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MONTHLY PROJECT STATUS REPORT

MEETING OF FEBRUARY 20, 2009



Date: February 20, 2009

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

Enclosed you will find our Monthly Project Status Report, for the period ending February 20th. A break in the continued cold weather of the holidays has eased some of the challenges in working through the winter, with new activities on numerous fronts:

Construction:

- Interior wall partitions and CMU block wall construction continue on all levels of the ballpark.
- The building enclosure has enabled mudding, taping, and sanding for interior GWB finishes to proceed.
- The building enclosures at service, club, and suite levels are now in the process of being moved out, as precast stadia are set overhead. This will allow the commencement of installation of the bowl-facing glass.
- Detailed rough-in coordination is underway for the concessions. Numerous concession equipment details are now approved for design and field coordination.
- Steel erection continues on the main concourse in centerfield, and in the right, center, and left field seating sections. Raker beam installation has now begun at the club level in the right field corner, directly beneath the MBA offices.
- The installation of sun canopy steel and upper terrace seating sections continues from the right field corner down the first base line towards home plate. Additionally, scaffolding is complete and installation has begun on the sun canopy skin.
- Precast stadia delivery and installation continues in the outfield, lower right field corner bowl, and along the right field upper terrace.
- CMU block continues on the out-buildings at terrace level, and roofing is underway at these locations.
- Precast stone panel installation continues north along the promenade.
- Glazing installation is basically complete for the Legends Club along the first base line, and is underway at the Legends Club Pub behind home plate. Mullion support installation is underway along the 3rd base exterior.
- Exterior glazing is complete on the transit side of the core building, and the interior space has been turned over to Northstar for mobilization and installation of rail equipment.
- Roofing installation continues at the Legends Club Pub, and subroof assemblies are underway on the service level.
- Xcel Energy has mobilized and completed the first ductbank cut-over for the plaza extension on 6th Street. Mortenson has begun demolition and layout for piling and footings.
- The plaza grand stairway construction continues, and tie-ins to the skyway and to the B-ramp are underway.

Design:

- ASI #195 has been issued as the permit set for the elevated walkway to the "A" ramp. Drawings are under review at the City and by MnDOT.

MBA Monthly Project Status Report

February 20, 2009

Page 2

- The SRF contract amendment for design of bridge modifications on 7th, and improvements to 3rd Ave N has been approved and issued. Work is underway on both designs.
- MBA staff continues to work with City staff and the HERC to identify and prioritize potential additional improvements to the district surrounding the ballpark.

Other:

- The Joint Powers Agreement, and the 1st Amendment to the Maintenance Agreement have been executed with MnDOT, thus securing funding for the Ramp "A" elevated walkway. Mortenson has been give a Notice to Proceed for final preparation of a contract change order.
- Work continues on the Letter Agreement with the Twins to formalize funding for the plaza enhancements, and the costs to construct the plaza extension.
- Work continues on the artist contracts.

Budget:

- Overall the project remains within budget.

Schedule:

- Mortenson has reported that the lag in steel fabrication and erection has been overcome, and LeJeune is now on schedule. The critical path activities now flow through Hanson Precast, who is currently lagging behind the project schedule for precast stadia installation. As a result, a second shift has been added, and weekend work is expected until the lost time is regained.

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.
- 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 Rehbein claim has been closed!! The settlement includes owner payment of \$300K, the completion of the removal and disposal of the remaining 28,000 tons, and certifications by Dakota County that all materials erroneously placed last year have been removed from the floodplain. As a result, a deductive change order of approximately \$682,668 has been written, thereby returning excess line-item funds to the Twins and to the MBA.

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 FEBRUARY 20, 2009

JANUARY 2009

Minnesota Twins Ballpark Development Hennepin County, Minnesota Ballpark Authority, Minnesota Twins Executive Summary as of January 31, 2009						
	(A) Approved Budget (Final GMP)	(B) Approved Budget Revisions ²	(C) Change Orders ³	(D) = (A) + (B) + (C) Approved Adjusted Budget	(E) Payments ¹	(F) = (E) / (D) % Complete
Ballpark						
CM Managed Ballpark	346,490,748	-	8,043,641	354,534,389	157,951,441	44.6%
Team Managed Soft Costs	48,000,000	-	(8,043,641)	48,000,000	40,039,809	83.4%
Contingency	18,038,437	-		9,994,796	-	0.0%
Subtotal Ballpark	412,529,185			412,529,185	197,991,250	48.0%
Infrastructure						
CM Managed Construction	44,527,465	-	1,279,996	45,807,461	32,661,869	71.3%
MBA Managed Construction	6,213,249	2,000,000		8,213,249	7,151,223	87.1%
Soft Costs	8,087,386	-		8,087,386	4,223,136	52.2%
Site Acquisition	40,840,790	-		40,840,790	40,844,017	100.0%
Contingency	5,331,110	-		4,051,114	-	0.0%
Subtotal Infrastructure	105,000,000	2,000,000		107,000,000	84,880,245	79.3%
Total Ballpark Project	517,529,185	2,000,000		519,529,185	282,871,495	54.4%
						45.6%

¹ Includes all requisitions paid as of January 31, 2009

² The project additions are items beyond the approved final GMP budget that require additional funding. To date, the Minnesota Ballpark Authority (MBA) Board has authorized the allocation of \$2 million of the MBA's interest and investment earnings for the following:

- \$1 million for LEED-related infrastructure improvements, and
- \$1 million for potential District enhancements and public art.

³ Includes change orders 1 through 10



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COMMUNITY PARTICIPATION PROGRAM UPDATE

MEETING OF FEBRUARY 20, 2009



with Thor Construction

DATE: February 16, 2009

TO: Dick Strassburg, 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 \$306M dollars of work with \$94M committed to SWMBE firms.
- Through December, \$42.8 million has been paid to SWMBE firms; 45% of the amount committed.

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 through January were 24% minority and 6% female with approximately 896,000 total hours worked.
- We are on track to achieve the 25% minority goal by spring.

	Oct Hours	Nov Hours	Dec Hours	Jan Hours	Cumulative Hours thru Jan. 2009
Total Minority %	27%	26%	27%	26%	24%
Total Female %	6%	5%	5%	6%	6%

- There were approximately 600 workers on the project in January.

Community Workforce Program

- To date 49 individuals have been hired for the CWP program; 37 males and 12 females.
- The referral organizations have been Summit Academy (31 hires), Construction Careers Coalition (6 hires), Merrick (2 hires) and the St. Paul College (2 hires).
- The remaining 8 hires have been 2 applicants and 6 first year union apprentices.

Minnesota Twins Ballpark Project
SWMBE Participation Summary



This report reflects procurement activity through January 2009

Contract Number	Contractor/Subcontractor	Scope of Work	Contract \$ Amount	Total SBE Commitment	SBE Amount Paid	Total MBE Commitment	MBE Amount Paid	Total WBE Commitment	WBE Amount Paid	Certifications
0	Shamrock Disposal Able Fence Biffs GSSC United Rentals URS Mtec Electric SDQ Ltd. Twin City Security	Dumpsters Fencing Sanitation Security Signage Surveying Temporary Power Janitorial Services Security	310,000 195,000 170,000 60,000 140,000 50,000 234,900 32,400 109,000	170,000 234,900 88,574	90,833 467,182 755,924	310,000 195,000 467,182 32,400 404,114 111,327	218,514 142,953 29,980 1,045,297	CERT CERT CERT VIBENC CERT		
1.1	Rehbein Companies MBE Inc. OTA Trucking Inc	Site Demolition Trucking Trucking	1,653,200	747,600 149,676	146,670 12,330	406,475 17,574	CERT CERT UCP CERT CERT			
1.2	Belair Excavating Pete's Water & Sewer Midwest Land Surveyors FPI Paving Contractors Frontier Construction Shaw Trucking, Inc. Rehbein Companies	Site Utilities Water and sewer Survey and layout Paving Sewer and water Trucking Export mat'l BNSF rail	1,416,375	30,450 14,568 280,500 345,000	249,610 436,173	8,582	8,500	CERT		
2.1	Ed Kraemer E & J Rebar Marine Constructors Electrical Install & Maint Nadeau E-Con Placer MTEC Electric Shaw Trucking Midwest Land Survey	5th Street Bridgework Rebar furnish/install Vibration Monitoring Conduit systems Backfill Material & Placement Concrete/Pumping Electrical Work Trucking Survey & Layout	1,274,196	26,060 223,176 6,450 239,690	179,279 2,500 85,525 14,049 2,500	177,874 2,125	CERT CERT CERT CERT CERT CERT			
2.2	Rehbein Co	BNSF Soil Preparation	235,428			235,428	335,786	CERT		
2.3	Belair Shaw Trucking Midwest Land Survey	Northstar Soil Preparation Trucking Survey & Layout	511,630	7,000	112,000 6,600	29,036	CERT CERT			
3.1	Ames E & J Rebar O'Malley Construction Bald Eagle Erectors Midwest Land Survey Nordic Contracting Safety Signs	Bridges Rebar Material Concrete side walk Rebar Install Survey Concrete pumping Signage	14,175,000		541,716 485,000	655,009 480,452	2,046,639 118,941 50,000 100,000	CERT UCP CERT CERT CERT		
3.1b	Collysis	Under Bridge Light Install	1,225,667	1,388,473				CERT		

Minnesota Twins Ballpark Project
SWMBE Participation Summary



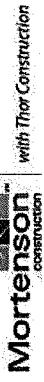
with Thor Construction

This report reflects procurement activity through January 2009

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3.1c	Alliant Mechanical	Under Bridge Ventilation	756,126	635,697						CERT
3.2	Atlas Midwest Land Survey Nordic Contracting Soil Anchor Systems	Piles Survey Concrete Pumping Pipe Pile	7,247,300							CERT CERT CERT
4.1	Ramsey Excavating MBE Inc.	Pile Cap Excavation Trucking	1,365,144	1,152,544	2,433,716	212,600	662,762			CERT CERT
4.2	Mortenson Woody's Nordic Contracting E&J Rebar J.M.O.S Amsysco Yaw Construction Anderson Iron Works Vic's Crane	Concrete Foundation 17 Pile Cap Rebar Install Rebar Supply & Install Concrete Pumping Reinforcing Steel Purchase Plywood Post Tension Material Supply Misc. Concrete-Labor Only Concrete Embeds Crane Rental	51,823,067							CERT CERT CERT CERT CERT Chicago MBDC CERT CERT WBENC
5.1e	Adiuddell / Granite RE	Waterproofing	665,000	106,400						
5.2	Hanson Vic's Crane Zimmerman Trucking Eagle Clan Enterprises Princess Trucking	Structural Precast Haul Precast Concrete Caulking Precast Trucking	11,593,262							WBENC MN Dept. of Admin MN Dept. of Admin 7,783
5.3	Meyer Contracting	Site Utilities - 6th & 2nd	489,000	489,000	643,100					CERT
5.4	Lejeune Steel Superior Iron A & L Products Chicago Decking Superior Iron Woody's Rebar Vic's Crane	Structural Steel Supply & Fabrication Raw Material Metal Deck Supply Supply Structural Bolts Welding & Misc. Metals Crane Rental	24,551,000	372,098 462,452	1,200,000					CERT WI Dept. of Comm State of IN CERT CERT WBENC
5.5	Metro Building Systems	Metal Building	397,463	337,463	374,016					CERT
6.1a	MMC State Mechanical RES Specialty Services Lumber Mechanical	Mechanical Underground Plumbing Mechanical Insulation Pipe Fitter Labor/Mat'l Equip.	29,445,065	3,838,010 578,750	19,950	4,307,390 108,370	1,750,000	252,607	3,951,026	CERT CERT CERT

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Minnesota Twins Ballpark Project
SWMBE Participation Summary



This report reflects procurement activity through January 2009

Contract Number	Contractor/Subcontractor	Scope of Work	Contract \$ Amount	Total SBE Commitment	SBE Amount Paid	Total MBE Commitment	MBE Amount Paid	Total WBE Commitment	WBE Amount Paid	Certifications
6.1c	Go Fetsch Mechanical Kumar Mechanical	Pipe Fitter Labor/Purch. Equip. Mech. Labor & Material	2,275,400			740,923 2,763,000	695,910 1,966,097			M/MSDC State of MN
6.2	Gephart Electric Lodahl Inc High Hawk Distributing Elliott Contracting Ramsey Excavating Yaw Construction Granite City Electric American Midwest Power B & L Supply, Inc. AFS Systems Summit Electric	Fire Protection Electrical Trucking Electrical Supplies Conduit Infrastructure Misc. Excavating Demo Lighting Fixtures Power distribution Supplier Supply & Install fire Alarm System Electrical Rough in & Finish	29,420,215 4,109,582 50,000 10,000 27,714 154,372 243,450	827,097 3,200,872 205,500 25,191 1,510,323 2,569,160 488,203	325,441 147,656 27,714 154,372 243,450					CERT State of WI CERT CERT CERT VBENC CERT CERT State of MN CERT
6.2b	Parsons Electric	Low Voltage	10,119,501	1,517,925	1,517,925					
6.3	Schindler Elevator Co.	Elevators	6,273,985	188,220	10,000					
6.4a	Interclad Johnson Sales of Tamarack Johnson Sales of Tamarack Bredemus	Aluminum Entr. & Storefront Shop Sealants Exterior Glass Supplies	4,667,677			5,800 480,805 93,400				State of MN State of MN
6.5	Amerect, Inc. Vic's Crane American Artstone	Architectural Precast Crane Rental Stone Material Supply	8,746,005			516,700 557,380	374,943 492,153			VBENC MN Dept. of Admin
6.6	Mortenson Am-Tec Designs B & D Associates Durant Mobile Wash U.S. Framers & Finishers	Masonry Misc. Metals Embeds Masonry Power Washing Rough & Finish Carpentry	12,475,352			1,592	1,592			CERT CERT CERT CERT
6.7a	Metro Manufacturing Metro Erectors Inc.	Steel Stairs Stair Installation	1,287,320	312,700	340,007					CERT
6.7b	Amerect, Inc. Am-Tec Designs, Inc. Vic's Crane	Precast Tubes Fab. Architect - Precast Crane Rental	2,380,840			101,762 825,574 25,000	438,749			CERT VBENC
6.7d	K & K Fabrication, Inc.	Wood Louver Back up Steel	282,775							

Minnesota Twins Ballpark Project
SWMBBE Participation Summary



This report reflects procurement activity through January 2009

Contract Number	Contractor/Subcontractor	Scope of Work	Contract \$ Amount	Total SBE Commitment	SBE Amount Paid	Total MBE Commitment	MBE Amount Paid	Total WBE Commitment	WBE Amount Paid	Certifications
6.7d.1	E&J Rebar	Louver Install	97,918					97,918		CERT
6.8	Sports Fields, Inc.	Playing Field	2,667,077	266,708	320,049			213,366		
6.9	Interclad	Bowl Facing Glass	2,247,390					145,000		
6.10	Veit, Inc. Safety Signs Shaw Trucking Enviro. Enhancements MBE, Inc. Midwest Land Surveyors Yaw Construction Rock On Trucking	Storm Retention Signage Trucking Storm Water: Street Sweep Trucking Surveying Retaining Wall Trucking	3,071,443	308,144				176,400 1,500	529	CERT CERT CERT CERT CERT MINUCP
7.1	Olympic Wall Systems Tri-Construction Wallboard, Inc. Homeco Insulation Tri-Construction	Inter. Drywall/Ext. Stud Framing & Drywall Drywall Material Sprayed Insulation Drywall Material	9,254,440					15,746 38,978 441,852 158,084	29,241 32,500 121,908 50,000	CERT CERT CERT CERT
7.2	Daktronics Inc.	Video Display	8,275,000	248,250	1,009,147				248,250	
7.3a	M.G. McGrath Allied Elec.& Indust. Supply Spec 7 Group	Metal Panels Electrical Supply Waterproofing	7,769,945	310,798				1,397,800 10,580	581,276 40,320	CERT CERT
7.3b	Berwald Roofing	Roofing	2,365,070					118,254	354,761	
7.4	Irwin Seating	Seating	5,723,191					1,275,000		
7.5a	Standard Iron	Misc. Metals	3,200,000						750,000	
7.5b	Jerry's Floor Store	Wood Flooring	266,630						266,630	
7.5f	Hufcor of Minnesota	Coiling Doors	474,998						474,998	
7.5h	Grazzini Brothers	Floor/Wall Tile	1,754,000						1,754,000	
									775,000	

Minnesota Twins Ballpark Project
SWMBE Participation Summary

Mortenson
 with Thor Construction

This report reflects procurement activity through January 2009

Contract Number	Contractor/Subcontractor	Scope of Work	Contract \$ Amount	Total SBE Commitment	SBE Amount Paid	Total MBE Commitment	MBE Amount Paid	Total WBE Commitment	WBE Amount Paid	Certifications
7.5i	Twin Cities Acoustics	Acoustic Ceilings	1,134,534			498,000				
7.5j	Swanson & Youngdale Floors Northwest J.M.O.S	Painting/Wall Coverings Supplies Supplies	1,498,710	150,850	150,850			226,250		CERT CERT
7.5l	St. Paul Linoleum Absolute C. Flooring	Flooring	1,074,540					537,272		WBENC
7.5m	Staging Concepts, Inc. Bald Eagle Erectors	Handrails Installer of Ornamental Railing	4,904,607					700,000		CERT
7.5n	Grazzini Brothers	Terrazzo	35,260							
7.5p	Q.C. Companies	MMA Flooring	650,000	65,000	65,000					
7.5q	Carciofini Co.	Caulking	567,581	567,581	235,939					
7.6	Mortenson BMSI C & H Baseball	Rough Carpentry Specialties Baseball Equip. & Field Wall Pads	5,219,411	811,965	18,290			176,426		CERT CERT
7.6a.1	Pugleasa Company	Loading Dock Equipment	36,582							
7.6b	JR Jones Tri - Construction Golden Valley Transfer A & A Millwork	Finish Carpentry Labor Trucking Millwork material	5,300,000			795,000		265,000		MIN Dept. of Admin
7.8d	Keller Fence Company	Fencing	241,445							
7.8d.2	Seal-Treat	Plaza Exp. Joint Assemblies	455,355							
7.8h	Arteka	Landscaping	56,772					56,772		
8.2	Stafford Smith	Food Service Equipment	8,413,154			326,211		1,304,844		

**Minnesota Twins Ballpark Project
SWMBE Participation Summary**



Mortenson
with Thor Construction

This report reflects procurement activity through January 2009

Contract Number	Contractor/Subcontractor	Scope of Work	Contract \$ Amount	Total SBE Commitment	SBE Amount Paid	Total MBE Commitment	MBE Amount Paid	Total WBE Commitment	WBE Amount Paid	Certifications
9.1	Architectural Graphics	Signage	\$45,549	9,400		141,832		94,555		
TOTAL CONTRACTS AWARDED TO DATE										
			306,265,841	27,758,512	10,565,859	32,935,458	15,253,534	33,619,976	17,003,030	
			306,265,841	9.1%	38.1%	10.8%	46.3%	11.0%	50.6%	
\$WMBE AMOUNT PAID \$WMBE PROJECT GOAL \$WMBE AMOUNT COMMITTED										42,822,422
\$WMBE AMOUNT PAID \$WMBE PROJECT GOAL \$WMBE AMOUNT COMMITTED										94,313,947
\$WMBE AMOUNT PAID \$WMBE PROJECT GOAL \$WMBE AMOUNT COMMITTED										31%

MINNESOTA TWINS BALLPARK
Workforce Utilization Summary

This report reflects the cumulative hours worked through January 2009

Subcontractor	Cumulative Hours through October-08						November 08 Hours						December 08 Hours						January 09 Hours						Cumulative hours through January 2009								
	Total		Total		Total		Total		Total		Total		Total		Total		Total		Total		Total		Total		Total		Total						
	Hours	Minority	Female	Hours	Minority	Female	Hours	Minority	Female	Hours	Minority	Female	Hours	Minority	Female	Hours	Minority	Female	Hours	Minority	Female	Hours	Minority	Female	Hours	Minority	Female	Hours	Minority	Female			
Custom Refrigeration	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Total 8.2	8.2																																
Project Total Hours	669,392	143,418	36,841	24%			68,755	18,543	3,725	27%	5%		60,659	15,926	3,311	25%	5%		69,437	17,863	4,185	26%	6%		815,415	215,999	53,185	24%	6%		Goals	25%	5%