

WEST HAYMARKET JOINT PUBLIC AGENCY (JPA)
Board Meeting
November 10, 2010

Meeting Began At: 4:05 P.M.

Meeting Ended At: 4:25 P.M.

Members Present: Tim Clare, Jayne Snyder, Chris Beutler

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

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

Item 2 – Selection of Construction Manager at Risk Firm for the West Haymarket Arena

Greg MacLean, Director of Public Works, came forward as the Chair of the Selection Committee for the Construction Manager at Risk for the West Haymarket Arena. He thanked the Board for this time to explain Selection Committee's part in this process and how the Committee came to its recommendation. In the selection process there are statutory requirements that have to be met as part of the RFP. The City of Lincoln Purchasing Department issued the RFP and there were four respondents. The Committee was required to interview three of the applicants but because all were qualified it was decided to interview all four. The four applicants were Sampson/Turner, Weitz/Hunt, Mortenson/Hampton and Kiewit Building Group Inc.

There are also statutory requirements that determined who must be members of the Selection Committee. The required members were: (1) Greg Maclean, Director of Public Works; (2) Vince Mejer, Purchasing Agent for Lincoln/Lancaster County; (3) Eugene Carroll, City Council Representative; (4) Roger Figard, City Engineer; (5) Linda Wilson, former City Councilwoman and Member of the Public Building Commission; and (6) Dan Muhleisen, resident of Lincoln. In addition to the required members it was decided to include following people: (7) Don Herz, City Finance Director; (8) Mark Boehm, University of Nebraska Athletics; (9) Jim Martin, West Haymarket Program Manager; (10) Dan Marvin, West Haymarket Project Administrator; and (11) Trish Owen, Mayor's Deputy Chief of Staff.

The Committee Members read all of the RFP submissions which include background information, approach, key members of the team and financial information. All four firms were given 2 hour interviews by the Committee. The Committee ranked the teams using criteria set forth by State Statute. MacLean distributed a summary of the rankings to the Board. The spreadsheet shows the rating criteria, the maximum amount of points for each criteria, the scores given by the Committee members and the firm's total score. When the scores were averaged, Mortenson/Hampton and Sampson/Turner ended up in a statistical dead heat. The Committee

forwarded these scores to the Mayor. The Mayor was then required to do his own analysis of the firms.

Clare asked if the rating criteria was based on State Statute or if the committee came up with it on their own. MacLean responded that the City has a policy and EO that is based on State Statute. There is some flexibility with the number of points that can be assigned for each of the criteria but they must total 100 points.

Mayor Beutler thanked the Board for the time to discuss his portion of the process. State Statute requires the Mayor to do his own analysis and use the Selection Committee's recommendation as a part of that analysis. There were eleven good people on the Selection Committee and their recommendation meant a great deal to the Mayor and was an important piece of his analysis. Mayor Beutler read the proposals, called references and talked to a number of Selection Committee members. He also visited 5 different arenas, a couple of which were built by the two leading candidates.

Mayor Beutler explained that even after focusing on the Selection Committee's top two candidates it took a while to determine the top firm. Each team gave excellent presentations and has excellent personnel. Everyone agreed that the City was blessed with four firms that could complete the arena quite competently. What ultimately led to the Mayor's recommendation of the Mortenson/Hampton team centered around two things. The first factor was that the arena be completed on time. Mortenson has critical experiences dealing with railroads and specifically with Burlington Northern. A great example of that is the Minnesota Twins ball park, Target Field, in Minneapolis. That project involved Mortenson building a promenade deck and a portion of the stadium seating over a BNSF main line with 14 commuter trains going by each day during construction. The Mayor felt that experience gave Mortenson a slight edge in terms of completing this project on time. The other factor that the Mayor considered was in regards to the budget. On the sheets that were provided by Greg MacLean, it is noted that the Mortenson/Hampton initial cost estimate was by far the lowest. Although the costs will be assessed in stages as the design work is done, the Mayor felt there was some meaning in the way that Mortenson/Hampton made an effort to keep the initial costs down.

Snyder expressed that the interest by four wonderful companies to build the arena make her proud to be a citizen of Lincoln, Nebraska. It says something about Lincoln these firms would want to come here and be involved in this project. She feels that Mortenson/Hampton will help this project come in on time and under budget.

Clare thanked the firms that took the time to submit a bid as he knows how time consuming that process can be. He also thanked to those that served on the Selection Committee. Clare stated that he is equally proud of the process as of the end result. The process not only looked at every possible angle, situation and scenario but has been very open and transparent. He wants to not only have an outstanding facility, but one that the City can be proud of.

Snyder opened the meeting for public comment. No one came forward.

Beutler made a motion for the JPA to ratify the selection of Mortenson/Hampton as the Construction Manager at Risk for the West Haymarket Arena. Clare seconded the motion. Motion carried 3-0.

Item 3 – Set Next Meeting Date: Tuesday November 18, 2010 3:00 P.M.

The next JPA Board meeting is scheduled for Tuesday November 18, 2010 at 3:00 P.M.

Chair Snyder adjourned the meeting at 4:25.

Prepared by: Melissa Ramos-Lammli, Engineering Services