



Date: December 1, 2009

Subject: **December 2009 Monthly Project Status Report**

Ongoing Construction, Ballpark:

- Punchlist activities continue throughout the ballpark, with about 65% of the total area pre-punched, and about 40% accepted, cleaned, and closed. Plaza punchlist efforts and building exterior punchlists are also underway.
- Finish millwork installation continues at suite level near the Twins admin building, within the Legends Club, and within the Ballpark Tavern.
- Finish ceilings, mechanical, and electrical trim continue at all levels.
- Final flooring (wood, carpeting, terrazzo, MMA, and tile) continues on all levels of the ballpark.
- Final painting and wall finishes continue on all levels.
- Wall and ceiling closures continue in the Twins Administration building. Final painting, wall treatment, and carpet installation have begun.
- Electrical, audio, video, and mechanical control system installation continues within the scoreboard control room, the press box, and broadcast suites. Testing of the sound system is scheduled to begin in early December.
- Final aiming of the field lighting is complete, and has been presented to MLB for their acceptance.
- Sidewalk improvements by Mortenson are complete on 7th, along the HERC property. All light pole bases are installed; however the poles and fixtures have not yet been delivered and placed by the City. Trees are not scheduled to be planted until spring 2010.
- The sidewalk improvements on 2nd St. between 6th and 7th are complete. Railing installation is not yet complete. Bike racks have been installed, and the light poles are on order. The sloped bank will be mulched over the winter, with landscaping to occur in the spring.
- Veit Construction has begun work on the 3rd Ave re-paving/bike trail project. All new curb-lines and sidewalks have been poured, and the roadway section between 7th and 10th is in place and reopened. The project has now demobilized for winter, with the final mill-overlay from 10th to 12th to take place in the spring, along with landscaping installation. Light poles will be installed when received this winter.
- The installation of the second Craig David mural ("Baseball") is basically complete. Work is underway in Mr. David's shop on the fabrication of the third and final mural.
- The Northstar and Hiawatha alignments have been opened for revenue service. The Grand Opening event was held with much fanfare on November 13th.
- Al Price continues fabrication on his artwork for the vertical circulation building. All bent tubing has been fabricated, and welding has just begun.
- Sidewalk and plaza light fixture installation is complete on 5th Street, 7th Street, and on the plaza.
- IPE wood seating installation continues at the plaza seating areas and near the main ticket windows.
- Gate and plaza signage installation continues.
- Railing and seating installation continues throughout the bowl. The Twins have determined to make modifications to the terrace level railings because of sight-line issues.

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- Food service equipment installation (counters, cook-tops, hoods, fans, beverage dispensers) continues at suite level.
- Mortenson continues to clean up shot-blast debris from the City's Ramp "B" project. The costs for this cleanup, and the removal of rust stains, will be sent to the City for payment.
- Seating installation continues at club level with the wood-backed chairs.

Systems Startup:

- Permanent power has been energized throughout the ballpark. Intermittent shutdowns will be required to test emergency power systems, up through receipt of the Certificate of Occupancy.
- Permanent connection to the HERC steam line is complete. Fiber optic terminations are nearly complete to provide a secure data system to the MBA offices, and to provide real-time monitoring capability to Hennepin County for the steam telemetry system.
- The "big flush" was conducted and successful.
- Suites, club, and concession areas are being winterized.

Design:

- The basic construction of the triangle is complete, the City has installed the permanent signal system, and Mortenson is preparing to install the flag pole. The City will provide the light fixtures and electrical for the lighting. Landscaping to be provided next spring.

Other:

- Discussions continue with Hennepin County (HERC) to identify scope and funding for additional improvements along 7th St, west of the ballpark.
- The registered land survey documents and exhibits have been submitted. An amendment to the URS contract has been executed.
- Negotiations continue with the City regarding the execution of an O&M agreement for the Cedar Lake Bike Trail.

Schedule:

- Focus continues to shift towards the process of completing spaces, performing final inspections and tests, and obtaining limited C of Os for turnover to the Twins beginning at the end of this year. A series of meetings have been scheduled to discuss the ramifications of substantial completion in phases, and what that means in terms of insurance coverages and liabilities and warranty. The Twins are attempting to bring insurance coverage forward from MLB to allow move-in for the team in January 2010.

Quality:

- AET and Braun-Intertec continue to provide on-site special inspections and testing. Discrepancies and non-conformance items are recorded and tracked until resolved. Both contract scopes of work are winding down.
- HOK continues to provide on-site observation reports.

Claims/Change Orders/Disputes:

- The project team continues to meet weekly to examine and negotiate various cost issues, change orders, and disputes as they arise. The MBA and Twins have reached agreement on all but four issues, which will be elevated to the Jerry Bell / Steve Cramer level.

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- The Twins maintenance staff continues to work on the implementation of a Preventive Maintenance Program. The MBA has requested a briefing on this progress in January.

Budget:

- Overall the project remains within budget. We continue to work with City staff to identify additional areas for improvement in the final construction season before the opening.

Community Workforce Participation:

- Project workforce goals, as well as S/W/MBE project goals are currently being exceeded.

Safety:

- Mortenson held a MnSharp Safety Award presentation on November 9th.

MINNESOTA BALLPARK AUTHORITY

Ed Hunter
Project Manager