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MONTHLY PROJECT STATUS REPORT

MEETING OF JUNE 20, 2008



Date: June 17, 2008

Subject: **June 2008 Monthly Project Status Report**

Enclosed you will find our Monthly Project Status Report, for the period ending June 16th. Notable activities include the following:

Construction:

- Loading dock construction is underway beneath the 5th Street Bridge. Ramp 2 is under construction, and is currently complete from service level to mezzanine. This week the remainder of the Ramp 2 steel is scheduled to be erected. The completion of this ramp will provide access from the service level up to terrace.
- All pedestrian bridge structure is installed to Target Center, and deck pours continue over 2nd Ave N. Planter wall and parapet forming will be underway shortly.
- Girders have been placed over the BNSF mainline to Gridline 6, and double-tees have been placed to approximately Gridline 9. This work will continue adjacent to, and over the tracks from south to north over the next two months.
- The core building crash walls are in place. Approximately five crash walls remain to be placed adjacent to BNSF or Northstar tracks.
- Belair has mobilized and begun preparation of the Northstar track subgrade. It is Mortenson's intent to turn over the prepared subgrade to Graham-Penco on June 23rd, up to the switch point at Gridline 8.
- Service level column placement is now proceeding from left to right field. Service level walls and slabs are now underway in a number of locations, from right field around to the visitor's dugout.
- The main concourse deck continues north along the BNSF ROW, and the promenade is poured to approximately Gridline 10. Shoring and forming and placement of the club level deck have now proceeded past home plate and up the third base line. The suite level deck continues along 7th Street, and the first terrace level deck has been poured in the right field corner.
- Collisys Electric continues installation of new light fixtures for the I-394 lighting system beneath the "A" and "B" ramps.
- Northstar continues work on the 5th Street bridge deck, and the landing area adjacent to the ESB building. The new pedestrian sidewalk issued by Northstar to connect the ESB to the ballpark sidewalk is also underway.
- Mortenson has closed down the pedestrian walkway on 5th Street and begun final street restoration work. Currently, 5th is scheduled to be reopened to vehicle traffic in late July.
- Utility work in 3rd Avenue North is now underway, as Xcel Energy and Qwest are beginning installation of ductbanks to provide power and fiber/communications to the ballpark.
- In July Centerpoint Energy will begin installation of the final leg of the natural gas main serving the ballpark, down 3rd Avenue North from North 2nd Street, across Washington, to the MTC turn-around. This work should be completed in late August.
- Hennepin County is awaiting BNSF permits to begin installation of a new steam supply and condensate return line beneath the 7th Street bridge, from the HERC to

MBA Monthly Project Status Report

June 17, 2008

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the NRG steam facility at 7th/Glenwood. Coordination with the ballpark project is ongoing.

Design:

- SRF Consulting has submitted the 2nd Ave. signal conversion plans to the City for review.
- A conceptual plan has been approved to enhance the pedestrian sidewalk approach to the ballpark along 3rd Ave North, from 12th to 7th St (subject to available funding).
- Final design of the chiller pad and access road is underway, and will be complete shortly.

Budget:

- See the attached Project Budget Update for more details.

Schedule:

- Overall the project remains on schedule.

Community Participation (thru May):

- See the attached Community Participation Program update.

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.
- MnDOT personnel have completed their inspections for the pedestrian bridge structures over I-394.
- HOK continues to provide on-site observation reports.

Claims/Change Orders/Disputes:

- Waste Management continues to move ballpark soils at the Burnsville landfill.
- Third-party claims consultants have been retained to assist the Twins and MBA with steel changes and with the Rehbein soils claim.
- Met Council has forwarded documentation requesting payment for acceleration of the tunnel relining project.

OCIP Status:


- No new report this month.

Monthly Construction Photographs:

- See attached site photographs for June 2008.

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 UPDATE

MEETING OF JUNE 20, 2008

MAY 2008

Minnesota Twins Ballpark Development
 Hennepin County, Minnesota Ballpark Authority, Minnesota Twins
 Executive Summary as of May 26, 2008

| | (A) Approved Budget (Final GMP) | (B) Approved Budget Revisions | (C) Approved Adjusted Budget | (D) Project Additions | (E) must = (D) Additional Project Funding | (F) Payments ¹ | (G) = (F) / (C) % Complete |
|--------------------------------|--|--|---------------------------------------|-----------------------------|---|------------------------------|-------------------------------|
| Ballpark | | | | | | | |
| CM Managed Ballpark | \$ 346,490,748.00 | - | 346,490,748.00 | - | - | 45,131,606.05 | 13.03% |
| Team Managed Soft Costs | 48,000,000.00 | - | 48,000,000.00 | - | - | 34,001,798.75 | 70.84% |
| Contingency | 18,038,437.00 | - | 18,038,437.00 | - | - | - | 0.00% |
| Subtotal Ballpark | 412,529,185.00 | - | 412,529,185.00 | - | - | 79,133,404.80 | 19.18% |
| Infrastructure | | | | | | | |
| CM Managed Construction | 44,527,465.00 | - | 44,527,465.00 | - | - | 20,030,489.65 | 44.98% |
| MBA Managed Construction | 6,213,249.00 | - | 6,213,249.00 | 2,000,000.00 | 2,000,000.00 ² | 6,024,223.68 | 96.96% |
| Soft Costs | 8,087,386.00 | - | 8,087,386.00 | - | - | 3,675,532.18 | 45.45% |
| Site Acquisition | 40,840,790.00 | - | 40,840,790.00 | - | - | 40,844,016.95 | 100.01% |
| Contingency | 5,331,110.00 | - | 5,331,110.00 | - | - | - | 0.00% |
| Subtotal Infrastructure | 105,000,000.00 | - | 105,000,000.00 | 2,000,000.00 | 2,000,000.00 | 70,574,262.46 | 67.21% |
| Total Ballpark Project | \$ 517,529,185.00 | - | 517,529,185.00 | 2,000,000.00 | 2,000,000.00 | 149,707,667.26 | 28.93% |

¹ Includes all requisitions paid as of May 26, 2008.

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.



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*COMMUNITY PARTICIPATION
PROGRAM UPDATE*

MEETING OF JUNE 20, 2008



with Thor Construction

DATE: June 11, 2008
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 \$207M dollars of work for the project with \$64M committed to SWMBE firms.
- Approximately 45 SWMBE firms are involved with the project to date with numerous firms having multiple contracts including 12 firms with prime contracts.

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 May were 20% minority and 6% female with approximately 309,000 total hours worked. This is an increase in the overall minority participation from March (18%) and April (19%).
- There has been a steady increase in the monthly minority participation levels:

| | Thru January Hours | February Hours | March Hours | April Hours | May Hours | Cumulative Hours thru May 2008 |
|------------------|--------------------------|-------------------|----------------|----------------|--------------|--------------------------------------|
| Total Minority % | 15% | 18% | 23% | 26% | 26% | 20% |
| Total Female % | 6% | 6% | 5% | 6% | 6% | 6% |

- There were approximately 400 workers on the project in May.

Community Workforce Program

- To date 18 individuals have been hired for the CWP program; 11 males and 7 females.
- The referral organizations have been Summit Academy (9 hires), Construction Careers Coalition (3 hires), Merrick (2 hires) and the St. Paul College (2 hires).

Outreach

- Mortenson representatives met with representatives from the African American community regarding the project's minority hiring.
- We are developing a comprehensive plan to further enhance our working relationship with Summit Academy.



with Thor Construction

- Summit personnel toured the project site and met with the subcontractors' foremen.
- We have assisted numerous contractors with the identification of SWMBE firms for bid package 7.

Internship

- Applications were received from students from Roosevelt, Washburn, Henry, DeLaSalle, and Richfield High.
- Interviews were conducted and a student from Roosevelt High was selected for the internship.
- The student will commence work June 16, 2008.