	120	0	0	0	0	0	204	$17,820.00	
Grading/Drainage Plans	4	8	0	16	40	0	0	0	0	0	68	$5,940.00	
Planting Plans	4	8	0	16	40	0	0	0	0	0	68	$5,940.00	
Irrigation Plans	0	4	0	8	8	0	0	0	0	0	20	$1,780.00	
Details/Design Sections	8	16	24	24	24	0	0	0	0	0	96	$10,360.00	
Preliminary Construction Phasing	0	8	2	0	8	0	0	0	0	0	18	$1,820.00	
Cost Estimates	4	8	8	8	0	4	0	0	4	0	36	$4,200.00	$89,140.00
9. Geotechnical Evaluation													
10. Environmental/Historical Review/Re-Design and Re-Use													
Historical Review, Re-Design and Re-Use of Historic Train Platform Canopies	0	28	56	0	80	16	80	0	0	0	260	$28,860.00	$28,860.00
11. Existing Water Main or Wastewater Relocation													
12. Structural													
Structural Design for Retaining Walls, Footings, etc.	0	0	0	0	0	0	16	0	0	0	16	$2,080.00	$2,080.00
13. New/Replacement Water Main Design													
14. New/Replacement Wastewater Design													
15. Right-of-Way													
16. Streetscape and Landscape Design													
17. Second Submittal													
Final Design													
Cover Sheet	0	4	4	8	8	0	0	0	0	0	24	$2,300.00	
Summary of Quantities Sheet	4	8	8	0	8	4	4	0	0	0	36	$4,340.00	
Existing Conditions	0	4	0	0	8	0	0	0	0	0	12	$1,060.00	
General Notes	0	4	8	0	4	0	0	0	0	0	16	$1,820.00	
Detail Sheets	4	16	32	16	40	0	16	16	0	0	140	$14,300.00	
Site Preparation Plans	0	4	8	8	8	0	0	0	0	0	28	$2,820.00	
Construction Phasing Sheets	0	4	4	0	8	0	0	0	0	0	16	$1,580.00	
Layout Plans	4	16	40	16	80	0	0	0	0	0	156	$14,940.00	
Sidewalk Pavements	4	8	0	8	24	0	0	0	0	0	44	$4,100.00	
Removal Sheets	0	4	4	0	4	0	0	0	0	0	12	$1,300.00	
Retaining Walls	0	4	0	4	8	0	12	8	0	0	36	$3,540.00	
Grading/Drainage Plans	4	8	0	8	40	0	0	0	0	0	60	$5,220.00	
Pedestrian Lighting Plans	0	0	8	0	0	64	0	64	0	0	136	$13,840.00	
Planting Plans	4	8	0	24	60	0	0	0	0	0	96	$8,060.00	
Irrigation Plans	2	8	0	8	24	0	0	0	0	0	42	$3,750.00	

Prelim Design Per Area:	
A-2	$1,779.00
A-3	$4,151.00
A-5	$5,930.00
A-8	$2,965.00
A-10	$100,668.00
A-11	$2,965.00
A-12	$2,372.00

Final Design Per Area:	
A-2	$2,070.00
A-3	$4,830.00
A-5	$5,930.00
A-8	$3,450.00
A-10	$86,250.00
A-11	$3,450.00
A-12	$2,760.00

	Cost Estimates	4	8	8	0	8	4	4	0	0	0	36	$4,340.00	
	Special Provisions	4	12	8	8	0	4	0	0	8	0	44	$4,920.00	$92,230.00
18. Quality Assurance/Quality Control														
	Plan Review	2	20	8	8	8	4	2	0	0	0	52	$5,950.00	$5,950.00
19. Permit Applications														
20. PS&E Submittal														
	Draft PS&E Submittal (7 packages)	0	24	8	40	40	12	4	0	0	0	128	$12,520.00	
	Final PS&E Submittal (7 packages)	0	24	12	40	40	12	4	0	0	0	132	$13,040.00	$25,560.00
21. Bidding Phase														
	Pre-Bid Meeting (Assume 3 meetings)	0	24	8	24	0	6	0	0	0	0	62	$6,980.00	
	Answer Questions (7 packages)	0	12	2	12	0	8	8	0	0	0	42	$4,920.00	
	Addenda (7 packages)	0	12	2	0	12	4	2	0	8	0	40	$3,820.00	$15,720.00
22. Construction Phase														
	Pre-Construction Meeting (Assume 3 meetings)	0	6	4	4	0	0	0	0	0	10	24	$2,530.00	
	Review Shop Drawings (7 packages)	0	0	8	40	0	4	8	0	12	0	72	$6,860.00	
	Prepare Revision Sheets (7 packages)	0	4	0	16	8	0	4	4	0	0	36	$3,300.00	
	Answer Questions (7 packages)	0	12	4	16	0	4	2	0	0	0	38	$4,240.00	
	Evaluate Subsitute "or equal" Bid Items (7 packagaes)	0	4	4	8	0	0	0	0	0	0	16	$1,740.00	
	Conduct Site Visits as Requested (7 packages)	0	24	24	16	0	4	4	0	0	200	272	$26,600.00	$45,270.00
Total Hours		186	608	570	628	920	266	170	92	34	210	3684		
Total Labor Fee		$32,550.00	$76,000.00	$74,100.00	$56,520.00	$64,400.00	$34,580.00	$22,100.00	$6,440.00	$1,870.00	$18,900.00		$387,460.00	
		Principal	Project Manager	Sr. Architectural Designer	Designer	Designer CADD	Electrical Engineer	Structural Engineer	Engineer CADD	Clerical	CA			

Assumptions:

1. Streetscape design plan (through schematic/preliminary design) will be developed for entire district (all task order areas) in an integrated manner.
2. Construction documents for streetscape design will be developed to become a part of each corresponding task order area.
3. Seven streetscape construction documents packages (for work with the public rights-of-way) are assumed:
    a. A-2: USPS
    b. A-3: 10th and Salt Creek Roadway
    c. A-5: M&N Streets, 7th to 10th Streets
    d. A-8: Charleston Bridge and Roadway
    e. A-11: N. 1st Street and Cornhusker
    f. A-12: Sun Valley and West O
    g. A-10: Core Area (N Street to Salt Creek Roadway, 6th to 7th Streets and Q to R Streets, 7th to 8th Streets)
4. Landscape planting will be bid as part of the general construction, not separated bid packages for landscape planting only.
5. The public involvement process will be conducted for all areas together, not separate.
6. Improvements associated with developer(s) in public rights-of-way such as docks, building canopies, etc. will be designed by the developer's architect, not under this contract.
7. This proposal does not include streetscape/landscape architecture design associated with projects outside the public rights-of-way such as the Amtrak Station, public parking garage, community space, surface parking areas, festival space.
8. Appropriate permits such as SWPPP-NPDES, etc. will be completed as a part of other LHIT related tasks.
9. Streetscape components to be designed include:
    a. Pedestrian pavements, crossings, intersections, etc.
    b. Pedestrian ornamental lighting.
    c. Landscape plantings and planting areas.
    d. Pedestrian wayfinding/signage.
    e. Site furnishings including seating, trash receptacles, bicycle storage, planters, bollards, etc.
10. All work associated with renovation and re-use of historic rail canopies is a part of this proposal.
11. All work associated with the Canopy Street shelter is a part of this proposal.
12. Construction administration site visit hours are estimated based on "requested" basis. Actual hours may vary depending on amount "requested".

APPENDIX A-14
Scope of Services

HAYMARKET INFRASTRUCTURE DESIGN PROJECT
AMTRAK STATION

JPA Project Number 870906

General Description of Scope of Services

This scope of services generally includes services related to the preliminary and final design for a new Amtrak facility and related site features. The new facility will be at the west end of an extended Q Street. Included with this project will be provision for vehicular drop-off at a main entry plaza and covered colonnade on the east side of the new station. Surface parking will also provided for the building off "Arena Drive".

The following are the task items that are included as part of the scope of services for the Amtrak Station design.

TASK 1. Project Management

a. *Project Management*

The Design Team Project Manager will serve as point of contact, maintain project schedule and budget, and be responsible for coordinating work of the design team for this project. This work will include providing regular progress reports to support invoicing and updates on design schedule. Project Management efforts will follow appropriate guidance as given in the City of Lincoln's website "Guiding Principles and Procedures (GP&P)"

b. *Coordination with Others*

The Design Team will coordinate their design with agencies and/or Consultants that are involved with this project or adjacent projects. Coordination includes one-on-one meetings with the agencies or Consultants. This work item does not include coordination with utilities which is covered under Task 4 of this scope of services.

c. *Design Memorandum*

Using the City of Lincoln's design memorandum outline, the Design Team will prepare a design memorandum with project criteria and design standard information for submittal and agreement by the Program Manager and the JPA Project Management Team.

d. *Condemnation Hearings*

No condemnation hearings are planned for this work.

TASK 2. General Project Meetings

a. *Kick-Off Meeting*

The kick-off meeting is included under the scope of services for the Design Coordination and Support.

b. Progress Meetings

The Design Team Project Manager will schedule and attend all progress meetings for this individual project. The Design Team will create and distribute a meeting agenda at least 48 hours prior to all progress meetings. This scope estimates four (4) progress meetings.

c. Review Meetings

The Design Team will schedule and attend review meetings to receive the JPA's review comments from the first and second submittals.

d. Plan-in-Hand

The Design Team will schedule and attend a plan-in-hand meeting. This meeting is to be held following the review period of the first submittal.

e. Coordination Meetings with ROW Appraisals and Acquisition

No attendance at ROW meetings will be required.

f. Coordination Meetings with Amtrak and BNSF Representatives

The Design Team will schedule and meet with Amtrak and BNSF project staff to develop the design needs of the project and review development of preliminary and final design. The scope estimates six (6) meetings.

TASK 3. Survey

a. Topographical Survey

The JPA is providing the survey information through a separate consultant (JEO). The Design Team will review the JPA provided survey and advise the JPA as to the Design Team interpretation of completeness of the survey provided.

b. Supplemental Field Survey

The Design Team will perform the necessary supplemental field survey that is identified during the design of the project to supplement the existing topographic ground survey. This will include hard elevations at tie-in points, additional flowline or utility locations not included with the original survey, topographic features not included with the initial survey and hard elevations at other critical locations as determined during the design process.

TASK 4. Utility Coordination

a. Utility Location/Verification for Building Location and Design

The Design Team will review the utility locations shown on the plans, and verify these locations during field inspections. After survey is complete, plans will be printed and distributed to the Utility Companies for verification of ownership, type, size, location, and cased or uncased.

The Design Team will request that the Utility Companies return to the Design Team marked up plans with utility verification. The Design Team will incorporate the information into the topography. All utilities identified in the topographic survey and verified by the individual utility will be incorporated into the plans.

The Design Team shall identify and verify with Utility Companies major utility conflicts such as fiber optic lines, gas pipelines, crude oil pipelines, high-pressure waterlines, transmission lines, etc., at the earliest possible time. The Design Team, Program Manager and the JPA Project Management Team will discuss major conflicts and attempt to avoid them. If avoidance is not possible, the Design Team will then request the Utility Company to verify the conflict and provide a preliminary estimate of reimbursable costs associated with the utility relocation. The Design Team will work with the affected Utility Companies to determine the best strategies for relocations and potential mitigation strategies that may be implemented to ensure that the project schedule is not adversely impacted.

b. Utility Plan Submittal for Building Location and Design

At each JPA review submittal, the plans will be distributed by the Design Team to public and private utilities for comment.

c. Utility Review Meetings/Coordination for Building Location and Design

The Design Team shall schedule utility review meetings to coincide with a regular project progress meeting or JPA review meeting. The Design Team shall include time for coordination via the phone and one-on-one meetings with affected utilities as necessary to maintain the accelerated schedule for the design and construction of the project.

TASK 5. Public Involvement

a. One-on-One, Small Group Meetings

The Design Team will meet with individuals or key stakeholders who may be significantly affected by the project. This will include one-on-one meetings with representatives of the property owners adjacent to the project and other key stakeholders as identified by the City or Program Manager. The Design Team shall will notify the Program Manager of all proposed stakeholder meetings and invite the Program Manager to the meetings. Stakeholders that need to be contacted include: Arter Group; Lincoln Haymarket Development Corporation; Traction Development; the Arena design team; Urban Design Committee; Historic Preservation Committee, adjacent business owners. Based on this list of stakeholders, this scope estimates eight (8) meetings.

TASK 6. Drainage Analysis

a. Hydraulic/Hydrologic Analysis

The Design Team shall design open and closed drainage systems in accordance with the most current edition of the City of Lincoln Drainage Criteria Manual, or as directed by the Watershed Management Department.

b. Floodplain Study

The Design Team shall coordinate with Watershed Management when designing items or fill within the flood plain. The design shall be in accordance with the stormwater requirements for the project.

c. Preliminary Drainage Studies

The Design Team shall review available drainage studies, identify overland flow paths and sumps. At the request of the JPA Project Management Team, hydraulic design calculations will be submitted for review.

TASK 7. Sustainable Design

The Design Team will analyze numerous sustainable design features for possible use in the facility and site design. Possible strategies analyzed will be based on green building practices from the LEED for New Construction (NC) rating system, Version 3.0 (2009).

TASK 8. Traffic

Traffic design is not included as part of this Project.

TASK 9. First Submittal

a. Prepare Alternatives

Design Team will prepare alternatives generated from the design input meetings conducted with the JPA and representatives from Amtrak and BNSF. The final alternative decision shall be made prior to and shown in the first submittal.

b. Preliminary Designs

The Design Team shall prepare project base files and plan sheets in accordance with the City of Lincoln CADD standards. Plan sheets to be included in the first submittal include the following:

- CIVIL
  Site Plan, (including canopy platform)
  Utility Plan

- ARCHITECTURAL
  Floor Plan
  Roof Plan
  Exterior Elevations

- STRUCTURAL
  Foundation Plan
  Platform & Canopy Structure

- MECHANICAL
  MEP Site Plan
  Mechanical Symbols Legend
  Mechanical Plans

- ELECTRICAL
  Electrical Symbols Legend
  Lighting Plans

- PLUMBING
  Plumbing Plans (including platform heating system)

c. Preliminary Construction Phasing

The Design Team shall prepare a written description and preliminary plan showing the proposed construction phasing for the Amtrak work. This plan will show how continuous access to adjacent buildings, circulation routes, etc. will be maintained so as not to adversely impact operations and access in the construction areas. This phasing plan shall be submitted at the time of the first submittal.

d. Cost Estimates

The Design Team shall prepare an updated total project cost estimate on the appropriate forms.

TASK 10. Geotechnical Evaluation

Geotechnical Evaluation is not included as part of this Project.

TASK 11. Environmental / Historical Review

Environmental or Historic Review work is not included as part of this Project.

TASK 12. Existing Water Main or Wastewater Relocation

Existing Water Main or Wastewater Relocation is not included as part of this project.

TASK 13. Telecommunications / Technology Design

Design for special building systems related to telecommunications and technology are included in this project and will consist of services needed to meet the requirements of the facility.

TASK 14. New / Replacement Water Main Design

New or Replacement Water Main Design is not included as part of this project.

TASK 15. New / Replacement Wastewater Design

New or Replacement Wastewater Design is not included as part of this project.

TASK 16. Right-of-Way

a. Right-of-Way Plans

The Design Team will determine if easements (temporary and/or permanent) will be required to construct the project.

b. Legal Descriptions

The Design Team will prepare legal descriptions for the temporary and permanent easements if required.

TASK 17. Site / Landscape Design

a. Project Site/Landscape Design

The Design Team will identify potential enhancements that may be incorporated into this project to tie in with the overall streetscape scheme that will be developed for the project. It is

anticipated that this will include a main entry plaza and covered colonnade on the east side of the new station. Surface parking will also provided for the building.

TASK 18. Second Submittal

a. Second Submittal Design

The Design Team shall prepare project base files and plan sheets in accordance with the City of Lincoln CADD standards. All sheets that will be included in the PS&E plan set will be included in the second submittal. This includes, but not limited to, the following sheets:

- GENERAL
  Drawing Standards

- LANDSCAPE
  Landscape Plan

- CIVIL
  Site Plan
  Grading Plan
  Erosion and Sediment Control Sheets
  Utility Plan
  Paving Geometric Plan
  Paving Details

- ARCHITECTURAL
  Floor Plans
  Roof Plan
  Enlarged Unit Plans
  Reflected Ceiling Plans
  Interior Elevations
  Schedules & Frame Types
  Exterior Elevations
  Stair Sections
  Wall Sections
  Section Details

- STRUCTURAL
  Structural General Notes
  Structural Schedules
  Foundation Plan
  Platform & Canopy Structure
  Framing Plan
  Roof Framing Plan
  Structural Details

- MECHANICAL
  MEP Site Plan
  Mechanical Symbols Legend
  Mechanical Plans
  Enlarged Unit Mechanical Plans
  Mechanical Details
  Mechanical Schedules
  Mechanical Equipment Schedules

- ELECTRICAL
  Electrical Symbols Legend
  Lighting Plans
  Power Plans
  Enlarged Unit Electrical Plans
  Electrical Details and Diagrams
  Electrical Panelboard Schedules
  Electrical Schedules

- PLUMBING
  Plumbing Plans (including platform heating system)
  Enlarged Unit Plumbing Plans
  Enlarged Plumbing Plan Details
  Plumbing Details
  Risers

b. Cost Estimates

The Design Team shall prepare an updated total project cost estimate on the appropriate forms.

c. Special Provisions

The Design Team will submit Special Provisions with the second submittal.

TASK 19. Quality Assurance / Quality Control (QA / QC)

The Design Team will give a copy of their QA / QC plan to the JPA Project Management Team at the start of the project. The Design Team will submit in writing that this plan has been used during the project at each submittal with the name of the person responsible for performing the QA / QC aspects.

TASK 20. Permit Applications / Agreements

The Design Team shall prepare and submit on behalf of the JPA the following permits, agreements, certifications, and forms. The Design Team shall copy the JPA Project Management Team on all applications being submitted.

- ❑ Floodplain Permit
- ❑ SWPPP - NPDES Permit

TASK 21. PS&E Submittal

a. Draft PS&E Submittal

The Design Team shall submit a draft PS&E package to the JPA Project Management Team for final review. The package will include the plan set, special provisions, and a total project cost estimate. The Design Team shall prepare an updated total project cost estimate.

b. Final PS&E Submittal

Upon incorporating review comments into the plan set and special provisions, the Design Team shall prepare and submit all drawings, special provisions, and an updated total project cost estimate to the JPA Project Management Team for the final PS&E review. Upon JPA acceptance of the PS&E plans, the Design Team shall submit the bid package to the JPA Project Management Team. The bid package includes sealed bond drawings, sealed special provisions, and an electronic file with final bid items and quantities. The bid package will also be accompanied by an electronic copy of the design in Revit, MicroStation, GEOPAK format. GEOPAK GPK files will also be submitted.

TASK 22. Bidding Phase

a. *Attend Pre-Bid Meeting and respond to questions*

b. *Answer Design Questions*

c. *Addenda to be prepared by JPA Purchasing Representatives*

TASK 23. Construction Phase

a. *Attend Pre-Construction Meeting*

b. *Review Shop Drawings and material submittals*

c. *Prepare Revision Sheets*

d. *Answer Design Questions and Consultation to clarify plans/specifications*

e. *Evaluate Substitute "or equal" Bids items as requeted by the Program Manager*

f. *Conduct Site Visits as requested by the Program Manager*

JPA Responsibilities

The City of Lincoln will supply the following information:

- ❑ Ownership records and title searches
- ❑ Tenant names (if known)
- ❑ Available water and sewer locations, size, and materials
- ❑ Copies of available reports
- ❑ Available drainage studies
- ❑ Available geotechnical reports
- ❑ Bench marks and horizontal control points
- ❑ Topographic Survey
- ❑ Right-of-entry to private property for surveyors
- ❑ Available current and future traffic volumes and reports
- ❑ Available 3-year accident data
- ❑ Available plats of adjacent properties
- ❑ APPIA files and bid history

GENERAL INFORMATION

1. PLAN FORMAT

Two Half size (11" x 17") white paper bond copies of the plans will be submitted at the first submittal, second submittal, and draft PS&E submittal. One half size (11" x 17") white paper bond copy of the plans will be submitted for PS&E review. Any material, which does not produce an acceptable reproduction will be returned to the Design Team for rectification. All submittals, except final submittal, shall be bound with post screws or staples. In addition to the paper copies, PDF's of the plans and Special Provisions will be submitted for all reviews.

Final plans will be submitted on 11" x 17" bond paper and will be accompanied by an electronic copy of the design in MicroStation, GEOPAK format. GEOPAK GPK files will also be submitted.

All sheets will be plotted at the City of Lincoln's standard sheet scales.

Care will be exercised in drawing all construction details. All notes will be properly spaced and all lettering will be of an engineering style. Clarity must be maintained to allow the plans to be archived on microfilm; the background topography, grid lines etc. on plan and profile sheets will be removed behind the text.

The Design Team shall follow the City of Lincoln's CADD drafting procedures and guidelines in preparing the plans.

The CADD files will conform to the following standards and conventions. All plans, specifications, and documents will be in English units using the following working units:

a) Master Units = Ft
b) Sub Units = 1000th
c) Position Units = 1

Global origin of the graphics design plane will be located at x= 0.0000, y= 0.0000.

Reports, Studies and Technical Information:

The Design Team shall prepare and submit the following items:

1. Technical memos for all pertinent meetings
2. Meeting minutes from all meetings
3. Drainage computations, culverts and storm drainage design
4. Miscellaneous correspondence and information related to the project
5. Summary of quantities and opinion of probable cost
6. Permit applications
7. Special Provisions for items not covered by the City of Lincoln Standard Specifications
8. Intersection Sight Distance Study for all side streets along the main roadway.

Cross-sections:

The Design Team will:

1. Plot cross-sections with the labeling of the sections on the right side of the sheet, label existing and design centerline elevations at their respective centerline, and offset distances 20 feet from the design centerline along the bottom of each sheet.

2. Plot cross-section on standard size sheets (same size as the plan and profile sheets).

3. Roadway cross-sections are to be plotted using a vertical and horizontal scale of 1" = 20'.

4. Plot the cross-sections with the stations progressing upward from the bottom to the top of the sheet.

5. Plot the original ground with a dashed line

6. Plot the design template with a solid line.

7. Label the cut and fill quantities for each section if cross-sections are used. If a site model is developed that is more accurate this information may be provided for information only.

8. Plot the right-of-way and easements on each cross-section.

Appendix A-14
Total Project Fee (Includes Subconsultants)

Amtrak Station
JPA Project Number 870906

Task No.	Task Description		Fee Estimate
1	Project Management		$6,480.00
2	General Project Meetings		$486.00
3	Survey		$0.00
4	Utility Coordination		$0.00
5	Public Involvement		$0.00
6	Drainage Analysis		$0.00
7	Traffic		$0.00
8	First Submittal		$0.00
9	Geotechnical Evaluation		$0.00
10	Environmental / Historical Review		$0.00
11	Exist Water - Sanitary Relocates		$0.00
12	Structural / Bridge Design		$0.00
13	Water Main Design		$0.00
14	Wastewater Design		$0.00
15	Right-of-Way		$0.00
16	Landscape Design		$0.00
17	Second Submittal		$0.00
18	QA/QC		$0.00
19	Permit Applications		$0.00
20	PS&E Submittals		$0.00
21	Bidding Phase		$0.00
22	Construction Phase		$0.00
	Expenses (Includes Subconsultant)		$229,900.00
		Total Project Cost	$236,866.00

OA PAY RATES (BASED ON HOURLY RATE SCHEDULE PER CLASSIFICATION)

Overhead Rate : 0%

Profit : 0%

Personnel		Total Hr.	Salary $ Per Hr.	Labor Cost	Total Cost
Principal/Project Manager	P/PM	0	$180.00	$0	$0.00
Team Leader	TL	43	$162.00	$6,966	$6,966.00
Group Leader	GL	0	$148.00	$0	$0.00
Senior Engineer	SE	0	$155.00	$0	$0.00
Senior Project Engineer	SPE	0	$142.00	$0	$0.00
Project Engineer	PE	0	$115.00	$0	$0.00
Associate Engineer	AE	0	$98.00	$0	$0.00
Assistant Engineer	ASE	0	$85.00	$0	$0.00
Senior Scientist	SS	0	$120.00	$0	$0.00
Senior Project Scientist	SPS	0	$105.00	$0	$0.00
Project Scientist	PS	0	$90.00	$0	$0.00
Associate Scientist	ACS	0	$70.00	$0	$0.00
Assistant Scientist	AS	0	$60.00	$0	$0.00
Surveyor	SM	0	$80.00	$0	$0.00
Survey Crew Member (CM)	SCM	0	$55.00	$0	$0.00
Technical Manager	TM	0	$118.00	$0	$0.00
Design Technician	DT	0	$84.00	$0	$0.00
Senior Technician	ST	0	$80.00	$0	$0.00
Technicain	Tech	0	$71.00	$0	$0.00
Administrative Coordinator	AC	0	$70.00	$0	$0.00
Administrative Assistant	AA	0	$60.00	$0	$0.00
Expenses					**$229,900.00**
		43		**$6,966**	**$236,866.00**

TOTAL EXPENSES					
Expenses	**Amount**		**$ Ea.**		**Cost**
Design					
Travel, mile (car)		MILES	0.50		$0.00
Travel, mile (survey vehicle)		MILES	0.68		$0.00
Subconsultant - Sinclair Hille	1	L.S.	229900		$229,900.00
Half Size Plots (each)		EA.	0.3		$0.00
Mylars, Half Size Plots (each)		EA.	4.5		$0.00
Aerial Mapping (DTM)		L.S.			$0.00
Miscellaneous Expenses(Plots, Copies, Reports, etc.)		L.S.	500		$0.00
Geotechnical Borings and Lab Testing		L.S.	200		$0.00
			Sub Total		**$229,900.00**
Survey Expenses					
Public Involvement Expenses					
			Total		**$229,900.00**

OA MAN-HOUR ESTIMATE - AMTRAK STATION/PROJECT NUMBER 870906

Task No.	Description of Work Items / Tasks	P/PM	TL	GL	SE	SPE	PE	AE	ASE	SS	SPS	PS	ACS	AS	SM	SCM	TM	DT	ST	Tech	AC	AA	Total Manhours	Total Labor Fee	Overhead 0.00%	Total (A+B)	Profit 0.00%	Total Fee (A+B+C)	
1	**Project Management**																												
	Project Management		40																				40	$6,480	$0	$6,480	$0	**$6,480.00**	
																													$6,480.00
2	**General Project Meetings**																												
	Kick-Off Meeting		3																				3	$486	$0	$486	$0	**$486.00**	
																													$486.00
3	**Survey**																												
																													$0.00
4	**Utility Coordination**																												
																													$0.00
5	**Public Involvement**																												
																													$0.00
6	**Drainage Analysis**																												
																													$0.00
7	**Traffic**																												
																													$0.00
8	**First Submittal**																												
																													$0.00
9	**Geotechnical Investigation**																												
																													$0.00
10	**Environmental/Historical Review**																												
																													$0.00
11	**Water Main/Wastewater Relocation**																												
																													$0.00
12	**Structural Design**																												
																													$0.00
13	**Water Main Design**																												
																													$0.00
14	**Wastewater Design**																												
																													$0.00
15	**Right-of-Way**																												
																													$0.00
16	**Landscape Design**																												
																													$0.00
17	**Second Submittal**																												
																													$0.00
18	**QA/QC**																												
																													$0.00
19	**Permit Applications**																												
																													$0.00
20	**PS&E Submittals**																												
																													$0.00
21	**Bidding Phase**																												
																													$0.00
22	**Construction Phase**																												
																													$0.00
	Total Manhours	0	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43						
	Total	$0	$6,966	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,966	$6,966	$0	$6,966	$0	**$6,966.00**	
	Total Labor, OH & Profit	$0	$6,966	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0						**$6,966.00**	

Appendix A-14 (Sinclair Hille)
Total Project Fee

Amtrak Station
City Project Number 870302

Task No.	Task Description		Fee Estimate
1	Project Management		$14,680.00
2	General Project Meetings		$20,510.00
3	Survey		$540.00
4	Utility Coordination		$4,590.00
5	Public Involvement		$4,720.00
6	Drainage Analysis		$0.00
7	Sustainable Design		$4,860.00
8	Traffic		$0.00
9	First Submittal		$60,620.00
10	Geotechnical Evaluation		$0.00
11	Environmental / Historical Review		$0.00
12	Existing Water Main or Wastewater Relocation		$0.00
13	Telecommunications/Technology Design		$3,870.00
14	New / Replacement Water Main Design		$0.00
15	New / Replacement Wastewater Design		$0.00
16	Right-of-Way		$0.00
17	Site/LandscapeDesign		$3,610.00
18	Second Submittal		$70,340.00
19	Quality Assurance/Quality Control		$3,040.00
20	Permit Applications		$980.00
21	PS&E Submittals		$10,400.00
22	Bidding Phase		$3,790.00
23	Construction Phase		$21,950.00
	Expenses		$1,400.00
		Total Project Cost	$229,900.00

PAY RATES (BASED ON HOURLY RATE SCHEDULE PER CLASSIFICATION)					
				Overhead Rate :	**0%**
				Profit :	**0%**
Personnel		**Total Hr.**	**Hourly Rate (2010)**	**Cost**	**Total Cost**
Principal Project Manager	PPM	184	$135.00	$24,840	$24,840.00
Principal Design Architect	PDA	320	$135.00	$43,200	$43,200.00
Principal Project Architect	PPA	338	$135.00	$45,630	$45,630.00
Project Architect	PA	150	$110.00	$16,500	$16,500.00
Architectural Design-CADD	AI CADD	58	$70.00	$4,060	$4,060.00
Construction Administrator	CA	92	$90.00	$8,280	$8,280.00
Mechanical Engineer	ME	150	$135.00	$20,250	$20,250.00
Electrical Engineer	EE	130	$135.00	$17,550	$17,550.00
Structural Engineer	SE	120	$135.00	$16,200	$16,200.00
Civil Engineer	CE	112	$135.00	$15,120	$15,120.00
Engineering Technician 1	ET1	164	$90.00	$14,760	$14,760.00
Adminstrative I	Admin	44	$50.00	$2,200	$2,200.00
Expenses					**$1,400.00**
		1862		**$228,590**	**$229,990.00**

TOTAL EXPENSES					
Expenses	**Amount**		**$ Ea.**		**Cost**
Design					
Travel, mile (car)		MILES			$0.00
Travel, mile (survey vehicle)		MILES			$0.00
Environmental Documentation (lump sum)		L.S.			$0.00
Half Size Plots (each)	300	EA.	1		$300.00
Mylars, Half Size Plots (each)	100	EA.	1		$100.00
Aerial Mapping (DTM)		L.S.			$0.00
Miscellaneous Expenses(Plots, Copies, Reports, etc.)	1	L.S.	1000		$1,000.00
Geotechnical Borings and Report		L.S.			$0.00
			Sub Total		**$1,400.00**
Survey Expenses					
Public Involvement Expenses					
			Total		**$1,400.00**

Lincoln Haymarket Infrastructure Team (LHIT)

Task A-14: Amtrak Station

12/8/2010

	PPM	PDA	PPA	PA	AI CADD	CA	ME	EE	SE	CE	ET1	Admin	Total Hours	Total Labor Fee	
1. Project Management															
Project Management	64	0	0	0	0	0	0	0	0	0	0	0	64	$8,640.00	
Coordination with Others	16	4	0	0	0	0	0	0	0	0	0	0	20	$2,700.00	
Design Memorandum	8	16	0	0	0	0	0	0	0	0	0	2	26	$3,340.00	
Condemnation Hearings	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	$14,680.00
2. General Project Meetings															
Kick-Off Meeting	2	2	0	0	0	0	0	0	0	0	0	0	4	$540.00	
Progress Meetings	16	16	0	0	0	0	0	0	0	0	0	8	40	$4,720.00	
Review Meetings	6	12	12	0	0	0	2	2	2	4	0	0	40	$5,400.00	
Plan-in-Hand	2	4	4	0	0	0	2	2	2	2	0	0	18	$2,430.00	
Coordination Meetings with Amtrak and BNSF Representatives	20	24	0	0	0	0	2	2	2	2	0	8	60	$7,420.00	$20,510.00
3. Survey															
Topographical Survey	0	0	2	0	0	0	0	0	0	2	0	0	4	$540.00	
Supplemental Field Survey	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	$540.00
4. Utility Coordination															
Utility Location/Verification	0	0	4	0	0	0	2	2	0	2	0	0	10	$1,350.00	
Utility Plan Submittal	0	0	4	0	0	0	2	2	0	4	0	0	12	$1,620.00	
Utility Review Meetings/Coordination for Building Location and Design	0	0	4	0	0	0	2	2	0	4	0	0	12	$1,620.00	$4,590.00
5. Public Involvement															
One-on-One Small Group Meetings (8)	16	16	0	0	0	0	0	0	0	0	0	8	40	$4,720.00	$4,720.00
6. Drainage Analysis															
Hydraulic / Hydrologic Analysis	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Floodplain Study	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Preliminary Drainage Studies	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	$0.00
7. Sustainable Design Components															
Identification/Research/Evaluation	0	12	12	0	0	0	4	4	0	4	0	0	36	$4,860.00	$4,860.00
8. Traffic															
Traffic Data Collection	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Traffic Analysis	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Traffic Signal / ITS Design / Street Lighting	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Pavement Marking & Signing	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	$0.00
9. First Submittal															
Prepare Alternatives	8	40	24	0	42	0	0	0	0	0	0	0	114	$12,660.00	
Preliminary Designs															
Civil Site Plan (including canopy platform)	0	0	0	0	0	0	0	0	0	12	4	0	16	$1,980.00	
Civil Utility Plan	0	0	0	0	0	0	0	0	0	12	4	0	16	$1,980.00	
Architectural Floor Plan	2	24	28	16	12	0	0	0	0	0	0	0	82	$9,890.00	
Architectural Roof Plan	2	8	16	0	0	0	0	0	0	0	0	0	26	$3,510.00	
Architectural Exterior Elevations	2	40	24	0	0	0	0	0	0	0	0	0	66	$8,910.00	
Structural Foundation Plan	0	0	0	0	0	0	0	0	8	0	8	0	16	$1,800.00	
Canopy Structural Plan	0	0	0	0	0	0	0	0	4	0	2	0	6	$720.00	
MEP Site Plan	0	0	0	0	0	0	4	4	0	0	8	0	16	$1,800.00	
Mechanical Symbols Legend	0	0	0	0	0	0	0	0	0	0	2	0	2	$180.00	
Mechanical Plans	0	0	0	0	0	0	20	0	0	0	12	0	32	$3,780.00	
Electrical Symbols Legend	0	0	0	0	0	0	0	0	0	0	2	0	2	$180.00	
Electrical Lighting Plans	0	0	0	0	0	0	0	20	0	0	8	0	28	$3,420.00	
Plumbing Plans	0	0	0	0	0	0	20	0	0	0	8	0	28	$3,420.00	
Preliminary Construction Phasing	2	4	8	0	0	2	0	0	0	0	0	0	16	$2,070.00	
Cost Estimates	2	2	12	0	0	0	4	4	4	4	0	0	32	$4,320.00	$60,620.00
10. Geotechnical Evaluation															
Data Research	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Design Recommendations	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Geotechnical Report	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	$0.00
11. Environmental/Historical Review/Re-Design and Re-Use															
NEPA Environmental Review	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Traffic Noise Study	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	

Hazardous Material Review	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Wetlands and Habitat Investigation	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Wetland Permitting	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Historical / Archeological Investigation	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Impacts to Misc. Environmental Resources	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Prepare Draft Environmental Review	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Endangered Species Review	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Public Land Impacts (4F or 6F)	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	$0.00
12. Existing Water Main or Wastewater Relocation															
Water Main/Wastewater Relocation	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	$0.00
13. Telecommunications / Technology Design															
Special Systems	0	2	8	0	0	0	0	16	0	0	4	0	30	$3,870.00	$3,870.00
14. New/Replacement Water Main Design															
Horizontal Alignment	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Vertical Alignment	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Detail Drawings	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Utility Conflict Verification and Resolution	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	$0.00
15. New/Replacement Wastewater Design															
Horizontal Alignment	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Vertical Alignment	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Detail Drawings	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Utility Conflict Verification and Resolution	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	$0.00
16. Right-of-Way															
Right-of-Way Plans	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Legal Descriptions	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Stake Right-of-Way	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	$0.00
17. Site Design															
Project Site Design	2	12	4	0	4	0	0	0	0	4	4	0	30	$3,610.00	$3,610.00
18. Second Submittal															
Second Submittal Design															
General Drawing Standards	0	0	8	8	0	0	0	0	0	0	0	0	16	$1,960.00	
Landscape Plan	0	8	0	0	0	0	0	0	0	0	0	0	8	$1,080.00	
Civil Site Plan (including canopy platform)	0	0	0	0	0	0	0	0	0	8	2	0	10	$1,260.00	
Civil Grading Plan	0	0	0	0	0	0	0	0	0	4	2	0	6	$720.00	
Civil Erosion and Sediment Control Sheets	0	0	0	0	0	0	0	0	0	4	2	0	6	$720.00	
Civil Utility Plan	0	0	0	0	0	0	0	0	0	4	2	0	6	$720.00	
Civil Paving Geometric Plan	0	0	0	0	0	0	0	0	0	2	2	0	4	$450.00	
Civil Paving Details	0	0	0	0	0	0	0	0	0	8	4	0	12	$1,440.00	
Architectural Floor Plans	0	8	20	12	0	0	0	0	0	0	0	0	40	$5,100.00	
Architectural Roof Plans	0	2	4	6	0	0	0	0	0	0	0	0	12	$1,470.00	
Architectural Enlarged Unit Plans	0	2	12	16	0	0	0	0	0	0	0	0	30	$3,650.00	
Architectural Reflected Ceiling Plans	0	2	8	8	0	0	0	0	0	0	0	0	18	$2,230.00	
Architectural Interior Elevations	0	8	12	8	0	0	0	0	0	0	0	0	28	$3,580.00	
Architectural Schedules & Frame Types	0	0	16	12	0	0	0	0	0	0	0	0	28	$3,480.00	
Architectural Exterior Elevations	0	8	16	16	0	0	0	0	0	0	0	0	40	$5,000.00	
Architectural Wall Sections	0	2	8	12	0	0	0	0	0	0	0	0	22	$2,670.00	
Architectural Stair Sections	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	
Architectural Section Details	0	2	4	4	0	0	0	0	0	0	0	0	10	$1,250.00	
Structural General Notes	0	0	0	0	0	0	0	0	4	0	0	0	4	$540.00	
Structural Schedules	0	0	0	0	0	0	0	0	12	0	4	0	16	$1,980.00	
Structural Foundation Plan	0	0	0	0	0	0	0	0	4	0	2	0	6	$720.00	
Canopy Structural Plan	0	0	0	0	0	0	0	0	4	0	2	0	6	$720.00	
Structural Framing Plan	0	0	0	0	0	0	0	0	16	0	4	0	20	$2,520.00	
Structural Roof Framing Plan	0	0	0	0	0	0	0	0	16	0	4	0	20	$2,520.00	
Structural Details	0	0	0	0	0	0	0	0	12	0	4	0	16	$1,980.00	
MEP Site Plan	0	0	0	0	0	0	2	2	0	0	0	0	4	$540.00	
Mechanical Symbols Legend	0	0	0	0	0	0	0	0	0	0	2	0	2	$180.00	
Mechanical Plans	0	0	0	0	0	0	8	0	0	0	6	0	14	$1,620.00	
Enlarged Unit Mechanical Plans	0	0	0	0	0	0	8	0	0	0	4	0	12	$1,440.00	
Mechanical Details	0	0	0	0	0	0	4	0	0	0	4	0	8	$900.00	
Mechanical Schedules	0	0	0	0	0	0	4	0	0	0	4	0	8	$900.00	
Mechanical Equipment Schedules	0	0	0	0	0	0	4	0	0	0	4	0	8	$900.00	
Electrical Symbols Legend	0	0	0	0	0	0	0	0	0	0	2	0	2	$180.00	

Electrical Lighting Plans	0	0	0	0	0	0	0	12	0	0	4	0	16	$1,980.00	
Electrical Power Plans	0	0	0	0	0	0	0	8	0	0	0	0	8	$1,080.00	
Enlarged Unit Electrical Plans	0	0	0	0	0	0	0	4	0	0	4	0	8	$900.00	
Electrical Details and Diagrams	0	0	0	0	0	0	0	4	0	0	4	0	8	$900.00	
Electric Panelboard Schedules	0	0	0	0	0	0	0	2	0	0	2	0	4	$450.00	
Electrical Schedules	0	0	0	0	0	0	0	4	0	0	4	0	8	$900.00	
Plumbing Plans	0	0	0	0	0	0	4	0	0	0	4	0	8	$900.00	
Enlarged Unit Plumbing Plans	0	0	0	0	0	0	4	0	0	0	4	0	8	$900.00	
Enlarged Plumbing Plan Details	0	0	0	0	0	0	6	0	0	0	4	0	10	$1,170.00	
Plumbing Details	0	0	0	0	0	0	4	0	0	0	4	0	8	$900.00	
Plumbing Risers	0	0	0	0	0	0	2	0	0	0	4	0	6	$630.00	
Cost Estimates	2	8	0	0	0	0	4	4	4	2	0	0	24	$3,240.00	
Special Provisions	0	0	4	4	0	0	2	2	2	2	0	0	16	$2,060.00	$70,430.00
19. Quality Assurance/Quality Control															
Plan Review	2	0	8	8	0	0	4	2	0	0	0	0	24	$3,040.00	$3,040.00
20. Permit Applications															
Floodplain Permit	0	0	0	2	0	0	0	0	0	2	0	0	4	$490.00	
SWPPP	0	0	0	2	0	0	0	0	0	2	0	0	4	$490.00	$980.00
21. PS&E Submittal															
Draft PS&E Submittal	4	0	20	8	0	0	2	2	2	2	0	0	40	$5,200.00	
Final PS&E Submittal	4	0	20	8	0	0	2	2	2	2	0	0	40	$5,200.00	$10,400.00
22. Bidding Phase															
Attend Pre-Bid Meeting	0	0	2	0	0	2	2	2	0	0	0	0	8	$990.00	
Answer Design Questions	0	4	2	0	0	4	2	2	2	2	0	0	18	$2,250.00	
Prepare Addenda	0	0	2	0	0	2	0	0	0	0	0	2	6	$550.00	$3,790.00
23. Construction Phase															
Attend Pre-Construction Meeting	2	0	0	0	0	2	2	2	0	0	0	0	8	$990.00	
Review Shop Drawings	0	0	4	0	0	28	4	4	6	2	0	16	64	$6,020.00	
Prepare Revision Sheets	0	0	2	0	0	4	2	2	2	0	0	0	12	$1,440.00	
Answer Design Questions	0	12	0	0	0	24	2	2	2	2	0	0	44	$4,860.00	
Evaluate substitute "or equal" bids	0	4	0	0	0	12	2	2	2	2	0	0	24	$2,700.00	
Conduct Site Visits (6 visits)	0	12	0	0	0	12	6	6	6	6	0	0	48	$5,940.00	$21,950.00
Total Hours	184	320	338	150	58	92	150	130	120	112	164	44	1862		
Total Labor Fee	$24,840.00	$43,200.00	$45,630.00	$16,500.00	$4,060.00	$8,280.00	$20,250.00	$17,550.00	$16,200.00	$15,120.00	$14,760.00	$2,200.00		$228,590.00	

APPENDIX B -1

PROJECT SCHEDULE FOR AMENDMENT NO. 1 WORK

No.	Individual Project Component	Design Start	Target Ready to Bid Date Plans and Specifications	Target Construction Start Date	Target Construction Substantial Completion or Coordination/Analysis Complete
6	Sreetscape Design	12/16/2010	See Note 1	See Note 1	9/30/2013
14	Amtrak Station and Platform	12/16/2010	8/1/2011	10/1/2011	6/15/2012

Note 1: The Streetscape Design plans will be incorporated into the bid packages for the various roadway projects and will follow those inidvidual project bid and construction dates.