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MONTHLY PROJECT STATUS REPORT

MEETING OF APRIL 16, 2010



Date: April 16, 2010

Subject: April 2010 Monthly Project Status Report

Enclosed you will find our Monthly Project Status Report, for the period ending April 16th. Notably, Opening Day has come and gone, with many good things to report. Along with the project closeout activities, the focus of this report now will begin to shift to required "follow-up" activities.

Construction Closeout:

- D2 construction meetings continue between Mortenson and the Twins, and have begun to transform into post-game briefings for items requiring Mortenson's assistance. Many of the following observations fall into that category.
- Paint touch-up for steel has by and large been completed throughout the ballpark, as part of the punchlist activities.
- Cooling modifications have been prescribed for the video/audio control room, which has been completed. The Twins continue to contemplate additional backup electronic components associated with those systems.
- The team store is open, and the sign installation is complete on the team store roof.
- The entire ballpark punchlist has been completed, and the back-punch of those items is also completed.
- The added pipe heat trace and insulation installation is complete for plaza and facility drain lines throughout the facility.
- Miscellaneous wayfinding and interior signage revisions continue.
- Final curb and walkway modifications are complete inside the A-ramp, at the end of the pedestrian walkway. The City has requested the fabrication and installation of additional railings along the A-ramp side of 7th Street N, between 2nd and 3rd Ave N, to prevent jaywalking. That work is underway, and will likely be installed within the next two weeks.
- Additional signage is being added at the gates (exiting messages), at the North Access road, and at 1st/6th on the plaza extension.
- Various landscaping efforts continue. Trees have been planted along Twins Way, and along 7th St N to the west of the ballpark. Landscaping is scheduled for installation on the triangle island at 2nd/7th, as soon as the City finishes the wiring and installation of the flagpole lighting.
- The Twins Way / CLBT improvements through the ARRA stimulus grant are nearly complete. Mill and overlay of the asphalt from 10th to 12th is scheduled for the final week of April.
- Mortenson continues with their final OCIP reconciliations with their remaining subcontractors, this effort will run into the next couple of months.
- As-built documents continue to be compiled by Mortenson and forwarded to the Twins for entry of pertinent O&M information into the Facility 360 preventive maintenance program.
- Three light poles along 7th Street N next to the retail store were hit by an errant driver prior on a night prior to the exhibition games. As a result, new poles are currently on order.

Claims / Disputes:

- The project team continues to meet weekly to examine and negotiate various cost issues, change orders, and disputes. The project team is on schedule for all construction cost issues to be resolved and closed out by June.

Agreements:

- Metro Transit continues to give consideration to the installation of additional Northstar lighting enhancements beneath the promenade.
- An agreement has been executed to close out all Northstar / Ballpark cost issues, and is currently being processed for payment to the MBA by MnDOT.

Property/Title Issues:

- The first amendment of the Easement Agreement with BNSF has been prepared and is currently under review.
- The Horizontal Registered Land Survey comments have been received and reviewed by the Examiner. Final recording is imminent.
- The Parcel Decree and Supplemental Order (draft) for the Title Registration currently is under review by the Examiner of Titles.
- All utility easements have been submitted to the City for final review and recording.
- The formal commencement date of the Ballpark Lease has been acknowledged by the MBA and the Twins.

Budget:

- MBA staff is prepared to brief the Commissioners on the closeout status of the ballpark and infrastructure budgets, and remaining cost exposure.

Quality:

- AET has submitted to Hennepin County and MPCA a draft close-out report for the Response Action Plan, and is awaiting feedback.

Other:

- LEED-Silver certification has been awarded to the ballpark, making it the highest-ranked LEED MLB facility in the country.
- The Twins continue to purchase and take possession of FF&E items.

Insurance:

- The OCIP program was terminated on March 3rd. All subs remaining on site are now operating with their own company policies in place. A “final” briefing for the Board has been pushed out, awaiting Mortenson’s reconciliation of project hours with their subcontractors.
- The Builder’s Risk policy ended on March 26th.

Opening Day Observations / Concerns:

- Additional signage will be installed at the 3rd Ave N entry to I-394 at 5th Street; many pedestrians insist on walking this way in spite of signage instructing them to do otherwise. Staff is working with MnDOT and Mortenson to implement.
- Metro Transit is currently side-loading LRT passengers from the 5th Street sidewalk, rather than from the platform. Additionally, they are using “cattle-guards” to queue their passengers, rather than using the removable posts that were provided during

construction at their request. Additionally, Metro Transit bus supervisors are now parking on the new Twins Way sidewalk/bikepath at 10th Street.

- City Police, and Target Center operations are parking their vehicles on the newly refurbished 2nd Ave N sidewalk between 6th Street and 7th Street.
- Limousine parking has been allowed by the City on Twins Way, between 7th Street and 10th Street. This will present a dangerous condition during evening commuter periods.
- Restriping of 7th Street N has been completed, with the delineation of a new bike lane, and a charter bus parking area to the west of the ballpark.

Respectfully submitted, I may be reached at (612) 543-7273 should you have any questions or comments regarding the enclosed information.

MINNESOTA BALLPARK AUTHORITY

Ed Hunter
Project Manager



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PROJECT BUDGET REPORT

MEETING OF APRIL 16, 2010

MARCH 2010

Minnesota Twins Ballpark Development Hennepin County, Minnesota Ballpark Authority, Minnesota Twins Executive Summary as of March 31, 2010								
	(A) Approved Budget (Final GMP)	(B) Approved Budget Revisions ²	(C) = (A) + (B) Approved Adjusted Budget	(D) Change Orders ³	(E) = (C) + (D) Total Adjusted Budget	(F) Payments ¹	(G) = (F) / (E) % Complete	(H) = 100% - (F) Balance to Complete
Ballpark								
CM Managed Ballpark	346,490,748	-	346,490,748	27,519,211	374,009,959	364,955,417	97.6%	2.4%
Team Managed Soft Costs	48,000,000	6,000,000	54,000,000		54,000,000	59,608,536	110.4%	-10.4%
Contingency	18,038,437	6,962,509	25,000,946	(27,519,211)	(2,518,265)	-	0.0%	0.0%
Subtotal Ballpark	412,529,185	12,962,509	425,491,694	-	425,491,694	424,563,953	99.8%	0.2%
Infrastructure								
CM Managed Construction	44,527,465	12,375,000	56,902,465	5,998,189	62,900,654	47,088,688	74.9%	25.1%
MBA Managed Construction	6,213,249	1,150,000	7,363,249		7,363,249	7,971,407	108.3%	-8.3%
Soft Costs	8,087,386	-	8,087,386		8,087,386	4,685,964	57.9%	42.1%
Site Acquisition	40,840,790	-	40,840,790		40,840,790	40,843,294	100.0%	0.0%
Contingency	5,331,110	1,000,000	6,331,110	(5,998,189)	332,921	-	0.0%	100.0%
Subtotal Infrastructure	105,000,000	14,525,000	119,525,000	-	119,525,000	100,589,353	84.2%	15.8%
Total Ballpark Project	517,529,185	27,487,509	545,016,694	-	545,016,694	525,153,306	96.4%	3.6%

¹ Includes all requisitions paid as of March 31, 2010

² The project additions are items beyond the approved final GMP budget that require additional funding. To date, the following items have been approved:
 - \$6 million for Ballpark FF&E
 - \$6,962,509 additional Twins contribution for approved alternates
 For a total increase of \$12,962,509 to the Team Managed Ballpark Budget

- \$3.375 million for MNDOT Funding Agreement for Ramp A walkway
 - \$9 million additional contribution from the Twins and Target Corporation for plaza enhancements
 For a total increase of \$12,375,000 to the Infrastructure CM Managed Construction
 - The MBA Board authorized the allocation of \$1 million of the MBA's interest and investment earnings for District Enhancements and Public Art
 - \$150,000 for Northstar Funding Agreement for Public Art in the Vertical Circulation Building
 For a total increase of \$1,150,000 to the Infrastructure MBA Managed Construction

- And \$1 million for LEED-related infrastructure improvements, added to the Contingency budget

³ Includes change orders 1 through 40

Pending receipt of bids, up to \$1.193 million will be available for additional improvements on 3rd Ave N for the CLBT connection. At that time the contract amount will be formally incorporated into the project budget under MBA Managed Infrastructure Construction.