WEST HAYMARKET JOINT PUBLIC AGENCY (JPA)
Board Meeting
February 8, 2013

Meeting Began At: 3:00 P.M.

Meeting Ended At: 3:35 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 January 24, 2013

Beutler asked for corrections or changes to the minutes of the January 24, 2013 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)

Paula Yancey, 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 December 2012 and January 2013 there have been 2,371 workers on site. Of the total workers, 1,369 (or 57%) live in Lincoln/Lancaster County and another 749 (or 32%) live in Nebraska outside Lancaster County. Only 253 (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 2,090 workers on site. Of that total, 1,226 (or 59%) of the workers are from Lincoln/Lancaster County, 694 (or 33%) were from Nebraska, and only 170 (or 8%) were from outside of Nebraska. Responding to Clare, Yancey explained that they know where they come from based on zip code information based on the certified payroll information, which is entered into their database of workers.

The West Haymarket company participation numbers show 363 firms have been awarded contracts. Out of the total firms, 279 (or 77%) were Nebraska firms and only 84 (or 23%) were outside Nebraska. That equates to $158 million out of a total $215 million awarded to firms that actually have an address in Nebraska.

Adam Hoebelheinrich, PC Sports, proceeded with the infrastructure update for the area around the arena. Hoebelheinrich displayed images in the area including:

- The TDP's railyard development where Iron Horse Parking Lot used to be looking to the southeast
- A view of 7th and "R" Streets - Canopy Lofts on the left and the arena and garage on the right
- Parking Deck #1 (2 views) - putting up 12-14 pieces of precast daily - last week did first slab on grade pour
- View looking north down Pinnacle Arena Drive – on the right is DEC building, Parking Deck #1 and the arena - on the left the Amtrak building. This will be four lanes, but to give Amtrak access during winter months, two lanes were poured this last fall that will be the northbound lanes. On the right was the old Amtrak access road and parking lot, so building the two lanes allowed demo of that area. They will then be able to prep and finish the south lanes this spring.
- City's Lumberworks Garage – not part of West Haymarket, but in the area south of "O" Street where 7th Street used to be
- Iron Horse Park area public view looking northwest from fence – parking deck and Canopy Lofts, as well as TDP's drilling of concrete piles and footings for their hotel
- View looking north of future Canopy Street where the ramp will be and in between the two development buildings
- The pedestrian bridge looking north – rebar for footings for third pier
- Aerial view of the arena as of January 15
- Aerial view of the entire development area as of January 15

John Hinshaw, Mortenson Construction, reported on the Pinnacle Bank Arena progress. They have worked 31 consecutive days since the last recordable safety incident. The image displayed shows a labor foreman leading the workers at a daily stretch and bend. They average 300-350 craft workers onsite daily.

Regarding the concrete operations, the final slab on grade was poured yesterday. A laser screed is shown pulling back the slab on grade adjacent to the ice slab. All the garage foundations are complete.

Summary of the milestones achieved include:

- Drywall finishing has commenced
- Painting has started
- Erection of garage precast begun
- Building substantially enclosed – DEC is supplying temporary heat supplemented by temporary natural gas heat
- Ramp foundations started with the Post Office
- Ice floor construction commenced

Images include:

- Production drywall images -- shows pizza oven, a feature of premium lounge area
- Stadia steps being poured on premium level
- Mockup suite with millwork installed and tile being completed
- Seats in production from trip to Michigan plant – general seating close to completion

- Arena garage images looking east from Arena Drive – 250 garage attached to arena
- Installation of exterior finishes on the west elevation of the arena – cooper panels going on are shown on right of slide – green is gypsum board product and is being covered with the red vapor barrier – shown below is the mineral insulation that goes behind metal finished panels
- Cooper metal panel installation
- Two images show preparation of actual ice floor – warm water pipes on right to keep ground from heaving under the ice floor and backfilling shown. Cold water pipes get casted in the floor next month.
- Ramp foundation - toe of ramp being installed looking north with Post Office to the right and arena on the left

Jane Kinsey, Watchdogs of Lincoln Government, asked if the injured person was local and about their status. Hinshaw reported that the craft worker, who in January slipped on a ladder landing on his buttocks hurting his back vertebra, is currently under doctor's supervision and is expected to return to work shortly. He is employed by a local sheet metal union and was treated by a local doctor.

Kinsey also questioned if we mail to companies and workers based on payroll zip codes. Hinshaw explained that certified payrolls are turned in by the different subcontractors to Mortenson and other contractors on the job. The companies certify to us where the employees are located through the addresses and where they are located – we do not mail to the employees direct. The general contractor, Mortenson, would pay the subcontractor, who then pays their employees. Mortenson either hands the companies a check if in the office or mails the check. The JPA is the ultimate source of payment. Kinsey wondered if a listing of companies would show whether they were local or out of state. Hinshaw affirmed and stated that those are the same companies publicly awarded the contracts. Some have offices out of state. When mailed, the check is sent to whatever address is requested. An e-mail request for information can be sent to Paula Yancey.

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. (Jeff Kirkpatrick)

Beutler explained that this item is requested to be held over to the next meeting on February 22. This will allow time for further conversations and work on the details of this agreement as advised by staff. Being no objection, the item was postponed.

Item 6 -- 13-13 Resolution to approve a Parking Rights Agreement between the West Haymarket Joint Public Agency and the City of Lincoln, Nebraska to provide the City of Lincoln with replacement parking in the JPA Parking Lot for the City's loss of parking stalls in the City's Lumberworks and Iron Horse Parking Lots which have been taken out of service. This Agreement is made effective as of October 1, 2012, and the City will pay the JPA $3,500 per month for the use of the JPA Parking Lot. (Dan Marvin)

Dan Marvin, JPA Board Secretary, described this resolution as an effort to avoid a parking crunch. It creates a temporary parking lot at 7th and "O" Street under the overpass west of Lumberworks to replace stalls lost either at the Iron Horse Parking Lot or Lumberworks surface parking lot. The people who were paying the Parking Enterprise Fund to use those stalls were transitioned into this temporary lot. The agreement struck was for the Parking Enterprise Fund to pay a rental rate of $3,500 monthly for those replacement stalls until either we have a development that would take those stalls away or they transition to a more permanent location.

Kinsey asked if the City has maintained ownership of the parking lots. Marvin explained that the land being used to park currently is owned by the JPA. People who were parking in Iron Horse or Lumberworks had to move due to construction. Iron Horse was purchased by JPA and subsequently sold to Traction Development Partners. Lumberworks was a City surface lot that is being converted into a parking garage. Due to the work, the parkers have been dislocated. This agreement allows the Parking Enterprise Fund to rent the space from the JPA until a more permanent location can be found. The City charges users for the parking on a monthly or hourly basis. The money collected goes into the Parking Enterprise Fund and this agreement provides a piece of that revenue be paid from the City to the JPA as compensation for use of the parking stalls. The previous amount the City paid to rent the Iron Horse Parking Lot was $5,000 monthly. Therefore, the $3,500 seemed reasonable as it has a similar number of stalls, but on a more temporary basis. The users pay for the stalls and City is a conduit for the monies via the Parking Enterprise Fund.

Clare moved approval of the resolution. Carroll seconded the motion. Motion carried 3-0.

Item 7 -- WH 13-14 Resolution to approve the StageRight Quotation to furnish Performance Staging and Accessories for the Pinnacle Bank Arena for the sum of $199,349.00. (Paula Yancey)

Yancey detailed that this is authorizing the City's Purchasing Agent to enter into a purchase order agreement with StageRight Corporation. StageRight would be the provider for staging and associated accessories for the Pinnacle Bank Arena. This is the same staging system in use at Pershing allowing for consistency and integration of the two systems. This allows more flexibility to expand stage types and event types. The total amount $199,349 is within the staging equipment budget for the FFE for the arena.

Kinsey asked if this is the same cost paid to Pershing and for a copy of the comparison costs. Yancey was not aware of the configuration procured by Pershing. However, she has purchased from StageRight in other venues and this is in line with typical costs. She was not aware of what or when items were purchased for Pershing and at what cost. She would have to check with City Finance or SMG.

Carroll moved approval of the resolution. Clare seconded the motion. Motion carried 3-0.

Item 8 -- WH 13-15 Resolution to approve Change Order No. 1 to the Agreement with Hausmann Construction, Inc. to adjust final contract quantities and to reduce the contract sum for the Haymarket Parking Lot Preliminary Grading Project to reflect actual work performed. (Paula Yancey)

Yancey introduced Caleb Swanson, PC Sports. He was the project manager overseeing this scope of work. Swanson stated that this resolution approves a change order to the Hausmann Construction contract to rectify the contract amounts. These types of contracts are initially awarded based on estimates and now they have the final amounts on this contract.

Swanson thanked Hausmann Construction and Olsson Associates. They did an excellent job on this project and were able to find efficiencies within this contract allowing a savings based on ability of $251,872.53 to the JPA. They reduced the original scope from $2,331,496.45 to $2,079,623.92.

Responding to Clare, Swanson explained that this is a very typical closing out process on unit price contracts. An example given was that Hausmann found a large pile of mulch on the project site and used that onsite mulch versus purchasing additional mulch, thereby showing a savings.

Kinsey asked what the plans were for the savings. She inquired as to whether this was the Haymarket Parking Lot. Swanson responded that this savings was just realized and there was no firm plan for the money. It was put into the project contingency fund. Use of that money would be determined and reported to the JPA in the future. The Haymarket Parking Lot is often referred to as the festival space on the north side of the tracks from the arena. It is between the arena and the existing ballpark. It is not the lot discussed in relation to the Scott-Woodbury-Wiegert (S2W) project.

Carroll moved approval of the resolution. Clare seconded the motion. Motion carried 3-0.

Item 9 -- WH 13-16 Resolution to approve Amendment No. 8 to the Environmental Remediation Services Contract with Benesch & Company to amend the scope of services for an additional amount of $138,108.00. (Frank Uhlarik)

Frank Uhlarik, Public Works & Utilities, introduced Amendment No 8, which includes $138,000 amending Benesch's existing contract for work that was committed to with DEQ in the remedial action plan approved last spring.

$35,000 of the total is for long-term groundwater monitoring fees for several wells that abut Salt Creek. This is a protection or monitoring measure to ensure that the low quality groundwater does not migrate constituents into the base flow of Salt Creek, thus degrading water quality. This was one of the contingent approvals of the remedial action plan by DEQ for all the areas north of "O" Street.

A second portion of this amendment includes $48,000 for further assessment, characterization, and preparation of plans and specifications for the removal of impacted soil that parallels the 48" trunk line sewer on the west portion of the property. This is a historic problem dating back to the early 2000's when the trunk line was installed and chased out some workers. It is a health hazard and some additional assessment and removal of the soil will be necessary to allow utility workers to work safely in that area. This was approved by DEQ and is a continuation of items that we are expected to execute.

The last element is for ongoing compliance and oversight of the environmental contingency plan. This is for ongoing remedial work of the core area and major construction projects where samples will be taken. This ensures compliance with DEQ and local regulations throughout the process. It was planned for, budgeted for, and covers elements required and expected by DEQ for completion of the project.

Clare asked Uhlarik to clarify if this was within the budget and wondered about the grants status. Uhlarik explained that there was some give and take or shifting, but it is all within the same budget and with the same outcomes. April and May are the timeframes for the grants. $200,000 each is requested for north and south of "N" Street. We believe Alter property may be a challenge, but still expect it will be within the budgetary reach. The grants would be helpful.

Kinsey asked if the grants referenced were the Brownfields Grant. Uhlarik explained that only the monies referenced at the very end are in the Brownfields Grant. Although hoping to obtain the grant, the monies were accounted for in the budget as well. DEQ guidance is that you should not base remedial decisions on receipt of grants.

Uhlarik continued that the $138,108 is outside the area of the most recent Brownfields Grant. This recent grant application is focused on Alter Scrap and former Watson Brickson sites. The Alter Scrap is the bigger issue. However, the monies in the amendment are for areas north of "O" Street and not covered in the grant.

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, February 22, 2013 at 3:00 p.m. in County-City Building Room 303*

Item 11 -- Motion to Adjourn

Carroll made a motion to adjourn the meeting. Clare seconded the motion. The meeting adjourned at 3:35 p.m.

Prepared by: Pam Gadeken, Public Works and Utilities

West Haymarket JPA Meeting

Date February 8, 2013

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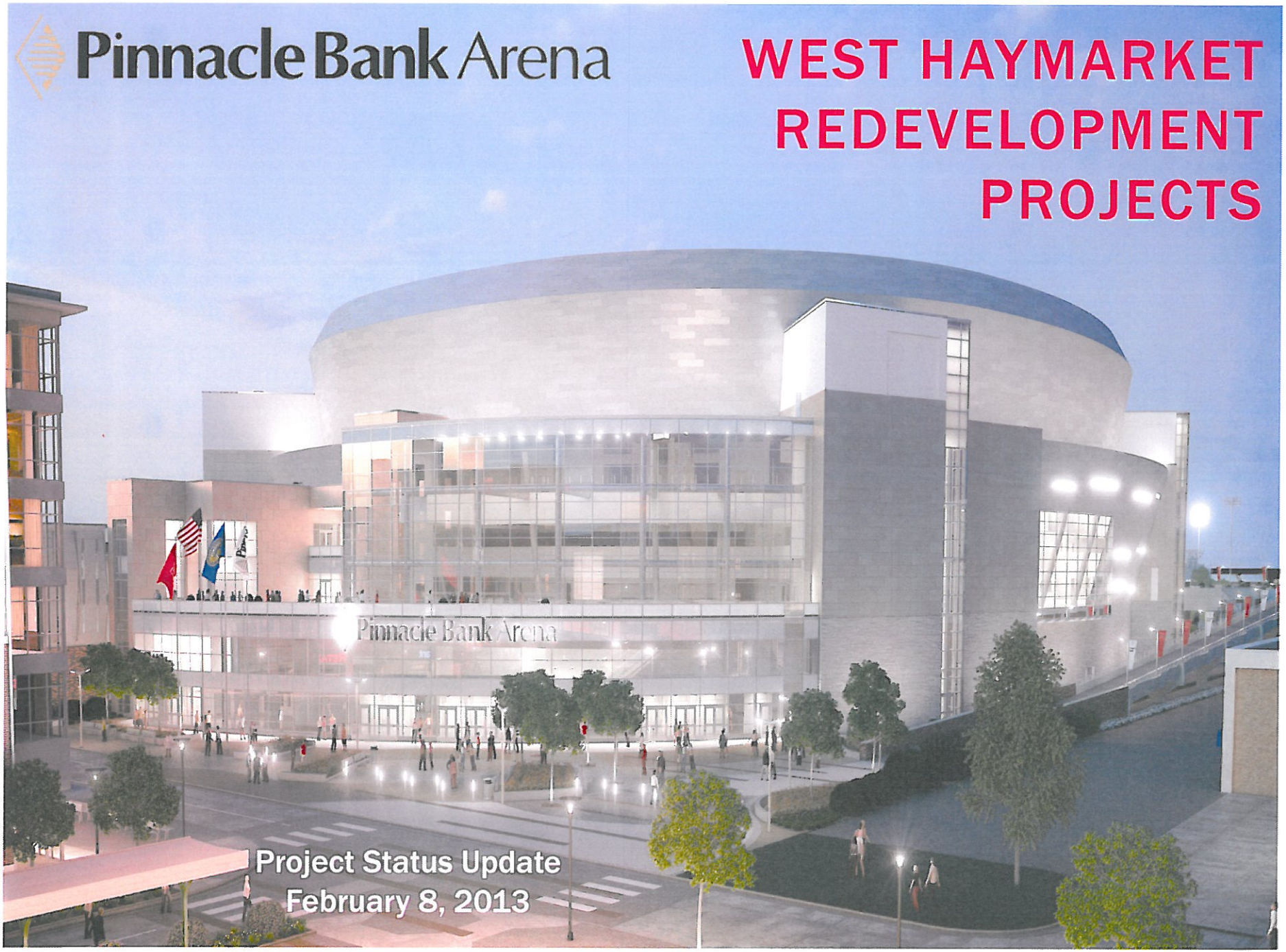
Name (Please Print)	Address	Phone/E-Mail
Journey Watchdogs		

Pinnacle Bank Arena

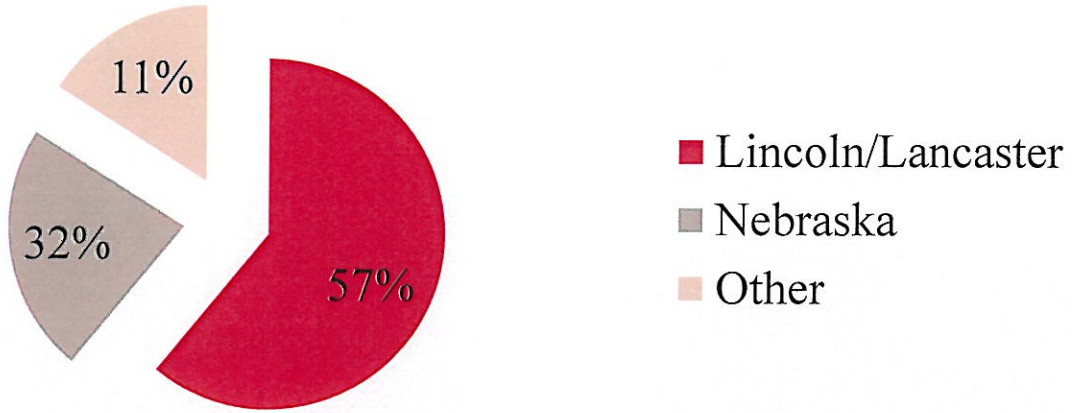
WEST HAYMARKET REDEVELOPMENT PROJECTS



Project Status Update
February 8, 2013

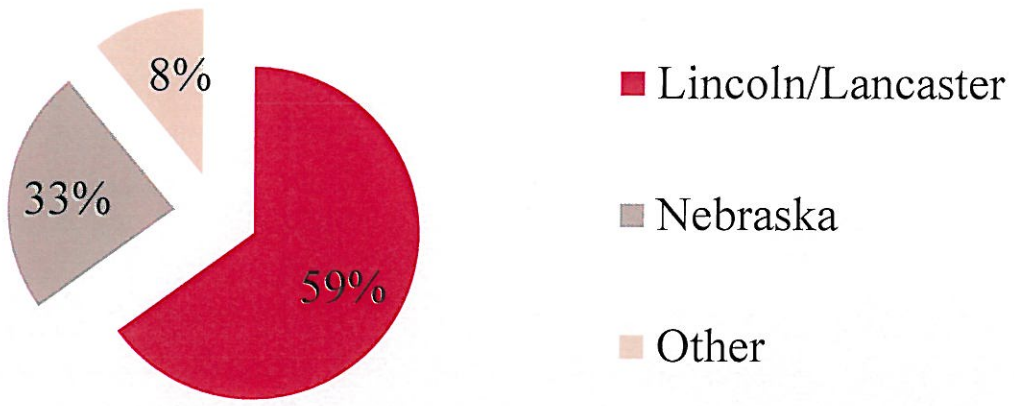
West Haymarket Local Participation Report
All Workers – Including Engineering and Professional Services
Through December 2012 / January 2013

	Total	Percentages
Lincoln/Lancaster County	1369	57%
Nebraska	749	32%
Other	253	11%
	2371	100%



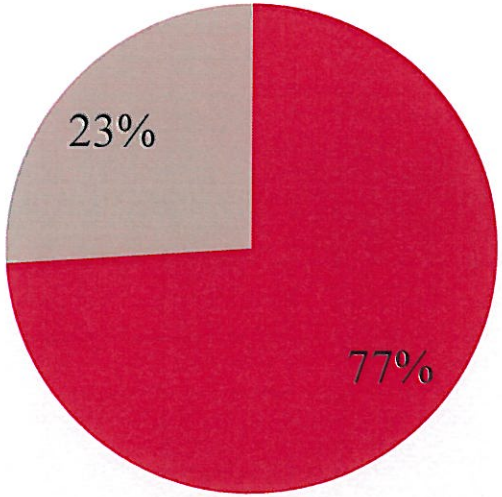
West Haymarket Local Participation Report
Davis Bacon Construction Employees
Through December 2012 / January 2013

	Total	Percentages
Lincoln/Lancaster County	1,226	59%
Nebraska	694	33%
Other	170	8%
	2090	100%



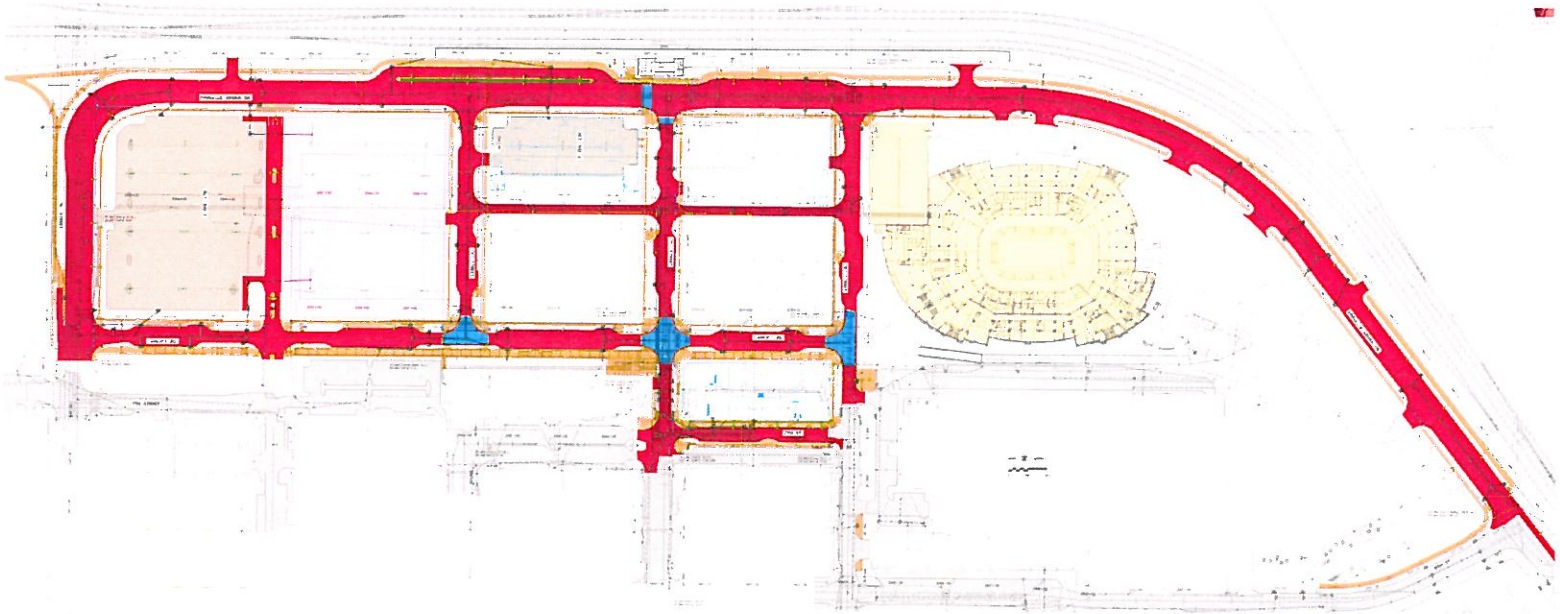
West Haymarket
Company Participation

	Total	Percentage
Nebraska Contracts	279	77%
Other	84	23%
	363	100%



$158 Million
Nebraska Dollars
out of $215 Million

Infrastructure Progress



TDP's RAILYARD DEVELOPMENT

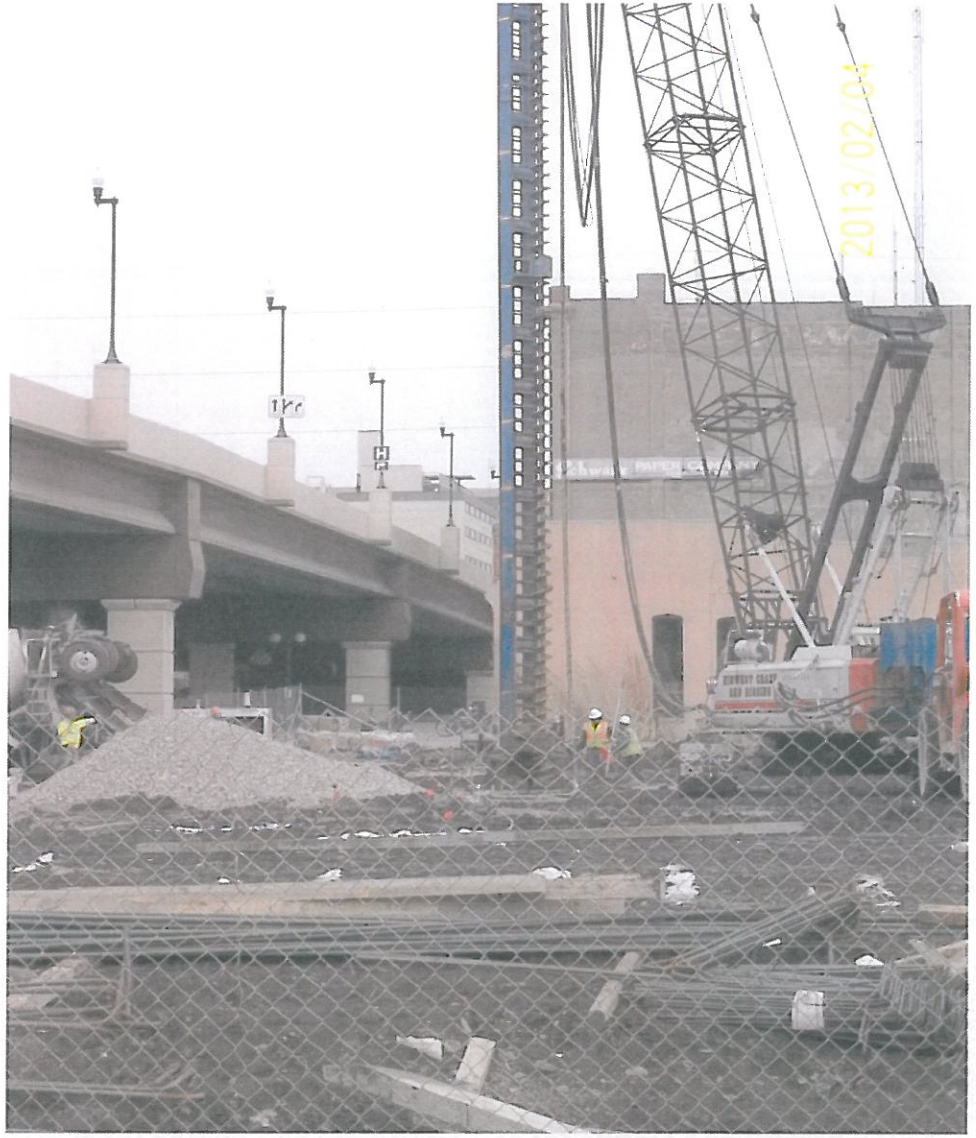
VIEW DOWN "R" STREET FROM 7TH & "R"

PARKING DECK 1 PRECAST ERECTION

CONNECTING PRECAST WALL PANELS ON PARKING DECK 1

VIEW LOOKING NORTH ON ARENA DRIVE FROM "P" STREET

DRILLING AUGER-CAST CONCRETE PILES FOR THE CITY OF LINCOLN'S LUMBERWORKS GARAGE

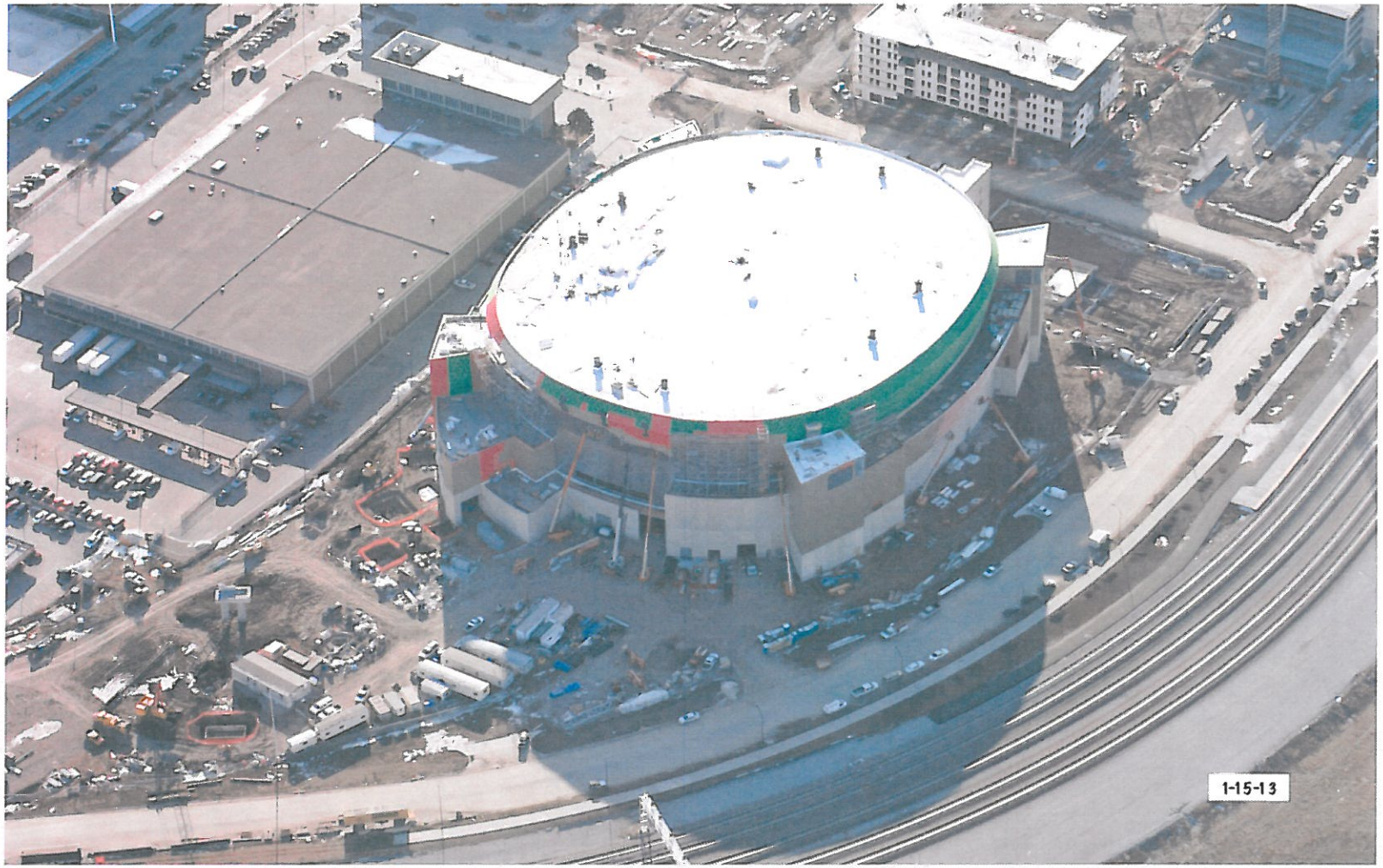


NW VIEW OF WEST HAYMARKET FROM IRON HORSE PARK

VIEW NORTH OF FUTURE CANOPY STREET

PIER FOOTING FOR FUTURE PEDESTRIAN BRIDGE

AERIAL 1-15-2013



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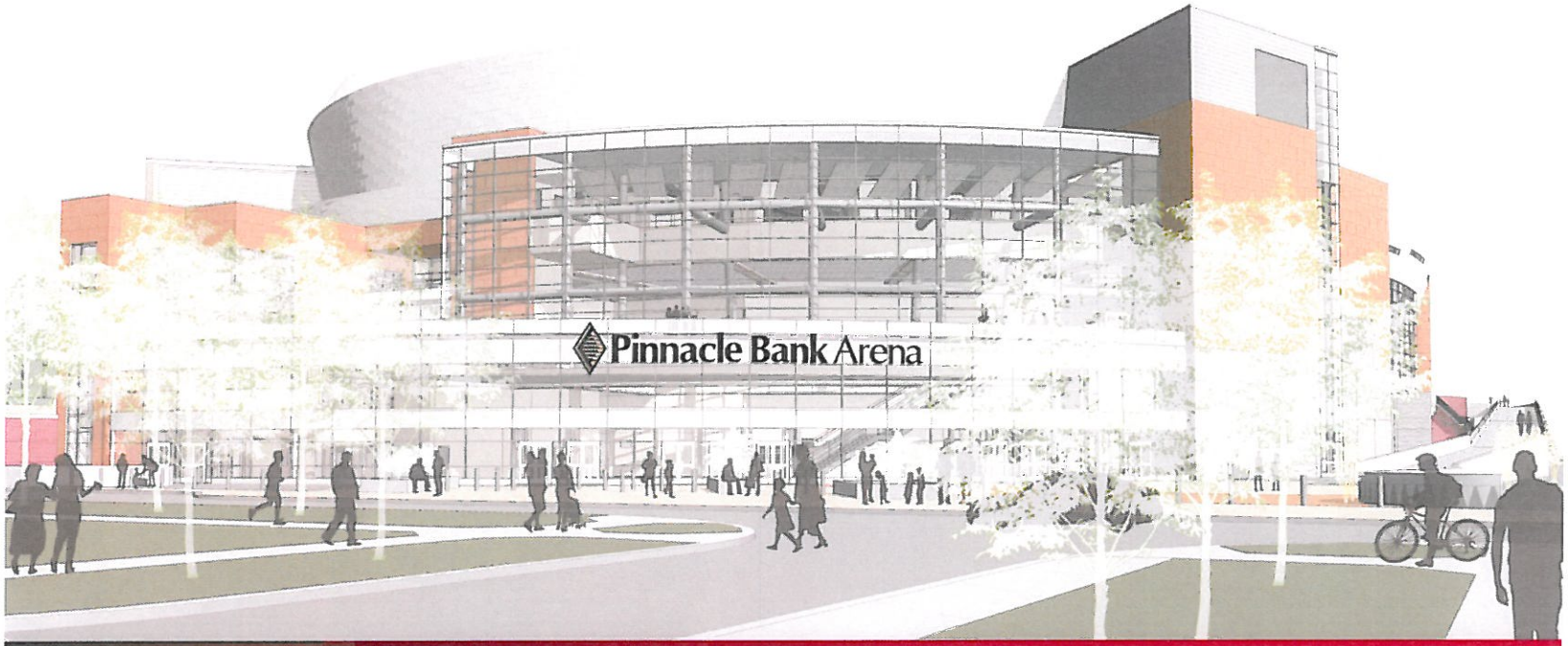


Presentation to the JPA

Pinnacle Bank Arena

February 7, 2013

Mortenson construction

HAMPTON CONSTRUCTION

Safety

- Worked 31 consecutive days without a safety incident
- The Project averages over 300 Craft Workers daily

Mortenson construction | Hampton Construction

Concrete Operations

- Concrete work is nearly finished, with only ice slab on grade and 1 final arena slab.
- Garage Foundations have been completed.

Mortenson construction | Hampton Construction

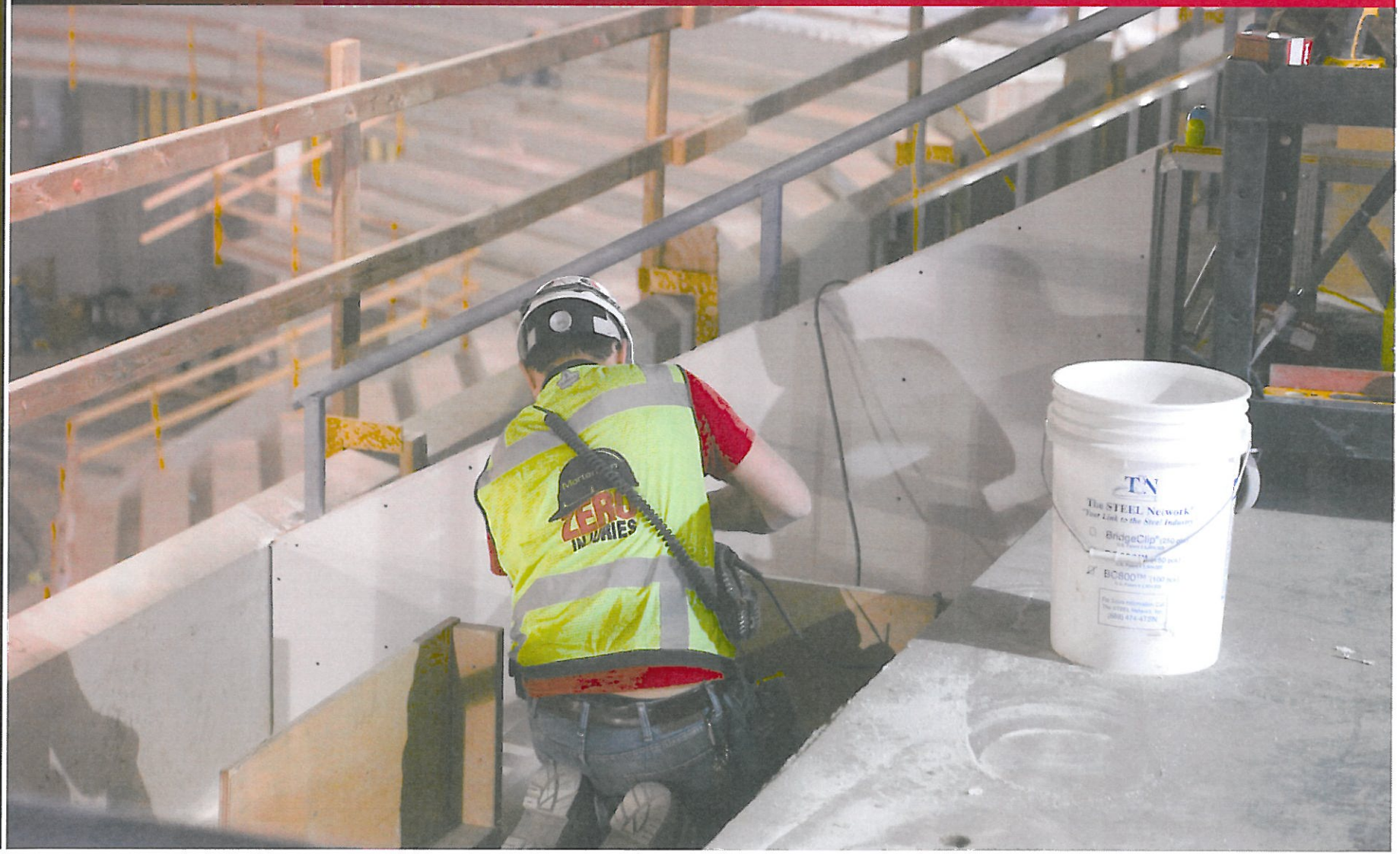
Milestones Achieved

- Drywall finishing has commenced
- Painting has started
- Erection of garage precast begun
- Building substantially enclosed
- Ramp foundations started
- Ice floor construction commenced

Mortenson construction | Hampton Construction

Production Drywall

Production Drywall



Stadia Steps

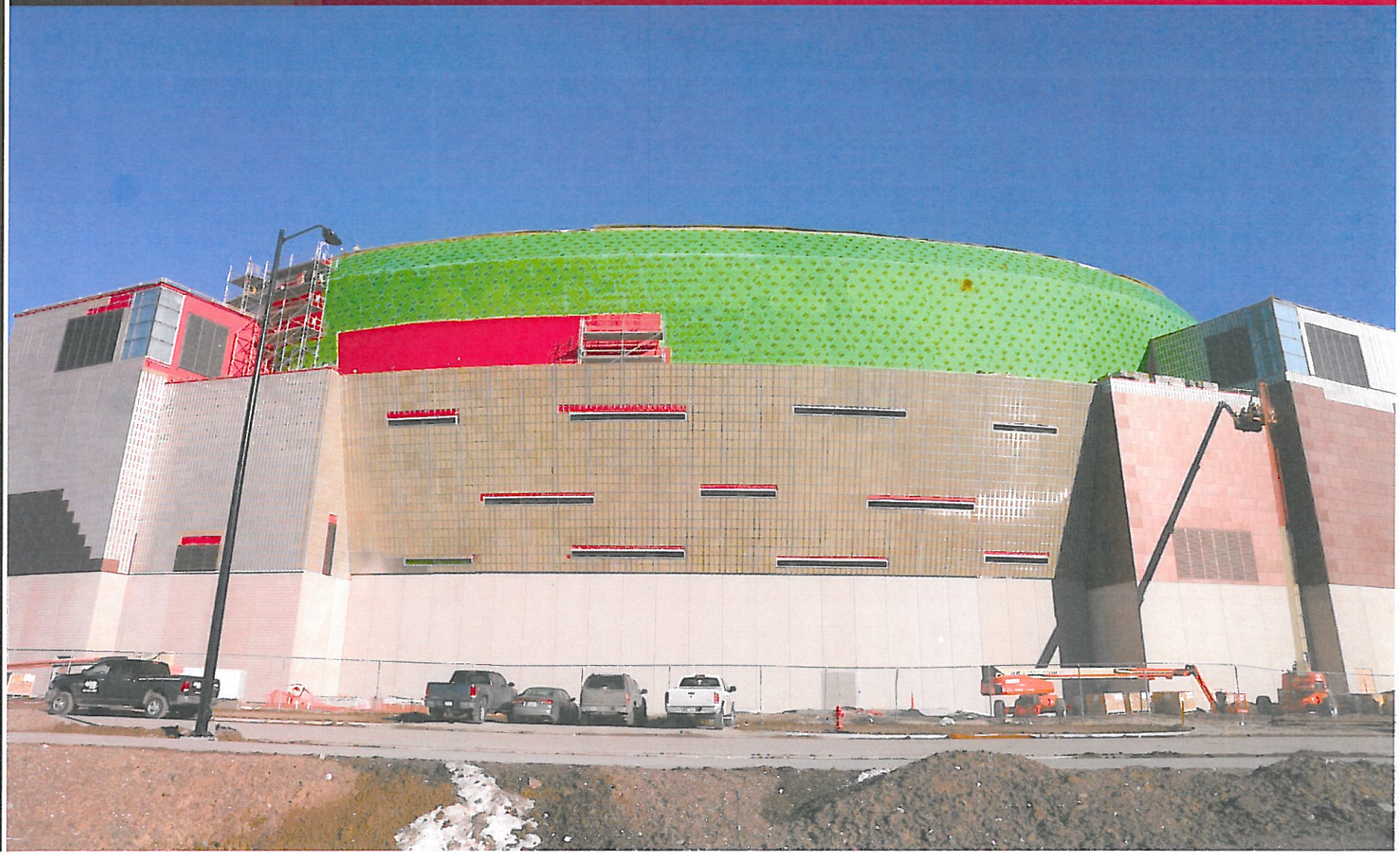
Mockup Suite

SEATS ARE IN PRODUCTION!!!!!

Garage Precast Erection

Mortenson construction | HAMPTON CONSTRUCTION

Installing exterior finishes



Installing Metal Panels

Preparing ice floor

Preparing ice floor

Ramp foundation work