

**WEST HAYMARKET JOINT PUBLIC AGENCY (JPA)**  
**Board Meeting**  
**July 6, 2012**

Meeting Began At: 3:00 P.M.

Meeting Ended At: 3:22 P.M.

Members Present: Chris Beutler, Eugene Carroll, Tim Clare

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

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

**Item 2 -- Public Comment and Time Limit Notification**

Chair Beutler welcomed public comment. He 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 meeting held June 19, 2012**

Beutler asked if there were any corrections or changes to the minutes of the June 19, 2012 meeting. Being none, Carroll moved approval of the minutes. Clare seconded the motion. Motion carried 3-0.

**Item 4 -- West Haymarket Progress Report**

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

Yancey began by reviewing the participation numbers, indicating that through May/June of 2012 there had been 1,228 workers on site. This includes both professional and construction workers. Of the total, 59% (or 727) live in Lincoln/Lancaster County and another 25% (or 307) live in Nebraska outside Lancaster County. Only 16% (or 194) were outside Nebraska.

Looking at just the construction employees using certified payrolls or Davis Bacon, there were 889 workers on site. Of the total 547 (or 62%) of the workers are from Lincoln/Lancaster County, 236 (or 27%) from Nebraska, and only 106 (or 11%) outside of Nebraska.

Clare asked how the first two charts are related. Yancey responded that they can track all the workers using certified payrolls and the second chart workers are included in the first chart totals.

For company participation, out of 175 firms, 158 (or 75%) were Nebraska firms and only 54 (or 25%) were outside Nebraska. That equates to \$115 million out of a total \$162 million that was awarded to Nebraska firms that actually have an address in Nebraska.

On the infrastructure projects, the 'N' Street work continues between 7<sup>th</sup> and 9<sup>th</sup> Streets in front of Baker Hardware and Midwest Steel. This work is on schedule to be completed August 10. The packet includes an image of the new intersection at 8<sup>th</sup> and 'N' Street, a view of 'N' Street from 9<sup>th</sup> to 'N' Street, and a Constructor's crew installing new pipes into the existing storm sewer box.

Amtrak opened on time as expected. The packet includes an image of the station from the Arena site, a view of the new Haymarket Station from the parking lot, and the arrival of the first train at the new Haymarket Station at approximately 1:00 a.m. on the morning of Tuesday, June 26. Yancey thanked all the players that helped to reach this important deadline.

The BNSF track removal continues next to the Arena to gain more access to the site. BNSF work is expected to be complete by the end of July, which is earlier than anticipated.

On the DEC Plant, work is moving forward. The precast is expected to be erected on the exterior of the building next week. A view is shown from the concourse level of the Arena.

The Watson Brickson site is in the next round of environmental testing, as well as a historical GPR testing. On July 23, Hawkins will mobilize its forces to be in the core area roadway and canopy restoration work.

John Hinshaw, Mortenson Construction, reported on the Pinnacle Bank Arena progress. Several aerial views as of June 16 are included in the packet showing the cranes in the center of the bowl.

They have gone 21 consecutive days without a safety incident. Roughly, there have been 150 craft workers on site daily over the last several months. Overall, there have been 210,000-worker hours onsite. In response to Beutler's inquiry, Hinshaw confirmed that there have not been any serious injuries or safety incidents on site – one hurt finger was all reported.

A packet image shows the Arena stairs which Midwest Steel are fabricating here in Lincoln. You enter on the event level and go up these stairs to the main concourse level. There will be an escalator to the left of these stairs.

The elevated deck placements have completed on all three levels. So far, 121,000 square feet of deck and 14,500 yards of concrete have been placed. Concrete Industries is working on the precast stadia erection as shown in the picture, which shows all three levels. Other images show the steel erection and the seating bowl with further progress. The start of the piping has begun. Mechanical work by Welldinger workers and electrical work by several companies -- Gephart, ABC, and Gregg – continues. There is also a picture of the masonry work. This shows the future ticket window looking to the north.

In summary, Hinshaw ran a presentation walking you through the enclosure of the Arena. It is an actual model built on site by Mortenson and linked to the progress schedule. It gives a good idea of upcoming sequences. Anticipated enclosure is January 2013.

Clare asked about whether the Arena was on schedule. Hinshaw confirmed, stating that BNSF Railroad had been good to work with on a day-to-day basis. They anticipate the tracks will be out early so they will be working in the right-of-way on Monday.

**Item 5 -- WH 12-40 Resolution approving the Agreement with Judds Brothers Construction Company for the West Haymarket Railroad Track Removal Project No. 870908 (Bid No. 12-151) in the amount of \$146,026.00. (Paula Yancey)**

Yancey explained that this agreement was for Judds Brothers Construction Company to do the track removal on the JPA property – not the railroad property. The total amount of the contract is for \$146,026.

Beutler, having asked for this to be held over from the last meeting, does plan to vote for approval today. Judds Brothers has done well on the WH projects. He has also met with the principals of Judds Brothers and received assurances the work will be completed on time. There had been concerns related to the South Street Bridge Project that was not completed as hoped. However, he now feels confident to move forward based on their past Haymarket work, the language in the agreement and assurances received. He will look at the other project as a separate issue.

Carroll asked if this delay will affect progress. Yancey confirmed that they will be fine overall as the next phase does not begin until September.

Jane Kinsey, Lincoln Watchdogs, came forward wondering what assurances we had from Judds Brothers. She wondered if there was anything in writing.

Beutler explained that there is language in the agreement along with the verbal assurances.

Yancey further stated that appropriate oversight will be important to be successful, that language includes liquidated damages for not meeting deadlines, and that Judds Brothers had performed well on earlier contracts so that they did not anticipate issues. There were delays not caused by them and yet they still met their commitments.

Kinsey wondered if the South Street Bridge Project was delayed due to work on the Haymarket Project, or if it was an administration issue. Kinsey wanted to be sure these projects, along with Antelope Valley repairs, were reviewed and results reported to the public.

Beutler relayed that his understanding was that Judds Brothers had separate crews on the two projects, so that was not the issue. He again reiterated that he would continue to investigate the reasons for the delays and the language used on all the City contracts.

Clare stated that Judds Brothers did an outstanding work in the dirt removal during the early stages of this project and has every confidence that they will be able to get this done.

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

**Item 6 -- WH 12-42 Resolution approving Change Order No. 1 to the Final Guaranteed Maximum Price Amendment to the Amended and Restated Construction Manager at Risk Contract with M.A. Mortenson for inclusion of the enhanced curtaining system into their scope of work for an additional contract cost of \$532,824.00 and to establish \$156,802,991.00 as the revised amount the Contract Sum (GMP) shall not exceed. (Paula Yancey)**

Yancey explained that this resolution is to move existing scope into Mortenson's contract to install, coordinate, and schedule the installation of the enhanced curtaining system. These are high steel issues that need to be done in coordination with other work done in the catwalks. This is not an increase in the overall budget, but a move to make sure it is coordinated well. The total cost is \$532,824.

Clare asked if this revised amount of the contract sum (GMP) was in the budget. Yancey affirmed that it was and this is just a move for coordination purposes.

Being no public comment, Carroll made a motion to approve Resolution WH 12-42. Clare seconded the motion. Motion carried 3-0.

**Item 7 – Set Next Meeting Date**

The next regular meeting date is Friday, July 20, 2012 at 1:00 p.m. in City Council Chambers Room 112. Note that this is an earlier start time than for most JPA Board meetings.

**Item 8 -- Motion to Adjourn**

Carroll made a motion to adjourn the meeting. Clare seconded the motion. Motion carried 3-0. The meeting adjourned at 3:22 P.M.

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





 **Pinnacle Bank Arena**

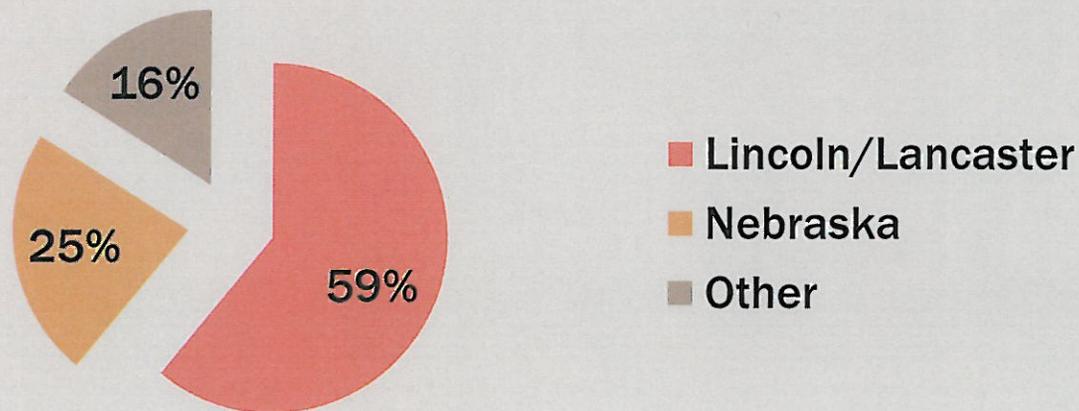
# **PINNACLE BANK ARENA**

**& Associated Infrastructure  
Projects**

**Project Status Update  
July 6th, 2012**

**WEST HAYMARKET LOCAL PARTICIPATION REPORT  
ALL WORKERS – INCLUDING ENGINEERING AND PROFESSIONAL SERVICES  
THROUGH MAY / JUNE 2012**

	<b>Total</b>	<b>Percentage</b>
<b>Lincoln/Lancaster County</b>	<b>727</b>	<b>59%</b>
<b>Nebraska</b>	<b>307</b>	<b>25%</b>
<b>Other</b>	<b>194</b>	<b>16%</b>
	<b>1228</b>	<b>100%</b>



# WEST HAYMARKET LOCAL PARTICIPATION REPORT DAVIS BACON / CONSTRUCTION EMPLOYEES THROUGH MAY / JUNE 2012

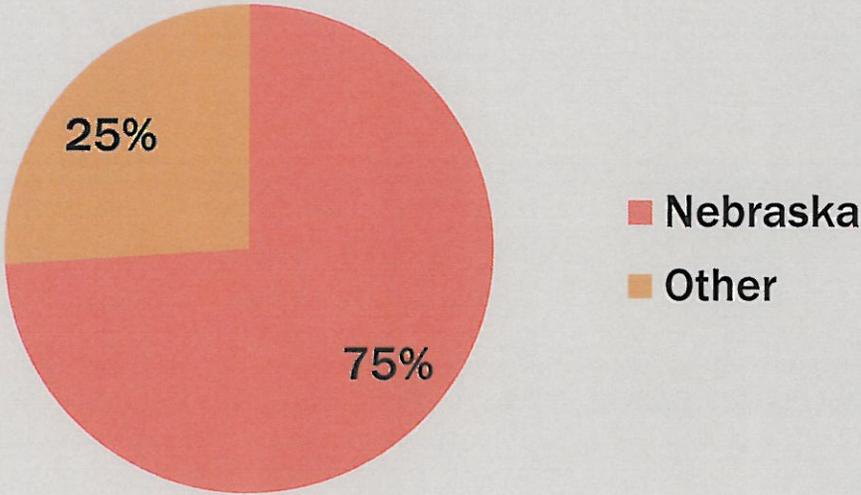
	Total	Percentages
Lincoln/Lancaster County	547	62%
Nebraska	236	27%
Other	106	11%
	889	100%



# WEST HAYMARKET COMPANY PARTICIPATION

	Total	Percentage
Nebraska Firms	158	75%
Other	54	25%
	175	100%

**\$115 Million  
Nebraska Dollars  
out of \$162 Million**



# N STREET CONSTRUCTION NEW INTERSECTION AT 8<sup>TH</sup> & N STREETS



# N STREET CONSTRUCTION VIEW OF N STREET PROJECT FROM 9<sup>TH</sup> & N INTERSECTION



# N STREET CONSTRUCTION STORM INLET IN FRONT OF BAKER HARDWARE



Constructors  
crew installing  
new storm inlet  
pipe into  
existing storm  
sewer box

# VIEW OF NEW HAYMARKET STATION FROM THE ARENA SITE



# VIEW OF NEW HAYMARKET STATION FROM TEMPORARY PARKING LOT



ARRIVAL OF FIRST AMTRAK TRAIN AT THE  
NEW HAYMARKET STATION APPROXIMATELY  
1:00 A.M. TUESDAY, JUNE 26



06/26/2012

# BNSF TRACK REMOVAL NORTHEAST CORNER OF ARENA



# BNSF TRACK REMOVAL



# DEC VIEW FROM CONCOURSE LEVEL OF ARENA



# **Pinnacle Bank Arena Progress Update**

# AERIAL

## JUNE 16, 2012



6-16-12

# AERIAL

## JUNE 16, 2012



# Safety

- Worked 21 consecutive days without a safety incident
- Project averages over 150 Craft Workers daily
- The Project has worked 210,000 hours on site

# ARENA STAIRS



# ARENA STAIRS



# Elevated Deck Placements

- 100% Elevated Cast In Place Structural Decks have been completed
- 121,000 Square Feet of Deck Placed



# Concrete Superstructure

- The concrete work continues with Slab on Grade, Slab on Metal Deck, and Elevated Beam Pours
- 14,500 yards of concrete have been placed.



# PRECAST STADIA ERECTION



# STEEL ERECTION



# SEATING BOWL



# MECHANICAL WORK



# ELECTRICAL WORK



# MASONRY WORK

