

**WEST HAYMARKET JOINT PUBLIC AGENCY (JPA)**  
**Board Meeting**  
**October 5, 2012**

Meeting Began At: 3:00 P.M.

Meeting Ended At: 3:23 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 September 6, 2012**

Beutler asked for corrections or changes to the minutes of the September 6, 2012 meeting. Being none, Clare moved approval of the minutes. Carroll seconded the motion. Motion carried 3-0.

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

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

Yancey reviewed the participation numbers, indicating that through August-September of 2012 there had been 1,659 workers on site. This includes both professional engineering and construction workers. Of the total workers, 974 (or 59%) live in Lincoln/Lancaster County and another 470 (or 28%) live in Nebraska outside Lancaster County. Only 215 (or 13%) were from outside Nebraska.

Looking at just the construction employees using certified payrolls or Davis Bacon, there were 1,375 workers on site. Of the total, 831 (or 60%) of the workers are from Lincoln/Lancaster County, 412 (or 30%) were from Nebraska, and only 132 (or 10%) were from outside of Nebraska.

Company participation numbers show 282 total firms were awarded contracts. Out of the total firms, 217 (or 77%) were Nebraska firms and only 65 (or 23%) were outside Nebraska. That equates to \$139.1 million out of a total \$191.7 million awarded to firms that actually have an address in Nebraska.

On the arena progress, Mortenson and their subcontractors have worked 112 consecutive days without a safety incident. On average, there are 250 craft workers on site daily, and they have worked 450,000 hours on site to date. Responding to Clare, Yancey explained that a safety incident includes anything

that is recordable as requiring medical attention – even taking a painkiller such as a Tylenol is recordable. This is an outstanding length of time without a single incident.

The concrete work continues in the building, doing slab on grade and slab on metal deck pours. To date there have been 24,232 yards of concrete placed in the arena. Included is an image of the arena bowl from the upper concourse. This is quite impressive and shows the different levels of the building, as well as the different types and amounts of equipment accumulated within the bowl. Another image shows workers detailing the precast stadia that will have seats installed upon it. The north view of the arena elevation shows a good image of the building. A couple of ironworkers are shown detailing steel as it is going up on the west side of the building. They have been setting quite a few trusses in the bowl lately, and another image shows the ironworkers walking the high piece of steel setting that connecting truss. Included is an image showing installation of the stair in Quadrant B being moved into place with the crane. They have started framing the exterior bowl. The picture in the packet shows the workers building the exterior high drum framing done on the lower level of the roof deck before it is lifted into place. Aluminum framing installation is shown for the main entrance that will eventually house the storefront and glass. The red shown on the outside of the building is a waterproofing membrane that goes on top of the framing materials.

Adam Hoebelheinrich, PC Sports, proceeded with the infrastructure report. In the last month there have been four major projects started with good progress. One of the projects is the Deck One parking site. They are about half done with the piles and will pour the first footing next week. Several images are included showing them putting rebar into the pile caps for the garage. Another project that started this month was the rough grading and shared pier package for the pedestrian bridge. They are shown installing the drain system to facilitate the settling of the earth embankment for structural stability on the north side of the bridge. In the arena area, there is a shared pier and another image shows them installing piles at that location. They are also preparing subgrade for the pedestrian bridge abutment in the festival space. A third project is the DEC piping for the distribution system. This project is in the middle of everyone, but the contractor is making good progress. Removal of the Iron Horse Parking Lot at 7<sup>th</sup> and ‘Q’ started Monday for the future site of the “Railyard”, as well as installation of the DEC piping for that area. For the core area projects, Hawkins has taken advantage of the nice weather hauling 200,000 cubic yards of dirt (on a football field that would be 93 feet high). They are going to have their first pour on the southbound lanes of Pinnacle Arena Drive on Monday as an image shows them putting down rock base for that drive. Hawkins has put in storm sewer and, through another contract, has almost completed the removal of the historic canopy between ‘O’ and ‘P’ Streets for refurbishing. TDP’s development project includes steel erection at the Lofts. Finally, there are several pictures looking south from the arena that show numerous projects taking place simultaneously. Currently near ‘R’ Street and the alley area there are five different projects underway with five different general contractors. There is a good coordination effort and everyone is working together well. The last image shows an aerial of the entire area as of September 15, 2012.

Referencing the map included at the beginning of the infrastructure report, Beutler asked about the possibility of a future road on the east side of the arena connecting to Arena Drive. Yancey responded that is where the pedestrian ramp and connection to the elevated plaza will occur, as well as the pedestrian bridge. There will be some plaza space and the ramp as far as what is planned now. If the land use changed, the Post Office was gone, and land acquired; a road may be a possibility in the distant future.

Responding to Clare’s inquiry about being on time, Adam responded that they are on schedule. They are hoping the weather holds for a several more weeks to maintain the schedule. Clare expressed his appreciation for the great work. Being no public comment, the Board moved on to Agenda Item 5.

**Item 5 -- Approval of August 2012 Payment Register and response to questions from the Auditor of Public Accounts**

Steve Hubka, City Finance Director, presented the payment register for August 2012. He noted that the total expenditure is approximately \$9.1 million. That is a greater outflow of cash than in previous months due to the number of projects underway as detailed today. There is an expenditure of approximately \$900,000 for the core area roadway, which is something new to this report. We recently incurred an expenditure of \$765 to BKD Independent Auditor to provide access to their work papers for the Auditor of Public Accounts. This will appear on the September report.

The Auditor of Public Accounts did review BKD's work papers. From that and from some website reports they generated a handful of questions. Mark Leikam, from the City Finance Office and acting as controller for the JPA Board, prepared the responses to those questions. He reviewed the responses with Hubka after which the responses were sent back to the Auditor of Public Accounts on September 25. They were accounting-type questions that were given responses in a complete and timely manner. Of course, the Auditor of Public Accounts is free to ask more questions or do other procedures as well. Responding to Beutler, Hubka stated that this would be characterized as friendly correspondence at this point. Many of the questions appeared exclusively related to numbers in the Audit Report of August 31, 2011. One of the reasons for some of the questions and reconciliations was that they used figures off the website that were cash basis reports. The audit contains financial reports based on an accrual basis. Clare asked if we had heard anything from them since the response was sent. Hubka explained that Finance received the inquiry on September 11 and responded on September 25. Hubka called Craig Kubicek from the Auditor's Office to confirm receipt. He had received the information, but had not had a chance to review entirely yet. They are under no obligation to respond. However, if a response is received, Clare requested Hubka update the Board on the results. Clare asked if we were on budget and if we are collecting necessary signatures from an audit perspective. Hubka confirmed.

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

**Item 6 -- Review of the August 2012 Expenditure Reports**

Hubka drew the Board's attention to the Operating Expenditure Report. This is the year-end report comparing the operating budget to actual expenditures. It shows that we are under budget by \$1,356,000. The vast majority of that difference was because the budget included advances to the District Energy Corporation. These advances were not needed when DEC issued their own financing. Even without that amount, we were still under budget by \$70,000 for the year. On the Job Cost Report, there will be adjustments to the project budget, which Yancey is working on now.

There was no public comment.

**Item 7 -- WH 12-56 Resolution to approve the Annual Financial Interlocal Agreement between the City of Lincoln Lancaster County Railroad Transportation Safety District and the West Haymarket Joint Public Agency for the removal of existing railroad tracks, related restoration activities, and related Project improvements in the West Haymarket Redevelopment Area**

Dan Marvin presented this resolution, explaining that it is a renewal of an agreement made last fall. The RTSD Board approved \$300,000 toward the removal of tracks in a number of streets south of 'N' Street, including 7<sup>th</sup> and 'M' Streets and 8<sup>th</sup> Street. Prior to the purchase of Burlington property, that was railroad right-of-way in city streets. When we purchased that property, the right-of-way was freed up as it did not connect to their system any more. As part of the 'N' Street project, there were a number of

contractors doing work in the area. There was a discussion with Roger Figard, who had a conversation with the RTSD Board members about removing the tracks out of the streets, some of which were hazardous – a bicyclist even put a danger sign saying this was not a good place to ride a bike. The RTSD approved the funds and a contract was let for removal. The completion of that contract just occurred with completion of the ‘M’ Street work. A bill is being prepared to send to the RTSD. However, the RTSD fiscal year ended June 30, 2012. Therefore, it was necessary for Figard to go back to the RTSD Board to reauthorize payment. This renewal is a continuation of that process. The Board is authorizing sending a bill to RTSD for work completed that occurred in a different fiscal year.

Carroll asked about the final cost of the contract. Marvin explained that the total actual cost was \$203,000 – well under the funding approved. Clare clarified that we are not receiving the \$300,000 approved. Marvin confirmed that RTSD is only giving the amount equal to the work completed. Beutler informed everyone that he asked Roger Figard to verify whether any of the remaining funds could be used for protective fencing along both sides of the railroad track and that response is pending.

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

**Item 8 -- Set Next Meeting Date: Friday, October 19, 2012 at 3:00 p.m. in City Council Chambers Room 112**

The next meeting date is set for Friday, October 19, 2012 ( This meeting has since been cancelled and the next meeting is scheduled for Friday, November 2 at 3:00 p.m. in Room 112.)

**Item 9 -- Motion to Adjourn**

Carroll made a motion to adjourn the meeting. Clare seconded the motion. Motion carried 3-0. The meeting adjourned at 3:23 P.M.

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



**Pinnacle Bank Arena**

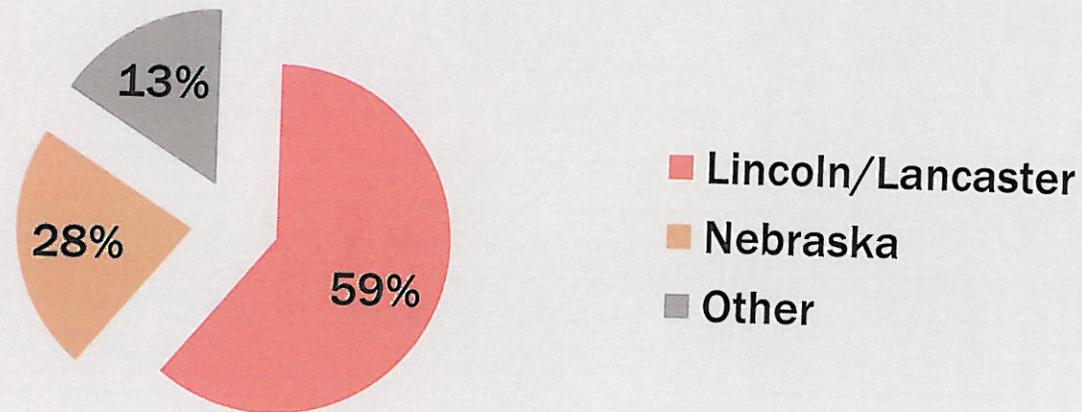
**WEST HAYMARKET  
REDEVELOPMENT  
PROJECTS**



**Project Status Update  
October 5th, 2012**

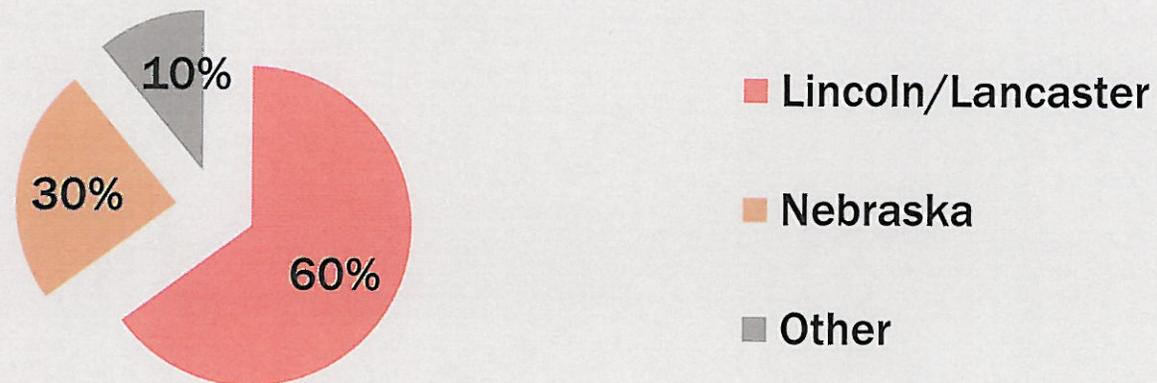
**WEST HAYMARKET LOCAL PARTICIPATION REPORT  
ALL WORKERS - INCLUDING ENGINEERING AND PROFESSIONAL  
SERVICES  
THROUGH AUGUST / SEPTEMBER 2012**

	Total	Percentage
Lincoln/Lancaster County	974	59%
Nebraska	470	28%
Other	215	13%
	1659	100%



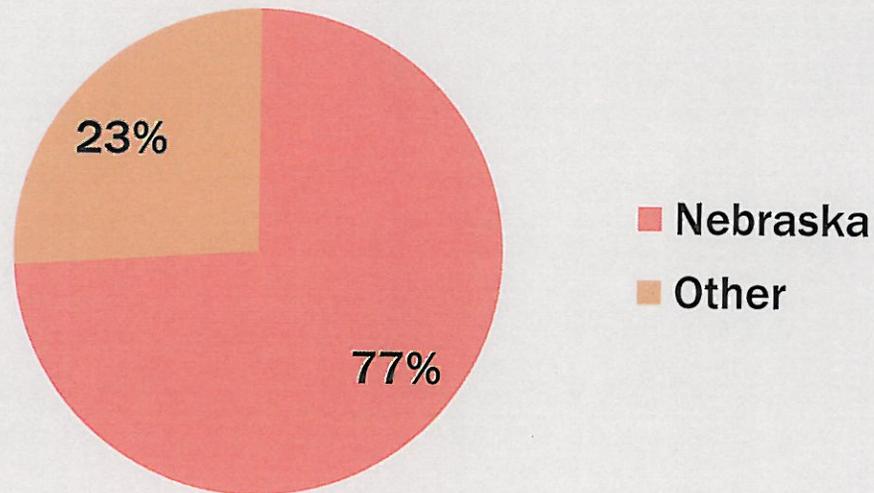
# WEST HAYMARKET LOCAL PARTICIPATION REPORT DAVIS BACON / CONSTRUCTION EMPLOYEES THROUGH AUGUST / SEPTEMBER 2012

	Total	Percentages
Lincoln/Lancaster County	831	60%
Nebraska	412	30%
Other	132	10%
	1375	100%



# WEST HAYMARKET COMPANY PARTICIPATION

	Total	Percentage
Nebraska Firms	217	77%
Other	65	23%
	282	100%



**\$139.1 Million  
Nebraska Dollars  
out of \$191.7  
Million**

# **Pinnacle Bank Arena Progress**

# Safety

- Worked **112** consecutive days without a safety incident
- The Project averages over **250** Craft Workers daily
- The Project has worked **450,000** hours on site

# Concrete Superstructure

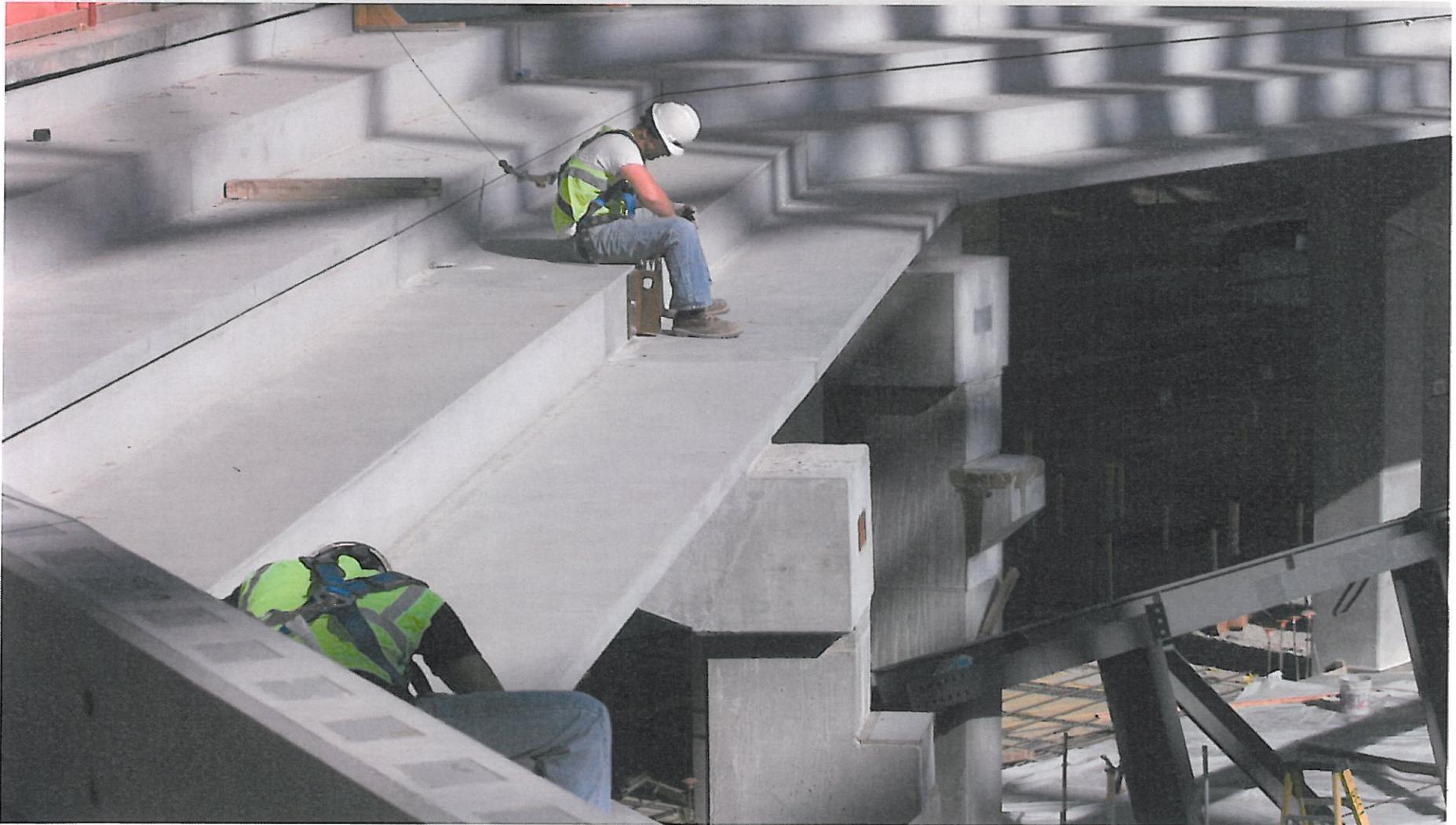
- The concrete work continues with Slab on Grade and Slab on Metal Deck
- 24,232 yards of concrete have been placed.



# VIEW TO ARENA BOWL FROM UPPER CONCOURSE



# DETAILING PRECAST STADIA



# NORTH ELEVATION VIEW



# DETAILING STEEL



# IRONWORKERS SETTING TRUSS



# INSTALLING STAIR IN QUAD B



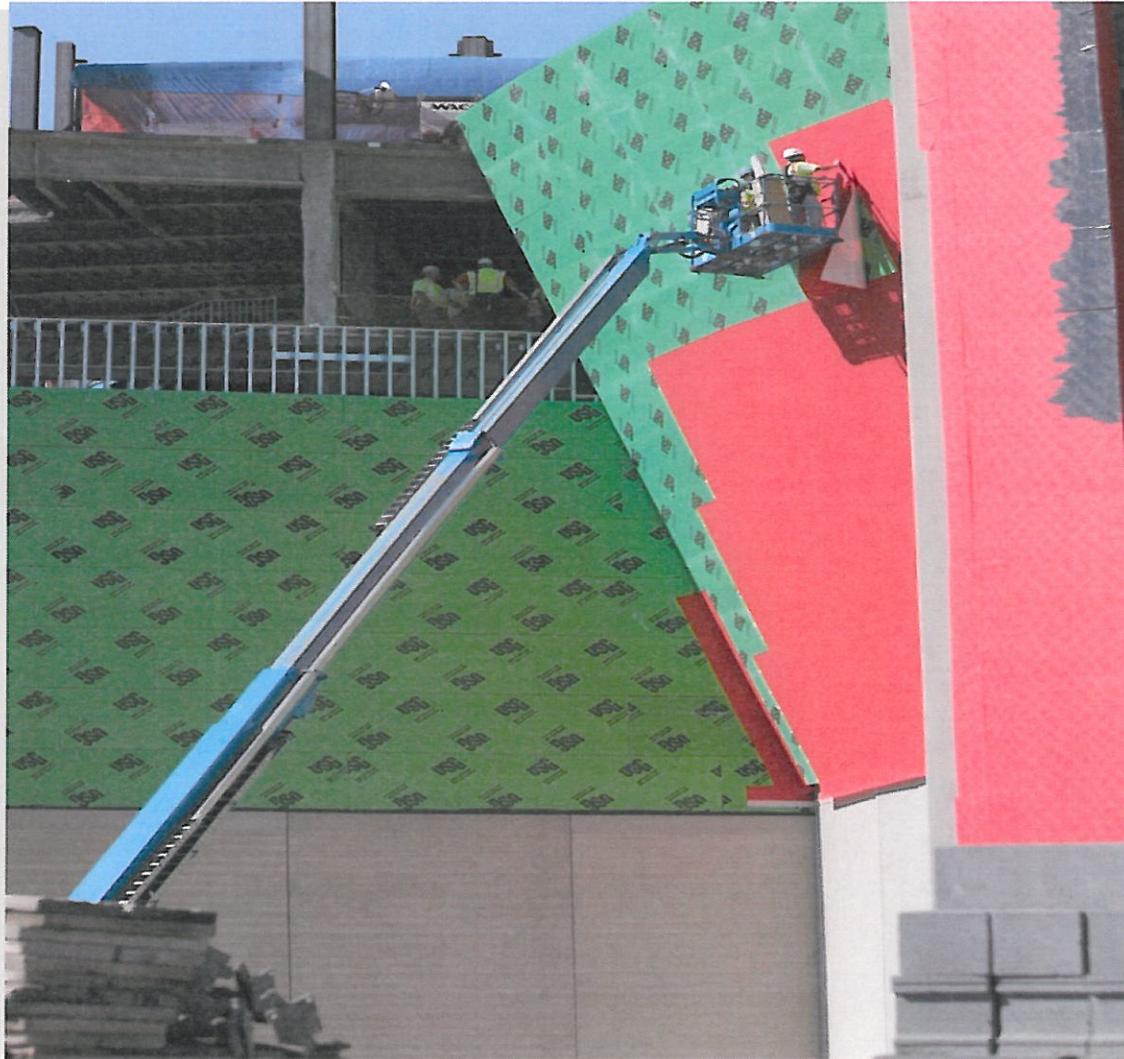
# BUILDING THE EXTERIOR HIGH DRUM FRAMING



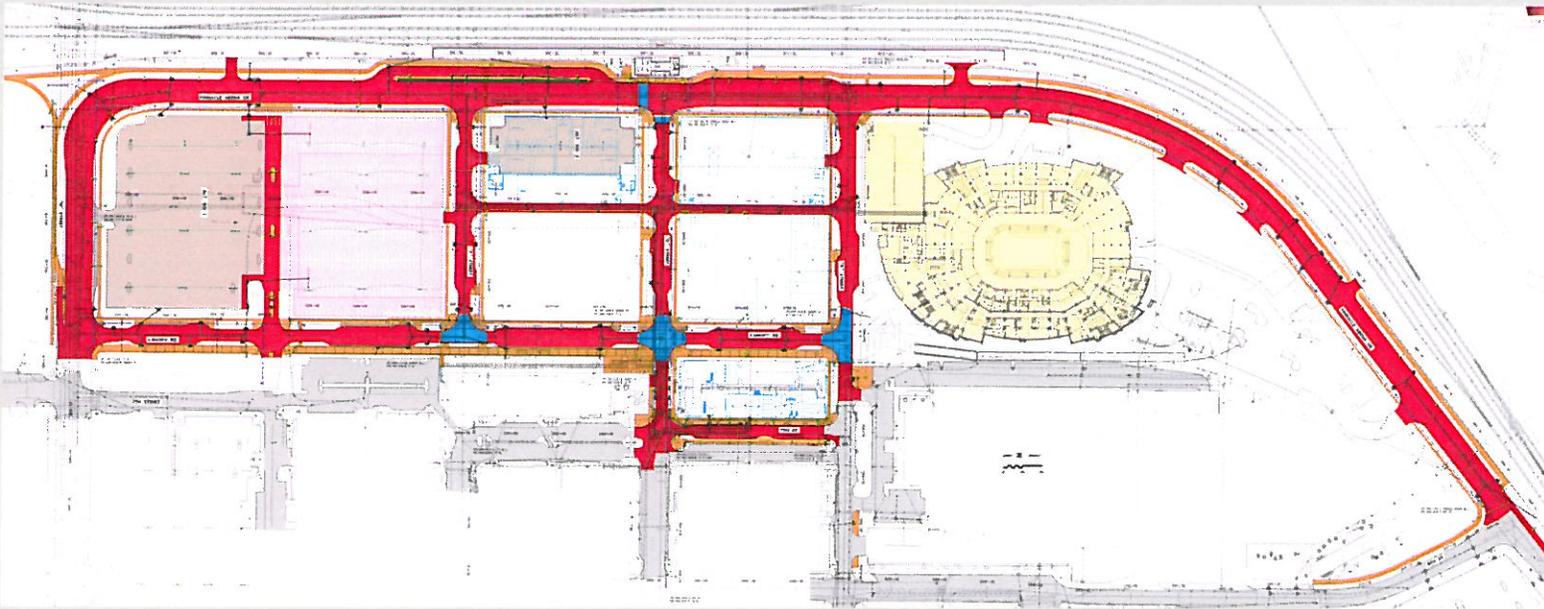
# INSTALLING ALUMINUM FRAMES AT THE MAIN ENTRANCE



# INSTALLING WATERPROOFING THE EXTERIOR



# Infrastructure Progress



# DRILLING AUGER CAST PILES FOR PARKING DECK ONE FOUNDATIONS



# INSTALLING REINFORCING STEEL IN PARKING DECK ONE FOUNDATIONS



# INSTALLING WICK DRAINS TO FACILITATE PEDESTRIAN RAMP SETTLEMENT



# AUGER CAST PILES FOR THE PEDESTRIAN BRIDGE AND ARENA PLAZA



# PREPARING SUBGRADE FOR PEDESTRIAN BRIDGE ABUTMENT IN FESTIVAL SPACE



# DEC PIPING AT R STREET



# PREPARATION FOR DEC PIPING AT 7<sup>TH</sup> AND Q STREETS



# DEMOLITION OF OLD IRONHORSE PARKING LOT



# PREPARING SUBGRADE FOR PAVING ON PINNACLE ARENA DRIVE



# STORM SEWER INSTALLATION ALONG FUTURE CANOPY STREET



# REMOVAL OF HISTORICAL CANOPY BETWEEN "O" AND "P" STREETS



# STEEL ERECTION AT THE LOFTS DEVELOPMENT



10/03/2012

# ARENA LOOKING SOUTH, VIEW OF CONSTRUCTION NEAR R STREET



# ARENA LOOKING SOUTH, VIEW OF CONSTRUCTION NEAR R STREET



# 9/15/12 AERIAL OF ALL JPA PROJECTS

