



### **Minnesota Ballpark Authority Meeting Minutes – October 12, 2007**

Chair Cramer called the meeting of the Minnesota Ballpark Authority for October 12, 2007 to order at 1:00 PM. The roll was taken. All Commissioners were present. Kathleen Lamb, Legal Counsel, was also present.

Commissioner Wade moved approval of the agenda, seconded by Commissioner Campbell and approved unanimously – 5 YEAS, 0 NAYS.

**APPROVED**

Commissioner Campbell moved approval of the September 21, 2007 minutes, seconded by Commissioner Sykora and approved unanimously – 5 YEAS, 0 NAYS.

**APPROVED**

#### **PUBLIC COMMENT**

None

#### **CHAIR REPORT**

- None.

#### **EXECUTIVE DIRECTOR REPORT**

- Mr. Kenney has had meetings with the City of Minneapolis, Hennepin County and the Twins to work through remaining issues being discussed by the Implementation Committee such as establishing workable hours for general pedestrian access through the concourse, and the conversion of Second Avenue North to a two-way street. The next Implementation Committee meeting is October 31<sup>st</sup>.
- Approval of the phased GMP design and budget is scheduled for early November.
- Commissioner Vekich, Colleen Livermore and Mr. Kenney met with representatives of Virchow Krause to discuss an annual audit of the ballpark project and are planning to meet with the Twins to further define the scope of work for this project.
- Chair Cramer and Mr. Kenney met with the Twins and McGrann Shea to go through the southwest parking lot lease and air rights option Agreement. The term sheets were approved at the April board meeting for both of these Agreements and these leases will memorialize the documents as called for in the Development Agreement.

#### **ACTION ITEMS**

**07-MBA-24** Resolution: To authorize the Chair and Executive Director to enter into a cost reimbursement agreement with the Bassett Creek Watershed Management Commission (BCWMC), for engineering and design review services associated with the

connection of the ballpark storm drain system into the Bassett Creek twin-culvert drainage tunnel.

**BE IT RESOLVED** that MBA's Chair and Executive Director are authorized to enter into a Cost Reimbursement Agreement with Bassett Creek Watershed Management Commission for engineering and design review services associated with the storm water drainage system and connection to the Bassett Creek tunnel in an amount not to exceed \$25,000 for the period beginning October 2007 and ending September 30, 2009.

Discussion: Ed Hunter explained a year ago the Design Team began considerations on a number of utility systems including city water, sewer and storm water management systems. Since the location of the ballpark site falls in Bassett Creek Watershed jurisdiction the ultimate design must be analyzed with impacts to the current system in terms of capacity and storm events. The Bassett Creek Water Management Commission has given permission to tie into the culvert system which runs through the site.

*Commissioner Vekich moved to approve the resolution. Commissioner Wade seconded the motion. The resolution was approved unanimously – 5 YEAS, 0 NAYS*

**APPROVED**

**07-MBA-25 Resolution:** To authorize the Chair and Executive Director to enter into a professional services agreement with SRF Consulting Group, Inc. (SRF), for engineering, design, construction support, and preparation of construction documents associated with the conversion of 2<sup>nd</sup> Avenue North from one-way to two-way traffic.

**BE IT RESOLVED** that MBA's Chair and Executive Director are authorized to enter into a Professional Services Agreement with SRF Consulting Group, Inc. for engineering, design, construction support, and preparation of construction documents associated with the conversion of 2<sup>nd</sup> Avenue North from one-way to two-way traffic in an amount not to exceed \$125,000 for the period beginning October 2007 and ending September 30, 2009.

**Discussion:** The Environmental Impact Statement (EIS) for the Ballpark Project recommended several mitigation strategies, including the conversion of Second Avenue North to two-way traffic to address the closure of Third Avenue. SRF Consulting was the lead consultant on the EIS and the preliminary mitigation studies with contracts through the County. Giving consideration to the firms understanding of the project and to these design services in discussions with staff and the City of Minneapolis, it is the opinion that SRF is the best value and best suited firm to proceed with this work. Their proposal for these services have been received and reviewed. Their billing rates are within industry standards and it is recommended that we enter into a contract.

*Commissioner Sykora moved to approve the resolution. Commissioner Campbell seconded the motion. The resolution was approved unanimously – 5 YEAS, 0 NAYS*

**APPROVED**

### **DISCUSSION ITEMS**

A. Construction and Planning Update: **Dan Mehls, Mortenson Construction**

Mr. Mehls introduced Eric Keleny a Building Information Modeler for Mortenson Construction. Mr. Keleny has taken information from the design team and merged it into an electronic document that provides three dimensional imagery. This electronic model is tied into

the critical path schedule and each image in the model is tied to an activity within the schedule. Eric demonstrated the three dimensional imagery tool of the ballpark.

Mr. Mehls reported that effective August 2009 LRT will be running over the 5<sup>th</sup> Street bridge. The North side of the bridge will be open this fall. The sod for the ballpark will be grown at an outside location starting September 2008 and the field will be in place in September 2009. By the end of February 2008, 3,300 piles will have been driven. They are installing 35 transfer beams over Bassett Creek Culvert which is a significant undertaking. Seventeen critical pile caps are in place along the new BNSF track area. There have been no lost time accidents.

**Lynn Littlejohn**, Director of Community Affairs for Mortenson Construction, reported workforce diversity participation of 20% with small women or minority-owned businesses to date on the project. Mortenson is pleased with the level of participation thus far and will continue out reach to the contracting community. The workforce diversity goal of 30% is currently at 20%. Mortenson's Resource Center sent out a mailing to local businesses recently detailing how they can help local businesses meet their infrastructure needs.

#### B. Sustainable Design/LEED Status

Mr. Mehls stated that Mortenson is following the State of Minnesota's B3 guidelines and the project has adopted many LEED strategies. LEED is the U.S. Green Building Council's scorecard of measuring a project's sustainable strategies. There are five categories: site, water efficiency, types of material used, usage of energy, and the indoor air quality of the project. A decision has not yet been made to formally file for certification. It is a significant administrative challenge and would require 2 to 3 full time employees. Premiums need to be assigned to the value of LEED certification as well as the price tag and the return on investment.

#### C. MBA Financial Report: **Colleen Livermore, Finance Manager**

Ms. Livermore said that the negative amounts in the current period expenditures column on the Revenue and Expenditures Report are caused by project reimbursements that came in from Wells Fargo on previously paid expenses. The differences between the Capital Project Fund expenditures of \$64 million as compared to the \$71 million on the cost summary in Mr. Hunter's report is due to the inclusion of the October requisition on the project cost summary. The cutoff for the Capital Project Fund report was September 30, 2007.

#### **Next Meetings:**

- November 9, 2007 Phased GMP Design and Budget Approval
- November 16, 2007 2008 MBA Strategic Planning Work Session

*There being no further business, Commissioner Wade moved to adjourn. The motion was approved unanimously - 5 YEAS, 0 NAYS. The meeting of the Minnesota Ballpark Authority for October 12, 2007 was adjourned at 2:25 P.M.*