



*Minnesota Ballpark Authority
Board Meeting*

December 21, 2007

Construction and Planning Update



**Minnesota Ballpark Authority Board Meeting
Construction and Planning Update – December 21, 2007**

Construction:

- 52% of pile driving operations is complete, which represents approximately 1500 piles, and approximately 152,000 LF of pipe.
- Precast beam fabrication is underway for the 6th Street pedestrian bridge and plaza over I-394. Approximately 33 of 104 total concrete girders have been cast through this date.
- Utility relocation work has begun in the intersection of 2nd Ave. North and 6th Street North, in preparation for installation of the pedestrian bridge foundations.
- Northstar has completed all deck pours for the new 5th street bridge, which is nearly six months ahead of schedule.
- Ballpark mezzanine column pours continue, from right field down the first base line towards home plate. Shoring is underway for the first mezzanine level deck pour.
- Storm line installation in 3rd Avenue North is ongoing, and is scheduled to be completed by the end of the year.
- Numerous meetings with the City of Minneapolis have been held to coordinate the reopening of the 5th Street bridge to pedestrian traffic by the end of the year.
- Utility work continues on site, including the water line installation alongside the BNSF ROW, and storm and sanitary sewer lines parallel to the 5th Street bridge.

Design:

- MnDOT has returned review comments to URS regarding the lighting system and ventilation system designs over I-394. A procurement contract has been released by Mortenson to secure the fixtures, and RFPs are currently being negotiated for the installation.
- Agreement has been reached between Northstar, the Twins, and the Ballpark Project to add another elevator to the Vertical Circulation Building.
- The City continues to review a proposal to vacate the remaining portion of 3rd Ave. N, just south of the 10th street bridge, as part of the conversion of 2nd Ave. N to two-way traffic.
- The Minneapolis City Council approved the Implementation Committee recommendations for the ballpark design.
- The Twins are currently exploring alternate plaza design considerations.
- HOK has been authorized to begin design of the pedestrian bridge extension to 1st Avenue North.

Budget (see attached summary):

- Phased GMP cost reviews continue with the Twins, Mortenson, HOK, County, and MBA. The establishment of the PGMP budgets for ballpark and infrastructure is scheduled to be completed in January.

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- The preliminary infrastructure budget for the phased GMP drawing set is attached, showing the major cost breakdowns by category. These numbers will continue to become more refined through the spring of next year, as the majority of this work is underway, and the majority of the other costs will become known.

Schedule:

- The construction of the bridges over I-394 currently represent the project critical path. Mortenson has received notice from Ames Construction that the timely release of construction documents is critical to their ability to maintain schedule.
- Transfer girder construction over Bassett Creek has picked up since the monsoon rains of October, and is currently back on schedule.
- Overall the project remains on schedule.

Safety:

- Mortenson held a mock emergency event at the site on December 7th, coordinated with the City of Minneapolis Police, Fire, and Emergency Medical Response teams. The event was deemed a success, in terms of communications, and underlying responsibilities of specific parties.
- The project has had two recordable accidents in November and December, both resulting in some restricted duty on site.

Community Participation:

- See attached 12/03/07 memo from Lynn Littlejohn of Mortenson.

Quality:

- AET and Braun-Intertec providing on-site special inspections and testing.
- MnDOT personnel will be retained to provide certain plant fabrication inspections associated with the bridge structures over I-394.

Claims/Change Orders/Disputes:

- Claim received by Rehbein for additional compensation regarding soils removal and disposal has been denied – will be forwarded to next level of Dispute Resolution process, in which Rehbein will meet with Jerry Bell, John Wood, and Steve Cramer.

Executed Agreements:

- All agreements have been executed with Land Partners II and Minikahda Storage, with regards to the Condemnation Stipulated Settlement, and the Air Rights and Utility Easements. Full payment for the LP II property has been made.

Owner-Controlled Insurance Program (OCIP):

- One personal injury claim reported to date -
- Discussions continue between Twins, Mortenson, and MBA regarding programmed cost savings into PGMP budget

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

Minnesota Ballpark Authority

A handwritten signature in black ink, appearing to read 'Ed Hunter', written in a cursive style.

Ed Hunter

Project Manager

Minnesota Twins Ballpark Development
Hennepin County, Minnesota Ballpark Authority, Minnesota Twins
Executive Summary as of December 14, 2007

	(A) Approved Budget	(B) Budget Revisions	(C) Adjusted Budget	(D) Estimated Cost at Completion	(E) = (D) - (C) Variance	(F) Payments ¹	(G) = (F) / (D) % Complete
Ballpark							
CM Managed Ballpark	\$ 328,042,813.00	-	328,042,813.00	328,042,813.00	-	11,739,753.13	3.58%
Team Managed Soft Costs	43,919,000.00	-	43,919,000.00	43,919,000.00	-	26,654,305.82	60.69%
Owner's Contingency	18,038,187.00	-	18,038,187.00	18,038,187.00	-	-	0.00%
Subtotal Ballpark	390,000,000.00	-	390,000,000.00	390,000,000.00	-	38,394,058.95	9.84%
Infrastructure							
CM Managed Construction	39,198,263.00	-	39,198,263.00	39,198,263.00	-	6,805,787.51	17.36%
MBA Managed Construction	19,414,524.00	-	19,414,524.00	19,414,524.00	-	11,772,704.39	60.64%
Soft Costs	3,015,000.00	-	3,015,000.00	3,015,000.00	-	831,453.99	27.58%
Site Acquisition	23,000,000.00	-	23,000,000.00	23,000,000.00	-	32,887,133.18	142.99%
MBA Contingency	5,372,213.00	-	5,372,213.00	5,372,213.00	-	-	0.00%
Subtotal Infrastructure	90,000,000.00	-	90,000,000.00	90,000,000.00	-	52,297,079.07	58.11%
Total Ballpark Project	\$ 480,000,000.00	-	480,000,000.00	480,000,000.00	-	90,691,138.02	18.89%

¹ Includes December requisition paid as of December 14, 2007



with Thor Construction

DATE: December 3, 2007
TO: John Gockel, Minnesota Twins
FROM: Lynn R. Littlejohn
RE: Minnesota Twins Ballpark Community Participation Program

Below is a status update on the components of our Community Participation Program.

SWMBE Program

- The SWMBE project goal is 30%. The aggregate SWMBE participation achieved to date is 31%.
- We have procured approximately \$186M dollars of work for the project with \$58M committed to SWMBE firms.

Workforce Diversity

- The project utilization goals are 25% minority and 5% female. The goals are expressed as a percentage of the total project work hours.
- The project utilization levels are 14% minority and 8% female with approximately 45,000 hours worked.
- Mortenson is scheduling meetings with the subcontractors regarding their participation levels and action plans to increase minority participation.

Community Workforce Program

- To date, 6 individuals have been hired for the CWP program; 4 females and 2 males.
- The referral organizations have been Summit Academy and Construction Careers Coalition (CCC).

Outreach

- We continue to have discussions and meetings with subcontractors regarding the procurement opportunities on the project.
- We continue to make project presentations to contracting organizations; National Assoc. of Minority Contractors (NAMC), Association of Women Contractors (AWC) and the Construction Partnering Program (CPP).

Resource Center

- Program brochures were distributed to the SWMBE firms that are involved with the project.
- To date, no firms have requested the services of the center.

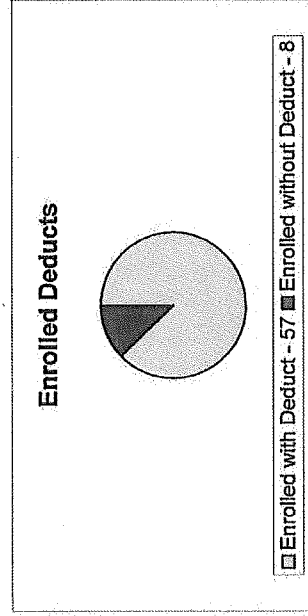
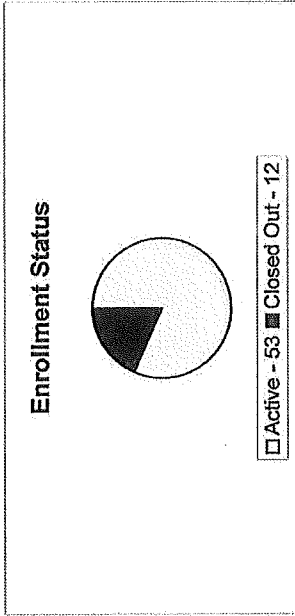
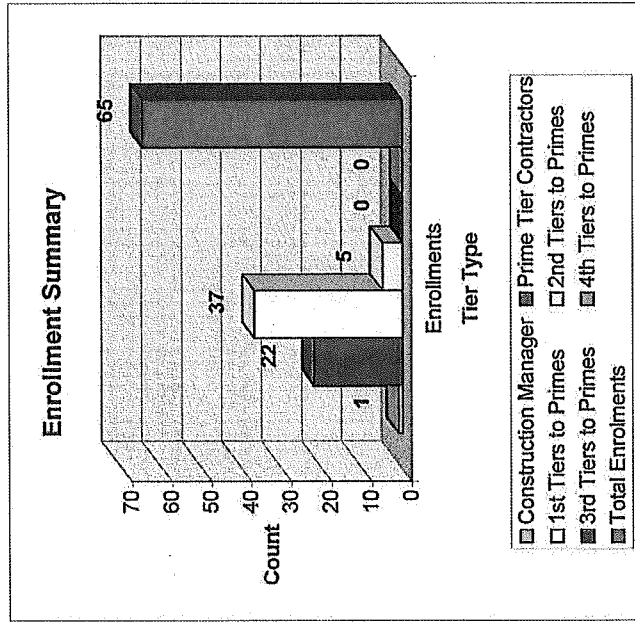


Data Entry Through: 17-Dec-07

DEDUCTION SUMMARY - TO-DATE

Entity Type	Enrollments	Contract Values *	% to Total CV	Estimated Payrolls	% to Total Payroll	Deduct	% to CV	% to Payroll
Enrolled with Deduct	57	188,927,940	79.3%	31,659,963	99.8%	3,308,907	1.75%	10.45%
Enrolled without Deduct	8	49,384,301	20.7%	76,960	0.2%	6,292	0.01%	3.18%
Totals	65	238,312,241	100.0%	31,736,923	100.0%	3,315,199	1.39%	10.45%

* Comprised of M.A.M. Self-Performed Values plus All Other Contract Values





(per proforma revised 09.27.07)

Data Entry Through:
Claims Valued as of:

17-Dec-07
30-Nov-07

Cost Element Description:	Initial Project Rates	Initial Project Estimates (a):	Projected Costs To-Date:	* Actual Costs To-Date (g): (enrolled with deduct)	% Complete (h) = g / a:
Project Cost:		\$ 361,000,000	\$ 186,927,940	\$ 188,927,940	52%
Project Payroll (a):	20.00%	\$ 72,200,000	\$ 37,785,588	\$ 31,659,963	44%
	2.110%				84%
Contractor Premium Deductions (b) = .1060 x (a):	\$10.60	\$ 7,650,000	\$ 4,003,598	\$ 3,315,199	43%
					83%
Fixed Costs of Primary OCIP Program, Pre-Loss (c1):	\$3,645	\$ 2,701,297	\$ 1,378,418	\$ 1,154,955	43%
Surcharge Costs of OCIP Program (c2):	\$0.637 fixed	\$ 471,739	\$ 240,675	\$ 201,668	43%
Premium Costs Lead \$25m Umbrella (c3):		\$ 650,000	\$ 650,000	\$ 650,000	
WC and GL Limited Losses - Combined (d):	\$4.251	\$ 3,069,000	\$ 1,606,265	\$ 800	0%
Loss-Administration Costs (e) = -10 x (d):		\$ 306,900	\$ 160,627	\$ 80	0%
Costs of OCIP Program (f) = (c+d+e):		\$ 7,198,936	\$ 4,035,955	\$ 2,007,494	28%
OCIP Savings or (Losses) = (b-f):		\$ 451,064	\$ (32,388)	\$ 1,307,705	

Maximum Converted Loss Cap (m) = \$3,069,000 + \$306,900 + \$4,144,140

