

WEST HAYMARKET JOINT PUBLIC AGENCY (JPA)
Board Meeting
December 8, 2011

Meeting Began At: 3:28 P.M.

Meeting Ended At: 3:58 P.M.

Members Present: Tim Clare, Chris Beutler, Eugene Carroll

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

Chair Beutler opened the meeting with introductions of the Board members. Beutler 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

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.

As Chair, Beutler removed Item 8 and Item 10 from today's agenda. A special meeting date will be set at which those two items will be discussed.

Item 3 – Approval of the minutes from the JPA meeting held November 16, 2011

Beutler asked for corrections or changes to the minutes from November 16, 2011. Hearing none, Carroll motioned for approval of the minutes. Clare seconded the motion. Motion carried 3-0.

Item 4 – West Haymarket Progress Report

Paula Yancey, PC Sports, distributed a status update packet on the West Haymarket projects, along with the Pinnacle Bank Arena.

A temporary asphalt road has been installed for construction access on the USPS project, which is in front of the Post Office at 'R' Street. The concrete has been covered for cold weather protection.

On 'M' and 'N' Streets the new turn lanes looking north on 10th Street have been installed. The new traffic signal poles are in and waiting to be turned on.

Bids have been received on the Amtrak Station and alternates have been chosen. It is anticipated that the project will be awarded very soon. Construction will start immediately once a contract is awarded.

On the Initial Site Prep Project work is proceeding with expected completion in approximately the next week. One change order has been written to Judds Brothers since the last JPA Meeting. It was

Change Order No. 3 for \$81,000 for continued work on the sediment basins. The work was originally anticipated and was moved ahead into this phase. It was within the budget and was approved through the change order process that was previously approved by the JPA.

Paula referenced several aerial pictures (found within the packet attached hereto) depicting the progress on the Arena. The first picture shows progress on the tower cranes on October 15. The second picture showed both of the tower cranes erected on November 15, as well as the trailer compounds being mobilized and the beginning of the drilling operations. Every month, the JPA will be shown aerial photographs on progress.

Overall progress updates include 100 RFI's submitted as of December 8th, 270 submittals, 8 CCA's issued, and a total of \$7,984,371 worth of work completed. Responding to a clarification request from Clare, Paula explained that RFI stands for "requests for information" where the contractor asks questions of the architect and the design team for clarifications or more detail on the drawing. A CCA is a "construction change authorization" where the architect makes changes to the drawing for the contractor to implement.

John Hinshaw, with Mortenson Construction, then detailed further construction information for the Board. Also found within the packet distributed by Paula is a summary slide on safety, which John stated is always Mortenson's focus and target. As the slide points out, they have worked 86 days without a safety incident with just over 100 craft workers on site (craft workers are people actually doing work on site—not the supervisors). The numbers of workers is growing every day. They held a safety luncheon this week as a reward for the workers and to refocus the commitment to safety – what is going on with the project and what to watch out for on the job. A second slide shows the tent set up for the safety luncheon.

John went on to review the actual construction progress. Geotechnical was the subcontractor and 640 of the 660 deep foundations have been installed for Phase 1 of the arena construction and these should be completed by Monday. These are auger cast pile foundations, which are 18" drilled grout socket into the ground 100 feet down. The slide shows the crane drilling through the bedrock that installs grout and rebar. They expect to wrap up ahead of schedule. To date 1,400 yards of concrete have been placed on top of those foundations and everyday they are pouring columns, grade beams and pile caps. The pile caps link the piles together to form a cohesive structure on which to put the columns. There is much more to go and several slides depict the ongoing work. On the final slide, the gravel area is smoothed over ready for the shoring to start in the main concourse.

Beutler asked if they can pour concrete all winter long. John responded that for the most part they can and are planning on doing winter pouring. Clare wondered what the soil temperature is currently and whether they are ahead of schedule. John explained that they have a couple of inches of frost at night, which is scrapped off each morning. The pile operation finished ahead of schedule and concrete is proceeding on schedule.

Beutler asked if any further discussions and there were none.

Item 5 – Bill No. WH 11-89 Resolution approving Amendment No. 9 to the Agreement for Engineering Services between Olsson Associates dba Lincoln Haymarket Infrastructure Team and the West Haymarket Joint Public Agency, Haymarket Infrastructure Design Project No. 870302 to revise the design and bidding for the M & N Street Roadway Improvement project to include Bid Package 3 for an additional fee of \$98,825.00. (Paula Yancey)

Paula Yancey advised that this amendment covers revisions necessary to the previous documents. The additional fee of \$98,825 is to cover revised bike lane changes to ‘M’ and ‘N’ and 8th Street. Urban Development and Public Works reviewed options to provide bike lanes in a safe and efficient manner. It was determined that a redesign was needed. After a review, it was determined that the revisions will result in significant construction cost savings, so the cost of this amendment will be covered by those cost savings.

Clare asked if the savings was a result of only having to cover 8th and ‘M’ Streets. Paula confirmed that was correct as the cycle track will continue on ‘N’ Street downtown.

Beutler asked for public comments and being none, Carroll made a motion to approve the resolution. Clare seconded the motion. Motion carried 3-0.

Item 6 – Bill No. WH 11-90 Resolution approving Amendment No. 10 to the Agreement for Engineering Services between Olsson Associates dba Lincoln Haymarket Infrastructure Team and the West Haymarket Joint Public Agency, Haymarket Infrastructure Design Project No. 870305 to amend the existing Agreement to include geotechnical engineering, existing fill assessments, assignments for (1) multi-story pad sites in the X-yard area; and (2) Arena Drive and N Street, for an additional fee of \$20,522.00. (Paula Yancey).

Paula Yancey informed the Board that they are further along in the project and are in the phase to release the LHIT team to start on geotechnical surveys and testing for the corridor roadway and garage pad sites. The amendment is for \$20,522 and within the current budget.

Clare asked if this was done for other sites and Paula responded that they have done this on various other sites, including the arena sites. This was always planned, but now they know the actual scope of what is needed, instead of releasing an actual scope at the beginning of the project. They haven’t done the third site, the Watson Brickson site as additional environmental work is needed prior to any engineering geotechnical work.

Beutler asked for comments from the public.

Jane Kinsey asked whether the environmental work needed is included in the current budget or if a grant was to cover this work and if problems are anticipated. Paula explained that the work in this amendment is not related to environmental issues. It is geotechnical to determine the soil, foundation and backfill requirements. Now that Watson Brickson has vacated and moved to their new location, work is needed prior to the demolition of those buildings. The reference to environmental was only to point out why the third site was not included at this time.

Being no further comments, Carroll made a motion to approve the resolution. Clare seconded the motion. Motion carried 3-0.

Item 7 – Bill No. WH 11-91 Resolution approving a Site Lease between the West Haymarket Joint Public Agency and District Energy Corporation to provide thermal services to the Arena and other buildings and facilities in the vicinity of the Arena. (Chris Connolly)

Dan Marvin came forward representing Chris Connolly. He advised the Board that this is a replacement for the previously approved agreement with DEC as a result of some relatively minor language changes.

During a final review process of this agreement by the District Energy attorney the following language changes were requested:

- On Site Lease, Page 1, Section 7 (actual second page of the lease) the third line said "...lease service agreement..." has now been changed to "...energy service agreement..."
- On the next page, b. third line where it says "...environmental contamination present on site prior to this site lease..." the word "agreement" has been deleted after "site lease" verbiage.
- On the next page, under g. about the fifth line from the bottom where it says "...any products or materials now or hereafter..." the word "previously" is deleted after the word "materials."
- On the last page on item 4. expanded contact information was included. The original showed the address as 555 South 10th, Lincoln, NE 68508 with Suite 300 included. Now it includes City Law Department, attention Chris Connolly, with his phone and fax numbers.

These were the changes Dan noted in an e-mail received from Chris. These changes were proposed by Charlie Humble for the DEC and reviewed by the City Law Department. There are no dollars associated with these changes.

Beutler asked if there were any further comments or discussion on the approval of the new Site Lease and rescinding of the original. Clare stated that the word "deficient" seemed somewhat harsh for the level of wording changes made.

Beutler asked for public comment and no one came forward.

Carroll made a motion to approve the resolution. Clare seconded the motion. Motion carried 3-0.

Item 8 – Bill No. WH 11-92 Resolution authorizing the Chair of the West Haymarket Joint Public Agency Board of Representatives to enter into a special purchase for construction of the Amtrak platform to construct a 1200' x 15' x 8" concrete passenger platform without building or canopy, subject to the submission of informal quotes by contractors by December 6, 2011. Work shall begin on December 9, 2011 and shall be completed by April 30, 2011. (Dan Marvin/Chris Connolly)

Pulled from the agenda and no action was taken.

Item 9 – Bill No. WH 11-93 Resolution to approve the Contract Agreement between Terracon Consultants Inc. and the West Haymarket Joint Public Agency for construction testing and special inspection services for the Amtrak platform and Amtrak station. (Paula Yancey)

Paula Yancey explained this resolution requests approval to enter into an agreement with Terracon for special inspection services and construction testing. Gene asked if any soil testing had been completed where the platform is going. Paula explained that was completed and this is just for the construction needs.

Beutler asked for public comment.

Jane Kinsey asked for further information about the connection with item 8 that was removed on the agenda today. Paula responded that, once items 8 and 10 are approved for the Amtrak work, Terracon will be paid to be a third-party, independent consultant providing the testing services for those agreements. They will not do construction. Their services will end once those projects are completed and they are a local company.

Clare expressed that this provides some independent peer review in response to a concern raised previously. Paula clarified that Terracon will provide special inspection services during actual construction – they will actually test for strength and structural integrity (backfilling, compaction, welding) and that construction meets plans and specifications. This adds an extra layer of owner protection that the building is constructed correctly.

Beutler asked about cost of the contract and bidders on this work. Paula stated the cost is \$17,642 and there was only one bidder for this work.

Hearing no further discussion, Carroll made a motion to approve the resolution. Clare seconded the motion. Motion carried 3-0.

Item 10 – Bill No. WH 11-94 Resolution authorizing the Chair of the West Haymarket Joint Public Agency Board of Representatives to enter into a Contract with the lowest responsible bidder for construction of the Amtrak station and canopy over the platform. (Dan Marvin/Chris Connolly)

Pulled from the agenda and no action was taken.

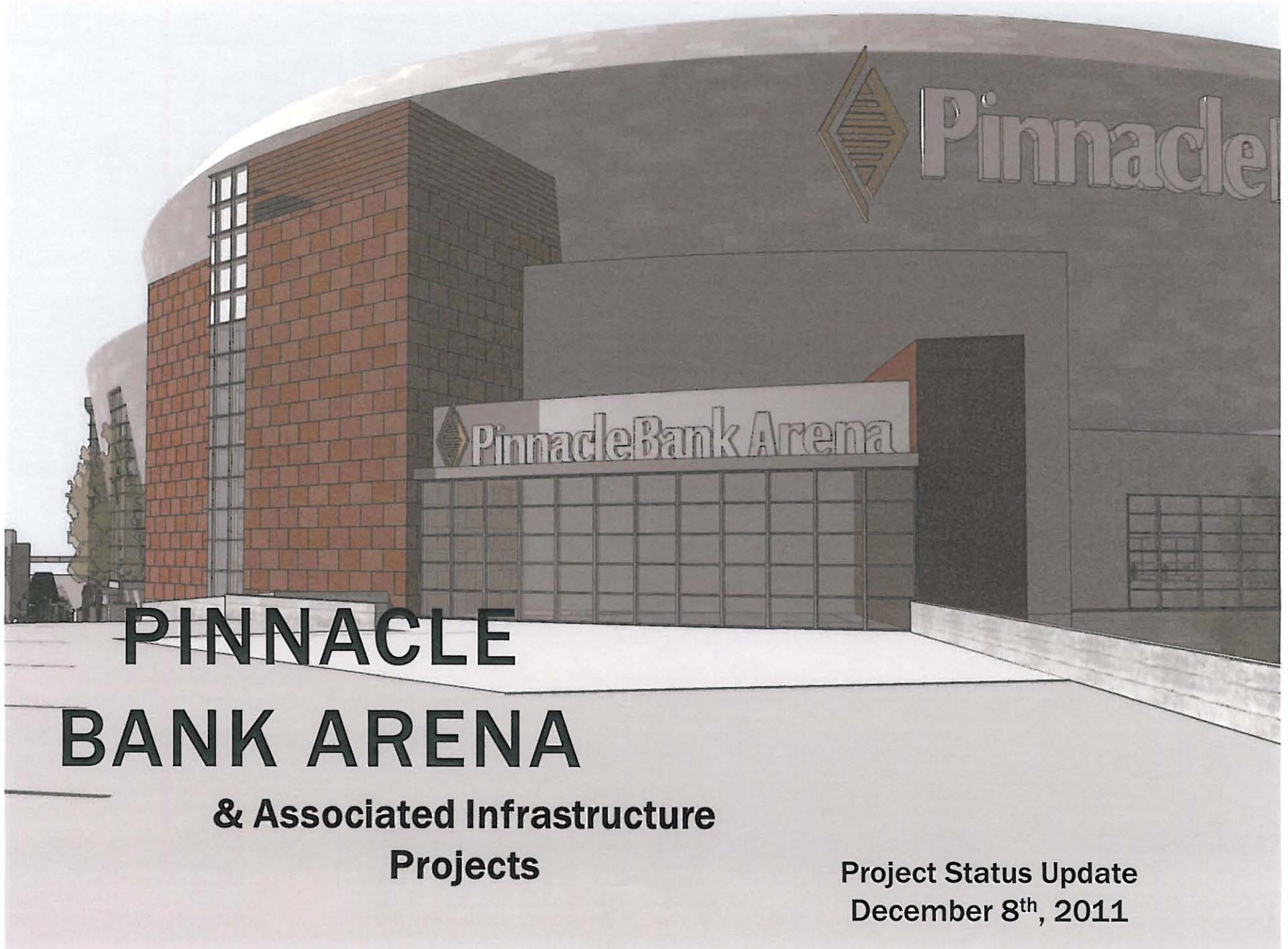
Item 11 -- Set Next Meeting Date

The next regular meeting date is scheduled for Friday, January 6, 2012 at 3:30 in City Council Chambers Room 112. There will be a special meeting prior to the end of the year that will be published once that date is set.

Item 12 – Motion to Adjourn

Carroll made a motion to adjourn the meeting. Clare seconded the motion. Motion carried 3-0. Meeting adjourned at 3:58 P.M.

Prepared by: Pam Gadeken, Public Works and Utilities



PINNACLE BANK ARENA

**& Associated Infrastructure
Projects**

**Project Status Update
December 8th, 2011**

USPS PROJECT



**Temporary asphalt road at
R Street.**

**Cold weather concrete
protection**



M&N STREET



**New turn lane - looking North on
10th Street**

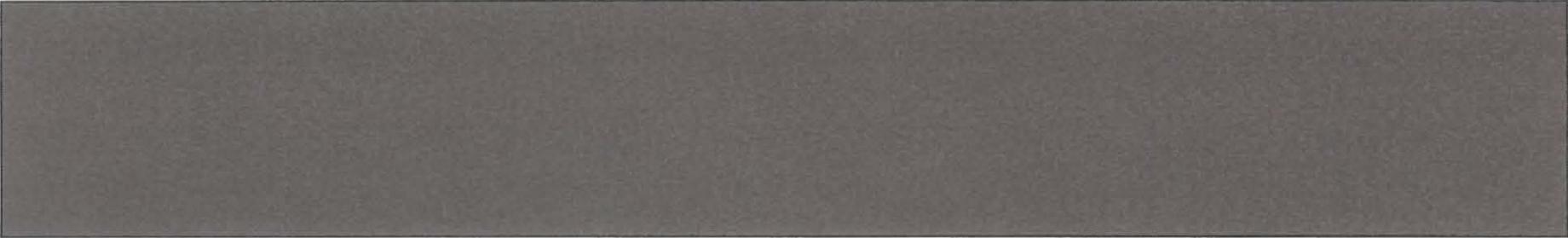
New Traffic Signal Poles



AMTRAK STATION



- Bids have been received on the Amtrak station. Alternates have been chosen and it is anticipated the project will be awarded soon.



Pinnacle Bank Arena Progress Update

AERIAL OCTOBER 15TH, 2011



10-15-11

AERIAL NOVEMBER 15TH, 2011

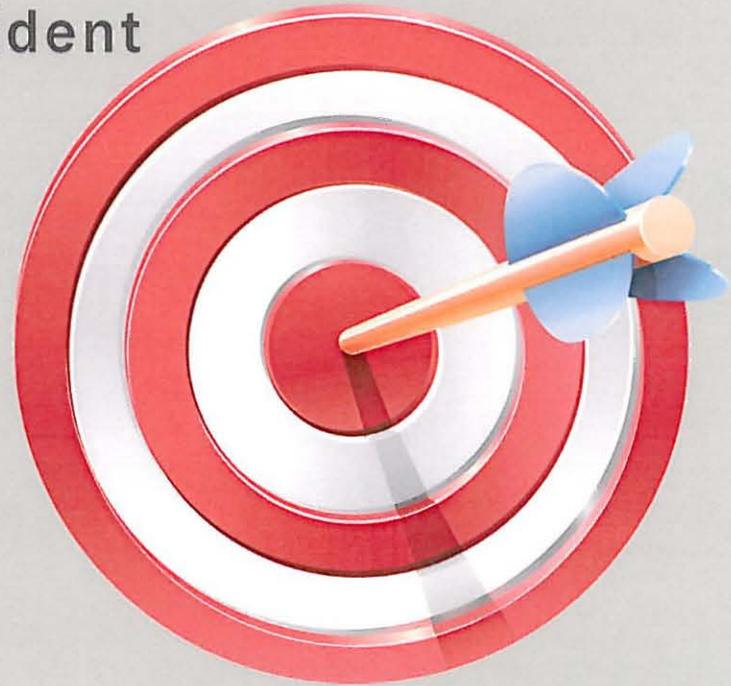


PROJECT PROGRESS

- As of December 8th, there have been a total of 100 RFI's submitted
- There have been a total of 270 Submittals as of December 8th.
- To date there have been 8 CCA's issued.
- A total of \$7,984,371.00 has been completed and stored to date as of November 30th by Mortenson and their subcontractors

SAFETY

- 86 Days without a Safety Incident
- 105 Craft Workers on Site
- Safety Lunch held on 12/6



MORTENSON SAFETY LUNCHEON



Deep Foundations

- 640 of the 660 Augercast foundations installed for phase 1 of the arena construction.
- The piles will be installed ahead of schedule.
- The Piles are 100' long and 18" in diameter.



Concrete Superstructure

- Installing Columns, Grade Beams and Pile Caps
- First Main Concourse Pour is being formed
- 1400 yards of concrete have been placed.





GRADE BEAMS PILE CAPS





