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*MINNESOTA BALLPARK  
AUTHORITY –  
MONTHLY PROJECT STATUS  
REPORT*

*MEETING OF MAY 16, 2008*



Date: May 16, 2008

Subject: May 2008 Monthly Project Status Report

Enclosed you will find our Monthly Project Status Report, for the period ending May 9<sup>th</sup>. Notable activities include the following:

**Construction:**

- The ballpark pile driving is complete! Helical piles remain to be installed for the loading dock area, and in the area of the mat-slab beneath the 5<sup>th</sup> Street bridge.
- Pedestrian bridge columns and piercaps are ongoing near the 2<sup>nd</sup>/6<sup>th</sup> intersection.
- All precast beams are fabricated for the pedestrian plaza and bridges.
- Column placement adjacent to the BNSF tracks is complete, and girders have been placed over the BNSF mainline to Gridline 8. This work will continue adjacent to, and over the tracks from south to north over the next two months.
- The core building slab and foundation is complete, and portions of the crash wall are in place. Underground electrical ducts to the Northstar and Hiawatha commuter platforms are currently being installed.
- Service level column placement is now proceeding from 7<sup>th</sup> Street north along the third base line. Grade beams and foundations for the stadia raker beams are underway, and have been completed around home plate.
- The main concourse deck from right field towards home plate is complete, and now has turned north along the BNSF ROW. Shoring and forming and placement of the club level decks continue along 7<sup>th</sup> Street, and the first suite level deck has been poured.
- Collisys Electric has begun installation of new light fixtures for the I-394 lighting system beneath the "A" and "B" ramps.
- Northstar has mobilized and resumed work on the 5<sup>th</sup> Street bridge deck, and the landing area adjacent to the ESB building. A new pedestrian sidewalk design has been issued by Northstar to connect the ESB to the ballpark sidewalk.
- Utility work is scheduled to begin in 3<sup>rd</sup> Avenue North in June, when Xcel Energy and Qwest will begin 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 3<sup>rd</sup> Avenue North from North 2<sup>nd</sup> Street, across Washington, to the MTC turn-around. This work should be completed in late August.
- Hennepin County is preparing to begin installation of a new steam supply and condensate return line beneath the 7<sup>th</sup> Street bridge, from the HERC to the NRG steam facility at 7<sup>th</sup>/Glenwood. Coordination with the ballpark project is ongoing.
- Mortenson has awarded the contract scope for installation of the stormwater detention/retention tank in the south parking lot. It is Mortenson's desire to complete this scope, along with paving for approximately half of the south lot, in this construction season so as to provide unimpeded access to the facility through the next winter season.

**MBA Monthly Project Status Report**

May 16, 2008

Page 2

- Mortenson is imminently prepared to begin subgrade preparation for the new Northstar storage track, which will be situated between 7<sup>th</sup> Street and Royalston Ave, alongside the Cedar Lake Bike Trail.

**Design:**

- SRF Consulting continues to develop the 2<sup>nd</sup> Ave. signal conversion plans.
- A conceptual plan is being circulated for review to enhance the pedestrian sidewalk approach to the ballpark along 3<sup>rd</sup> Ave North, from 12<sup>th</sup> to 7<sup>th</sup> St.
- 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 April):**

- 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 has formally responded to Dakota County that ballpark soils stockpiled within the floodplain of the Minnesota River will be removed and used as Alternate Daily Cover within the lined landfill. That material is currently in the process of being moved.
- A claim for compensation was received from Met Council, for "acceleration" of the Lametti tunnel-relining project, so as not to impact the ballpark schedule. That claim is currently being reviewed by staff and general counsel.
- 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.

**OCIP Status:**

- No new report this month.

**Monthly Construction Photographs:**

- See attached site photographs for May 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 MAY 16, 2008*

# APRIL 2008

Minnesota Twins Ballpark Development Hennepin County, Minnesota Ballpark Authority, Minnesota Twins Executive Summary as of April 25, 2008							
	(A) Approved Budget (Approved 04/26/07)	(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	18,337,481.00	346,380,294.00	346,380,294.00	-	38,551,749.38	11.13%
Team Managed Soft Costs	43,918,750.00	4,081,250.00	48,000,000.00	48,000,000.00	-	33,064,139.84	68.88%
Contingency	18,038,437.00	(18,731.00)	18,019,706.00	18,019,706.00	-	-	0.00%
<b>Subtotal Ballpark</b>	<b>390,000,000.00</b>	<b>22,400,000.00</b>	<b>412,400,000.00</b>	<b>412,400,000.00</b>	<b>-</b>	<b>71,615,889.22</b>	<b>17.37%</b>
<b>Infrastructure</b>							
CM Managed Construction	29,000,000.00	15,637,919.00	44,637,919.00	44,637,919.00	-	18,327,514.37	41.06%
MBA Managed Construction	24,000,000.00	(17,786,751.00)	6,213,249.00	6,213,249.00	-	5,739,066.17	92.37%
Soft Costs	6,873,000.00	1,214,392.00	8,087,392.00	8,087,392.00	-	3,627,930.84	44.86%
Site Acquisition	23,000,000.00	17,840,790.00	40,840,790.00	40,840,790.00	-	40,844,016.95	100.01%
Contingency	7,127,000.00	(1,906,350.00)	5,220,650.00	5,220,650.00	-	-	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>68,538,528.33</b>	<b>65.27%</b>
<b>Total Ballpark Project</b>	<b>\$ 480,000,000.00</b>	<b>37,400,000.00</b>	<b>517,400,000.00</b>	<b>517,400,000.00</b>	<b>-</b>	<b>140,154,417.55</b>	<b>27.09%</b>

<sup>1</sup> Includes all requisitions paid as of April 25, 2008 and retainage unpaid but incurred on all invoices to date.  
This month's report also includes the assets transferred over from Hennepin County with the bond proceeds in April.



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# COMMUNITY PARTICIPATION PROGRAM UPDATE

MEETING OF MAY 16, 2008



*with Thor Construction*

DATE: May 8, 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 \$204M dollars of work for the project with \$64M committed to SWMBE firms.
- Approximately 40 SWMBE firms are involved with the project with numerous firms having multiple contracts including 9 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 March were 16% minority and 6% female with approximately 209,000 total hours worked. This is an increase in the minority participation from February.
- There has been significant improvement in the performance levels of the subcontractors with the March participation levels averaging 26% minority and 7% female. This performance has contributed to the steady increase in the minority participation.
- There were approximately 300 workers on the project in March.

#### **Community Workforce Program**

- 14 individuals have been hired for the CWP program; 7 females and 7 males.
- The referral organizations have been Summit Academy, Construction Careers Coalition (CCC), Merrick and the St. Paul College.

#### **Outreach**

- We continue to have discussions and meetings with subcontractors regarding the procurement opportunities on the project.
- On May 6, we held an open house to announce bid package 7 (finishes and interiors) contracts to the contracting community. 150 businesses/individuals attended.



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*with Thor Construction*

### **Internship**

- Application letters were sent to high schools March 1.
- Applications were received from students from Roosevelt, Washburn, Henry, DeLaSalle, and Richfield High.
- Interviews are scheduled with students from Roosevelt, Edison and Washburn High.