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# *MONTHLY CONSTRUCTION & PLANNING UPDATE*

*MEETING OF JANUARY 18, 2008*



**Construction:**

- 69% of pile driving operations is complete, which represents 2,070 of approximately 3,000 piles, and approximately 217,000 LF of pipe. Pile driving is ongoing in left field and center field, and at the vertical circulation building.
- Transfer girder construction over Bassett Creek should be complete by the end of January.
- Column placement adjacent to the BNSF tracks has begun. Installation of formwork for the promenade cantilevered girders is scheduled to begin next week, over the active BNSF mainline.
- Service level column placement continues along 7<sup>th</sup> Street from right field towards home plate, and within the I-394 median.
- Formwork, reinforcing, and shoring are being installed for the first main concourse deck pour at the 7<sup>th</sup> Street entrance, which is scheduled to take place next week.
- Placement of precast beams on the pedestrian plaza (Bridge #27B49) will begin in early February.
- Utility relocation work in the intersection of 2<sup>nd</sup> Ave. North and 6<sup>th</sup> Street North is complete, in preparation for installation of the pedestrian bridge foundations. Pile driving is scheduled to begin in this area next week.
- The storm line installation in 3<sup>rd</sup> Avenue North is complete!!!!
- The pedestrian sidewalk on the 5<sup>th</sup> Street bridge has been reopened!!!!
- The storm system rerouting from Minnikahda/Land Partners is complete.
- The water line installation beneath the 5<sup>th</sup> Street bridge is complete.
- Bids for the installation of the lighting system over I-394 were received on 1/10/08, and are being evaluated. Bids for the ventilation system over I-394 are due on 1/17/08. Bids for the exterior glazing package are due on 1/29/08.

**Design:**

- A December 19<sup>th</sup> progress set of drawings have been issued.
- Additional VA items have been identified and priced on both the ballpark and infrastructure sides. Final recommendations to the Pohlads and the MBA, respectively, are anticipated by the end of the month.

**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 by the end of the month.

**Schedule:**

- The construction of bridge #27B49 over I-394 currently represents the project critical path. The placement of girders and decking on this structure has been moved forward approximately one month, to begin in February.
- Overall the project remains on schedule.

**Safety:**

- As reported at the last meeting, the project had two recordable accidents in December, neither of which resulted in lost time.

**Community Participation** (see attached summary):

- Project combined SMWBE goals of 30% for the project; current participation level is at 31% of committed contracts.

**Quality:**

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

**Claims/Change Orders/Disputes:**

- The project has been put on notice by Belair for a claim for additional compensation, due to the unsuitability of soils on site for use in the backfill of utilities. This cost exposure lies within the infrastructure budget.
- Changes of various magnitudes are regularly reviewed and addressed, which primarily are reflective of changes that arise in the design and contracting of a fast-track project.

**Executed Agreements:**

- An MOU with the City of Minneapolis is nearing completion for the design and construction of the Cedar Lake Bike Trail through the ballpark site.

**Owner-Controlled Insurance Program (OCIP):**

- No new information or claims to report in this period.

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

Minnesota Ballpark Authority

  
Ed Hunter  
Project Manager



*with Thor Construction*

DATE: January 3, 2008  
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 67,000 hours worked.
- Meetings were held with the subcontractors regarding participation levels and action plans to increase participation.
- Participation levels will maintain at the current level until spring when hiring opportunities will increase.

**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; keeping them abreast of the status of our community participation program.

**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.

## Monthly Report December 2007



### VI. COMMUNITY PARTICIPATION PLAN

		Project Goals (%)	Achieved As Of Jan. 3, 2008 (%)
<b>SWMBE Program</b>		30	31
<b>Workforce Utilization</b>	Minority	25	14
	Women	5	8

See attached memo dated January 3, 2008 from Lynn Littlejohn updating the project team on the status of the Community Participation Plan.

### VII. PHOTOGRAPHY

See attached Photographs.

18-Jan-08

Minnesota Twins Ballpark Development Hennepin County, Minnesota Ballpark Authority, Minnesota Twins Executive Summary as of January 18, 2008							
	(A) Approved Budget	(B) Proposed Budget Revisions	(C) Proposed Adjusted Budget	(D) Estimated Cost at Completion	(E) = (D) - (C) Variance	(F) Payments <sup>1</sup>	(G) = (F) / (D) % Complete
<b>Ballpark</b>							
CM Managed Ballpark	\$ 328,042,813.00	-	328,042,813.00	328,042,813.00	-	15,488,808.62	4.72%
Team Managed Soft Costs	43,919,000.00	-	43,919,000.00	43,919,000.00	-	27,650,630.78	62.96%
Owner's Contingency	18,038,187.00	-	18,038,187.00	18,038,187.00	-	-	0.00%
<b>Subtotal Ballpark</b>	<b>390,000,000.00</b>	<b>-</b>	<b>390,000,000.00</b>	<b>390,000,000.00</b>	<b>-</b>	<b>43,139,439.40</b>	<b>11.06%</b>
<b>Infrastructure</b>							
CM Managed Construction	39,198,263.00	4,016,737.00	43,215,000.00	43,215,000.00	-	8,785,891.84	20.33%
MBA Managed Construction	19,414,524.00	(15,228,524.00)	4,186,000.00	4,186,000.00	-	4,485,167.27	107.15%
Soft Costs	3,015,000.00	3,250,500.00	6,265,500.00	6,265,500.00	-	2,783,344.34	44.42%
Site Acquisition	23,000,000.00	18,637,500.00	41,637,500.00	41,637,500.00	-	40,318,511.06	96.83%
Contingency/Insurance	5,372,213.00	4,323,787.00	9,696,000.00	9,696,000.00	-	-	0.00%
<b>Subtotal Infrastructure</b>	<b>90,000,000.00</b>	<b>15,000,000.00</b>	<b>105,000,000.00</b>	<b>105,000,000.00</b>	<b>-</b>	<b>56,372,914.51</b>	<b>53.69%</b>
<b>Total Ballpark Project</b>	<b>\$ 480,000,000.00</b>	<b>15,000,000.00</b>	<b>495,000,000.00</b>	<b>495,000,000.00</b>	<b>-</b>	<b>99,512,353.91</b>	<b>20.10%</b>

(2,783,344.34)

<sup>1</sup> Includes all requisitions paid as of January 18, 2008