

**WEST HAYMARKET JOINT PUBLIC AGENCY (JPA)**  
**Board Meeting**  
**March 7, 2013**

Meeting Began At: 3:04 P.M.

Meeting Ended At: 3:37 P.M.

Members Present: Chris Beutler, Eugene Carroll, Tim Clare

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

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

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

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

**Item 3 -- Approval of the minutes from the JPA meeting held February 22, 2013**

Beutler asked for corrections or changes to the minutes of the February 22, 2013 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)**

Paula Yancey, Project Manager from PC Sports, distributed a monthly information packet (attached hereto) on the status of the Pinnacle Bank Arena and associated infrastructure projects. She began the progress report with the local participation report on all workers, including engineering and professional services. Through January and February there have been 2,390 workers on site. Of the total workers, 1,382 (or 58%) live in Lincoln/Lancaster County and another 754 (or 31%) live in Nebraska outside Lancaster County. Only 254 (or 11%) were from outside Nebraska.

Looking at just the construction employees doing the work onsite who are using Davis Bacon certified payrolls there have been 2,109 workers on site. Of that total, 1,239 (or 59%) of the workers are from Lincoln/Lancaster County, 699 (or 33%) were from Nebraska, and only 171 (or 8%) were from outside of Nebraska.

The West Haymarket company participation numbers show 366 firms have been awarded contracts. Out of the total firms, 281 (or 77%) were Nebraska firms and only 85 (or 23%) were outside Nebraska. That equates to \$159.5 million out of a total \$222.8 million awarded to firms that actually have an address in Nebraska.

Yancey continued with the infrastructure update for the area around the arena, displaying images including:

- Pedestrian bridge construction – This work is ongoing with bridge pier construction to be completed tomorrow. They are expecting to set the first bridge girder this week as well.
- GE underground electrical conduit work -- The image shows the installation looking towards the Canopy Lofts.
- Demo of the old Alter Scrap Yard Building – In anticipation of the widening of “N” where Pinnacle Drive and “N” Street connect, the front of the old Alter storage building had to be removed for Hawkins to finish the roadwork. The office building remains intact and being used as a construction site office. “O” Street is behind you in this view.
- Arena Drive – This view is looking north from the “P” Street intersection. You can see the Amtrak Building on the left and Parking Deck #1 on the right, with the arena construction behind that on the right. With nice weather, Hawkins will be able to finish much of the roadwork in the next several months.
- Parking Deck #1 – The image is a close up and shows the precast construction installation with the arena in the background.
- The TDP’s Railyard Block – TDP has made great progress on their development blocks.
- View looking West on “R” Street standing at what will be the future intersection of Canopy Street – The Lofts block to the left on the image is being enclosed. The arena construction and garage is shown on the right.
- Aerial view of the arena as of February 15 – This is now enclosed and you can see the exterior metal panels coming around the building, along with the site work and pedestrian ramp. Responding to Clare’s inquiry, Yancey confirmed the image shows the final roofing.
- Aerial view of the entire development area as of February 15 -- This gives a view of the start of a completed district.

John Hinshaw, Mortenson Construction, reported on the Pinnacle Bank Arena progress. His summary of the month’s milestones include:

- Painting and finishing on all levels of the building
- Acoustic ceiling grid installation has started
- The garage will be fully erected next week
- Pile caps and foundation walls for the ramp will be complete next week
- Ice floor piping and prep for concrete, which will be poured this Saturday – big milestone
- Seating installation has started this week

They worked 57 consecutive days or two months now without a recordable safety incident, and only had one incident in the last eight months of work. They average 350, and sometimes up to 400, craft workers onsite daily.

The below construction images were viewed and are in the attached packet:

- Concrete work is nearing completion on interior of the building. The image shows a worker completing an ADA platform for Mortenson. The ice slab is last big concrete element inside the building.
- Two images of Ice Floor prep – First image of ice floor preparation shows a worker stringing the tubing that is cast in the concrete flooring. With liquid flowing through this tubing, the concrete will cool to freezing so that water can freeze on top. Second slide shows another picture of the tubing being pulled.
- The last piles that go down to bedrock are shown in the ramp foundation slide. The pile caps are to be cast next week in this area.
- Interior painting is being accomplished by Colors, Inc – a local firm.
- Production drywall image shows a worker finishing some of the many walls being completed throughout the project.
- Catwalk electrical has kicked off. All the sports lights are installed and the panels are setup on the catwalks to power those lights. On a sports job this is a big item.
- Mockup suite work is continuing and in this image a worker is installing carpet in the suite.
- Tiling work has started in all the public restrooms. A worker from Floors, Inc. – a local firm – is shown installing that tile.
- Seat installation prep is shown with a worker drilling in the anchors for the seats. Each seat has individual anchors, so for the 16,000 seats you have to drill 32,000 anchors holes.
- Garage precast erection is shown. The precast is fabricated by Concrete Industries and installed by Davis Erection. It is anticipated to be finalized by early next week.
- The final slide is of exterior finish installation on the building. The building is enclosed and the metal panel work continues. The image shows the copper metal panel on a west side stair tower, which will appear similarly on all four corners.

Responding to Clare's question, Hinshaw confirmed that the metal structure shown here on the left side of the building is for the Pinnacle Bank Arena signage. Hinshaw also verified that they are on time.

Beutler asked about the material on the roof. Hinshaw stated it was a typical TPO membrane roof. It is similar to a rubber material. It comes in big rolls that are rolled out and welded together.

Jane Kinsey, Watchdogs of Lincoln Government, asked for confirmation that this is not an asphalt material and if we can anticipate needing to reroof in 20-25 years. Hinshaw verified this was not asphalt. Yancey stated that the warranty is for 20-25 years, but they are, of course, hoping for a longer life span on the roof.

Kinsey asked about the status of the injured person, and if Worker's Compensation covered expenses. Hinshaw stated the worker was back at work and his care was covered by Worker's Compensation.

Kinsey was concerned that the copper did not weather very well if on the exterior. Hinshaw explained that it is actually not copper and will not turn green. It is an aluminum-anodized product that is copper colored. The hope is that the finished metal will weather over time enhancing the patina making it more attractive. It should last forever, but all the materials are set for a 40-50 year timeframe.

**Item 5 -- WH 13-5 Resolution to approve a Letter Agreement between the West Haymarket Joint Public Agency and the University of Nebraska to amend the Lease and Operating Agreement to allow the assignment of and certain rights to three UNL Suites to the JPA.**

Beutler announced that, without objection, this item would be delayed until the next meeting pending acquisition of additional information. Being no objections, the Board moved to Item 6.

**Item 6 -- WH 13-23 Resolution to approve the PS Furniture, Inc. bid to furnish Folding Table for the Pinnacle Bank Arena for the sum of \$102,858.95.**

Canda Jellenc, P.C. Sports, explained this resolution approves a contract with PS Furniture, Inc. to provide all the folding tables and was bid through the City's Purchasing Department. PS Furniture, Inc. was selected as the low bid and meets all the specifications. The \$102,858.95 amount is within the FFE (furniture, fixtures, and equipment) budget.

Kinsey asked about the use of the folding tables, to which Jellenc responded these would be used throughout the arena mostly in the dining areas and public areas to be used for public events and meetings. There are also a few stationary tables that will be in the furniture package.

Rick Peo, City Attorney's Office, explained that there is a Motion to Amend No. 1 on this item to adopt a substitute resolution. The typical procedure would be to move to adopt the main motion. Then put the amendment on the table for voting before the vote on the main motion. This amendment does not change any substantive matters in the resolution, but simply puts additional detail in the record to indicate that a public process was used to select this contractor by including two whereas clauses in the resolution. Beutler asked about the bid process and Peo substantiated that it went through the public bid process. Clare inquired as to the "lowest responsible bidder" wording. Peo stated that is the terminology used in the standard contract language. They were, in fact, the low bid.

Clare moved approval of the main motion. Carroll seconded the motion. Carroll moved approval of the motion to amend. Clare seconded the motion. Motion to Amend No 1 carried 3-0. The main motion was adopted 3-0.

**Item 7 -- WH 13-24 Resolution granting Lincoln Electric System a permanent utility easement on or across certain JPA property for underground utility lines and/or underground utility facilities generally located east of Pinnacle Arena Drive and north of T Street.**

Yancey explained that this resolution was to grant an easement to LES. The easement is at the north of the Pinnacle Arena site from their transformer site to Pinnacle Arena Drive, providing redundant service to the arena. It is an underground utility easement and has been reviewed by all the parties. Yancey displayed the map attached to the resolution showing the location.

She responded to Clare that earlier easements were provided from the south. Steve Hanks with Lincoln Electric System affirmed for Clare that this would provide backup service in the event the initial power source goes out.

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

**Item 8 -- WH 13-25 Resolution to approve the Spec Seating bid to furnish Folding Chairs and Carts for the Pinnacle Bank Arena for the sum of \$195,622.60**

Jellenc introduced this resolution to award the contract to Spec Seating for the folding chairs and storage carts. This item was bid through the City Purchasing Department. Spec Seating was the low bidder and meets the specifications for a total of \$195,622.60. She displayed the attached photo of one of the chairs. The chairs will be black and have the N logo for Nebraska.

Kinsey asked about the use of the chairs and if it would have been possible to save money by using chairs from Pershing, especially after their demise. She wanted to know how many chairs were to be ordered. Jellenc explained these were the folding chairs for courtside seating in the platform areas between the lower retractable seating and the court floor. They will be available to be set up for events. Jellenc would need SMG to respond, but assumes Pershing has need to use the chairs in their facility as well. Yancey responded that some items would be brought over from Pershing when it is finished, however, this is a bigger facility and the needs are greater. Yancey detailed this item includes 112 chairs at \$195 each, 2,000 at \$67, and 84 at \$78.90. In addition, there were four storage carts at \$615 each, 40 storage carts at \$615, and three storage racks at \$615 (each storage cart a different model for various type of chairs), and 1,000 spacer brackets at \$4.25 each to allow them to gang chairs together. The same information is available on HaymarketNOW! and the City's websites. This was the low bid.

Peo explained that there is another Motion to Amend on this item to adopt a substitute resolution. Again this change is to simply put additional detail in the record by including two whereas clauses in the resolution to indicate that a public process was used.

Clare moved approval of the main motion. Carroll seconded the motion. Carroll then moved approval of Motion to Amend No. 1. Clare seconded the motion. Motion to Amend carried 3-0. Being no further discussion, the main motion was adopted 3-0.

**Item 9 -- WH 13-26 Resolution granting Lincoln Electric System a permanent utility easement on or across certain JPA property for underground utility lines and/or underground utility facilities generally located at North 7th Street and N Street.**

Yancey explained that this is another LES utility electrical easement request. This easement is in relation to the City's Lumberworks Garage and future liner building. Previously the Board approved sale of the liner building to the City as soon as a liner building developer came onboard. Since that has not happened yet, the JPA still holds title to the property. Therefore, in order to bring power to the Lumberworks Garage and future liner building, LES requires an easement. Yancey displayed the map attached to this item. Assuming approval by the JPA, the granted easement would switch hands with the property once it is sold to the City. Hanks explained that they have a substation to the east and need to cross the 7<sup>th</sup> Street right-of-way.

Peo requested the addition of two words to properly describe the easement in two places on line three of the resolution. This easement is for both overhead and underground electrical facilities. In both cases, the two words to be added are “overhead and” in front of “underground.” Hanks explained that there is an existing 115,000-volt transmission line that comes in and feeds that specific substation from the west, and is part of the redundant feed for that substation. LES needs to protect that structure that exists today, and also the line that comes in from the west into the substation.

Beutler suggested, if no objection, that the Board consider the resolution as delineated by Peo. Being no objection and being no public comment, Carroll moved approval of the resolution. Clare seconded the motion. Motion carried 3-0.

**Item 10 -- Set Next Meeting Date**

The next meeting date is set for Friday, March 22, 2013 at 3:00 p.m. in City Council Chambers Room 112.

**Item 14 -- Motion to Adjourn**

Carroll made a motion to adjourn the meeting. Clare seconded the motion. The meeting adjourned at 3:37 p.m.

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



 Pinnacle Bank Arena

# WEST HAYMARKET REDEVELOPMENT PROJECTS

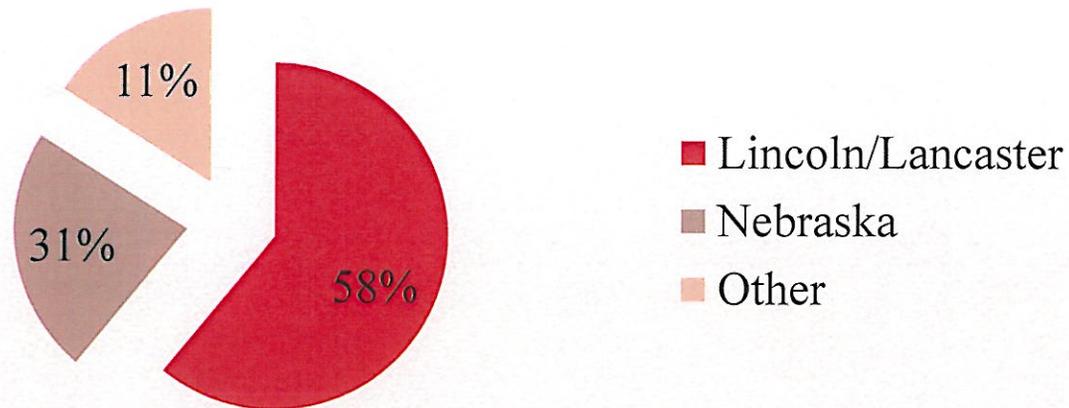


Project Status Update  
March 7, 2013

# West Haymarket Local Participation Report

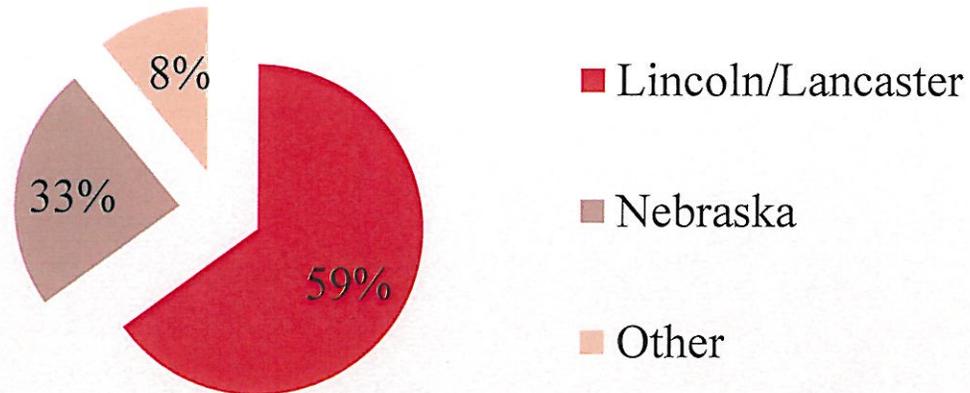
## All Workers – Including Engineering and Professional Services Through Jan/Feb 2013

	Total	Percentage
Lincoln/Lancaster County	1382	58%
Nebraska	754	31%
Other	254	11%
	2390	100%



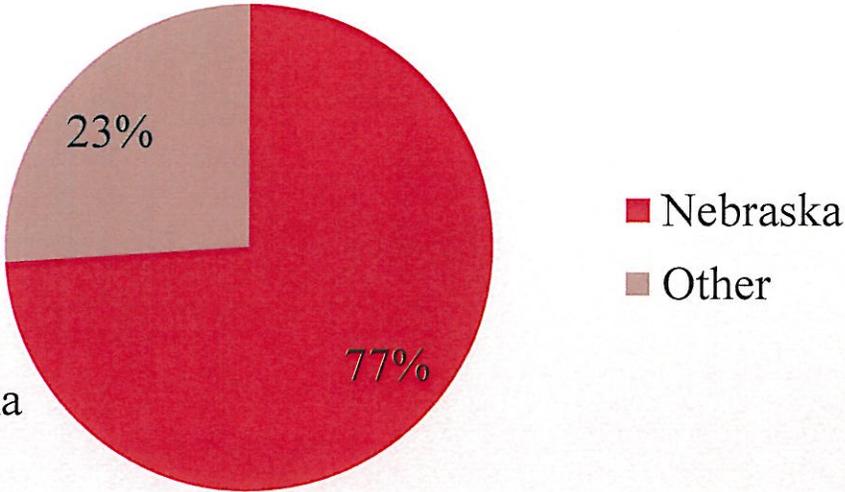
# West Haymarket Local Participation Report Davis Bacon / Construction Employees Through Jan/ Feb 2013

	Total	Percentages
Lincoln/Lancaster County	1239	59%
Nebraska	699	33%
Other	171	8%
	2109	100%



# West Haymarket Company Participation

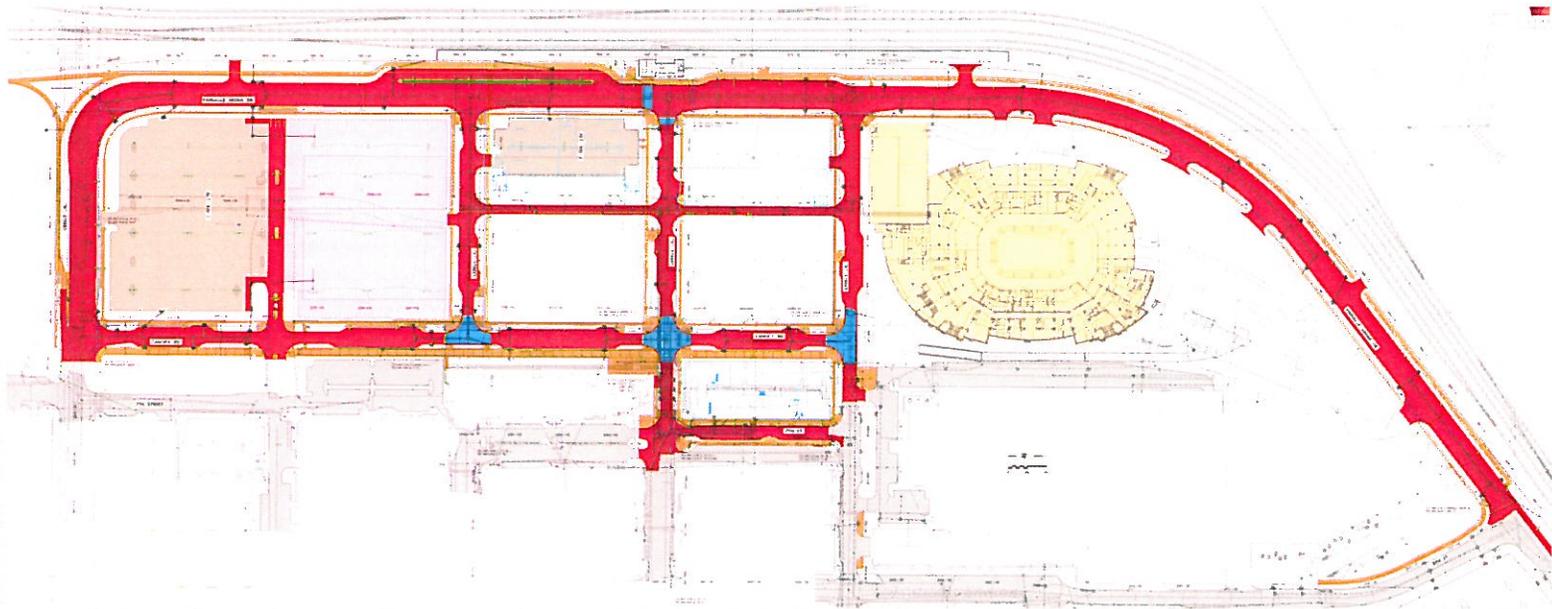
	Total	Percentage
Nebraska Firms	281	77%
Other	85	23%
	366	100%



\$159.5 Million Nebraska  
Dollars out of \$222.8  
Million



# Infrastructure Progress





## CONSTRUCTION OF PEDESTRIAN BRIDGE PIERS



**INSTALLATION OF CONDUIT ALONG  
FUTURE CANOPY STREET**



**VIEW OF NEW WEST HAYMARKET DISTRICT FROM CANOPY & "P"**

---



**DEMOLITION OF OLD ALTER SCRAP YARD BUILDING**



**ARENA DRIVE LOOKING NORTH FROM "P" STREET**



## **PARKING DECK 1 PRECAST CONSTRUCTION**

---



## **TDP'S RAILYARD STEEL CONSTRUCTION**



**LOOKING WEST ON "R" STREET FROM 7<sup>TH</sup> STREET**

# AERIAL 2-15-2013



**AERIAL**  
**2-15-2013**





# Presentation to the JPA

 **Pinnacle Bank Arena**

March 7, 2013



## Milestones Achieved

- Painting on all levels has started
- Ceiling installation started
- Erection of garage precast nearing completion
- Ramp foundations nearing completion
- Ice floor piping and prep for concrete
- Seating started

# Safety

- Worked 57 consecutive days without a safety incident
- The Project averages over 350 Craft Workers daily



# Concrete Operations

- Concrete work is nearly finished, with only ice slab



# Preparing ice floor



# Preparing ice floor



# Ramp foundation work



# Interior Painting



# Production Drywall



# Catwalk Electrical



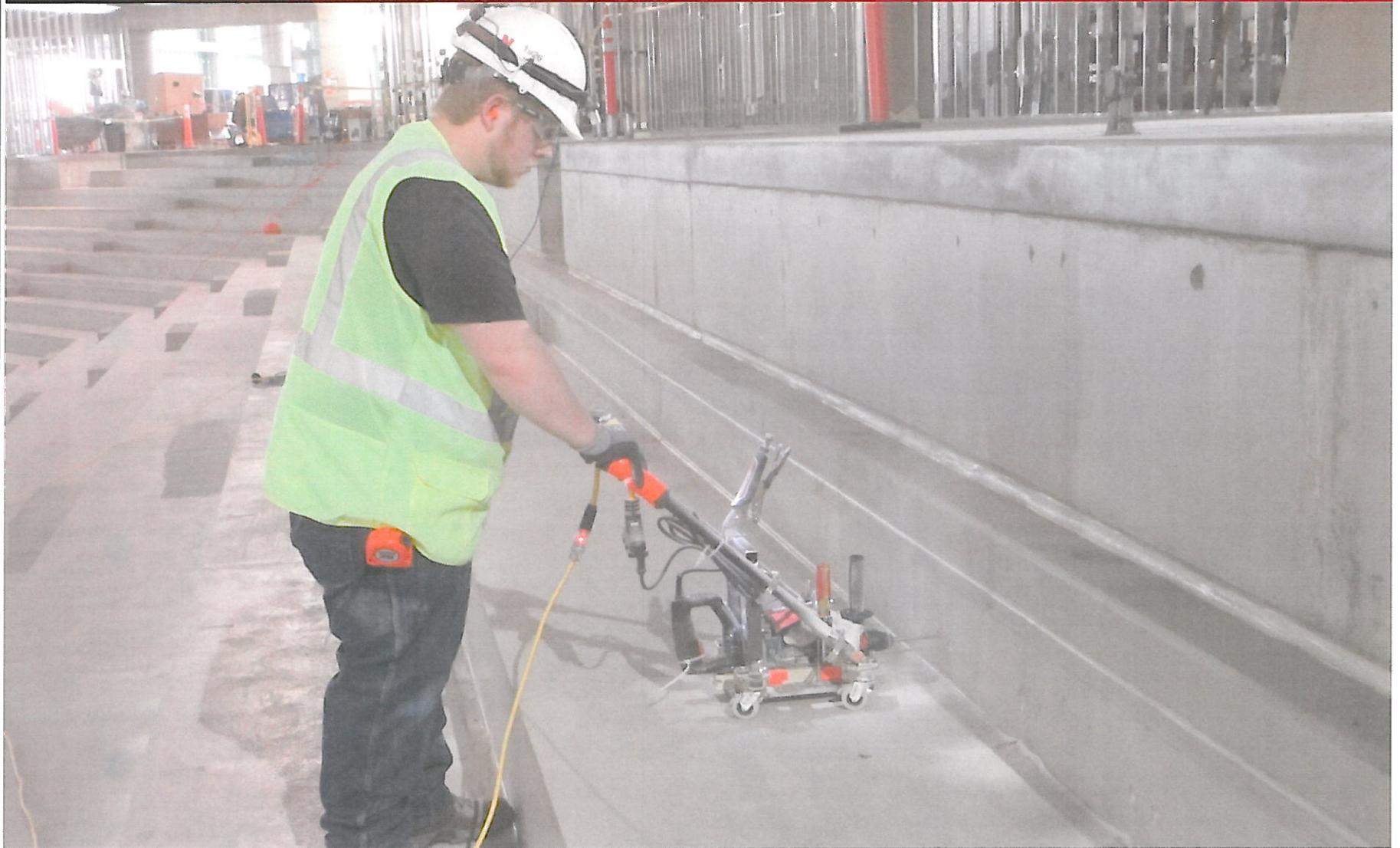
# Mockup Suite



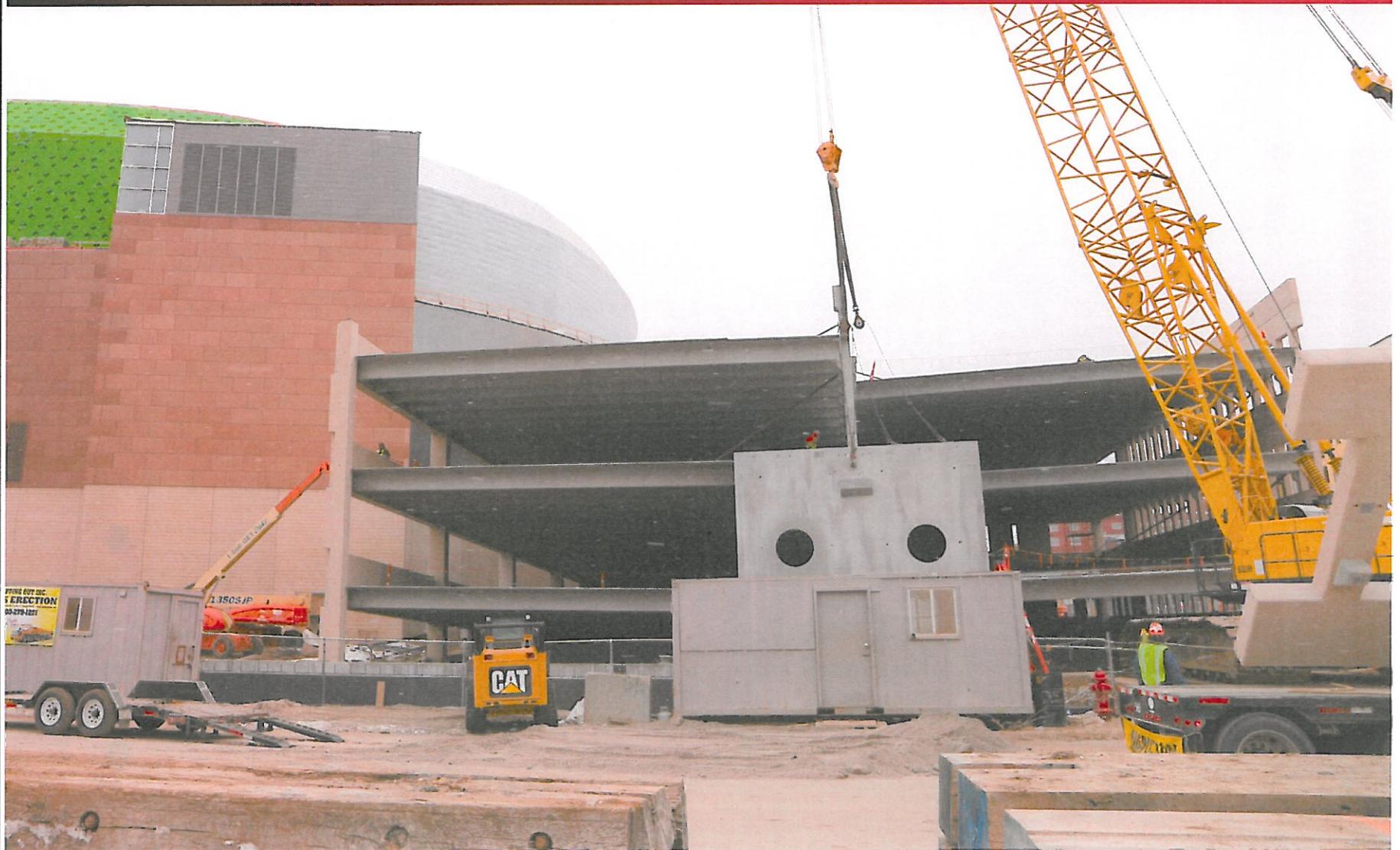
# Tiling



# Seat Installation Prep



# Garage Precast Erection



# Installing exterior finishes





## The "Super" Chair ABS 750W

Designed To Put Comfort First. The "Super" star of the ARCBAC Series is designed for the real VFs, players and coaches. The added height, wider stance, seat and back contribute to the comfort, and make it perfectly suited for those with great stature.



ABS 750W

