



COMMISSIONERS

STEVE CRAMER, CHAIR

JOAN CAMPBELL

BARB SYKORA

MICHAEL VEKICH

JOHN WADE

MONTHLY PROJECT STATUS REPORT

MEETING OF NOVEMBER 21, 2008



Date: November 21, 2008

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

Enclosed you will find our Monthly Project Status Report, for the period ending November 17th. Notable activities include the following:

Construction:

- Structural concrete form-and-pour activities are complete, with the roof deck pour of the Twins administration building. A topping-out celebration will be held by Mortenson on November 20th at the jobsite, with a luncheon and employee raffle. This represents completion of the on-site structural concrete pours approximately one and one-half months ahead of schedule.
- The service level slab pours are substantially complete around the entire perimeter of the ballpark. CMU block wall construction continues in multiple locations.
- Mortenson has begun preparations for winterizing the building, in anticipation of ongoing interior finish-work throughout the winter. Portable heaters have been set up in multiple locations, and plastic partitions have been established to heat interior spaces. Permanent connection of the ballpark gas line service will be completed by November 17th.
- Steel erection continues on the main concourse in centerfield, and in the center and left field seating sections. The installation of sun canopy steel in the right field corner has also begun, working clockwise around the ballpark.
- Main concourse metal pan deck pours continue in the outfield area, and are nearing completion. Once this work is done, the main concourse will be open around the entire ballpark.
- Precast stadia sections are scheduled for delivery and installation beginning on November 17th. This work will commence in the outfield (center-right center-left center), before moving to the right field upper terrace and continuing clockwise around the ballpark.
- CMU block continues on the out-buildings at terrace level. Roof joists and roofing are also underway at those locations.
- All track installation and work immediately beneath the ballpark is substantially complete, Mortenson is currently installing final fencing and performing cleanup, in anticipation of a walkthrough with BNSF on November 25th.
- Final restoration of the ESB parking lot is complete, and has been turned over to Hennepin County.
- Precast stone panel installation continues along 7th Street nearing home plate.
- Glazing installation has commenced at the Metropolitan Club, and at the Twins retail store. Ribbon windows have been installed along the south face of the building.
- Roofing installation is underway at the Metropolitan Club, the retail store, and at the terrace level out-buildings.
- Interior rough-in continues at club and suite levels.
- Hennepin County continues installation of a new steam supply and condensate return line beneath the 7th Street bridge, from the HERC to the NRG steam facility at 7th/Glenwood. Coordination with the ballpark project is ongoing.

- Work at the core building is ongoing, and the core/shell is scheduled for turnover to Northstar on February 1st, 2009.

Design:

- Design coordination meetings continue for the plaza extension to 1st Ave N. Meetings have been held with Xcel Energy to determine necessary improvements and coordination of the extension with existing electrical vaults and ductbanks.
- Agreement has been reached in principle for the design of the signalized intersection of 12th/Glenwood, as part of the 2nd Ave N conversion to two-way traffic. Final design documents are currently being reviewed by the City. All other design elements for the 2nd Ave. N conversion are complete.
- 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).
- The MBA has provided tours to several members of the City Council, to provide background information on certain City desired infrastructure improvements near the ballpark as identified in the Mayor's 2009 budget.
- Agreement has been reached with MnDOT to execute a Joint Powers Agreement, for the funding and construction management of the elevated pedestrian walkway, between the "A" ramp and the ballpark. HOK continues to work on the design, and Mortenson has provided an estimate for the construction.
- The Twins continue to work with HOK and the Target Corporation on the "enhanced" plaza design.

Schedule:

- Overall the project remains on schedule.

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.

Community Workforce Participation:

- The Community Workforce Participation goals for the project are set at 25% minority, and 5% female participation.
- 74,506 workforce hours were recorded in the month of October, with 26% minority, and 6% female participation.
- 683,840 cumulative workforce hours have been recorded on the project through October 2008.
- The current cumulative project participation levels stand at 23.7% minority, and 6% female. The minority participation levels continue to trend upward, and the female participation levels are holding steady.

Project Budget:

- See the attached update.

Monthly Construction Photographs:

- See attached site photographs for November 2008.

Safety:

- Mortenson continues to hold weekly safety briefings with all subcontractors on site, with the stated goal of eliminating not just lost time, but recordable accidents.

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



COMMISSIONERS

STEVE CRAMER, CHAIR

JOAN CAMPBELL

BARB SYKORA

MICHAEL VEKICH

JOHN WADE

PROJECT BUDGET REPORT

MEETING OF NOVEMBER 21, 2008

OCTOBER 2008

| Minnesota Twins Ballpark Development Hennepin County, Minnesota Ballpark Authority, Minnesota Twins Executive Summary as of October 24, 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) + (D) % Complete | | | | | | |
| Ballpark | | | | | | |
| CM Managed Ballpark | \$ 346,490,748.00 | - | 346,490,748.00 | - | - | 107,816,920.70 |
| Team Managed Soft Costs | 48,000,000.00 | - | 48,000,000.00 | - | - | 37,562,704.75 |
| Contingency | 18,038,437.00 | - | 18,038,437.00 | - | - | - |
| Subtotal Ballpark | 412,529,185.00 | - | 412,529,185.00 | - | - | 145,379,625.45 |
| Infrastructure | | | | | | |
| CM Managed Construction | 44,527,465.00 | - | 44,527,465.00 | - | - | 30,166,423.32 |
| MBA Managed Construction | 6,213,249.00 | - | 6,213,249.00 | 2,000,000.00 | 2,000,000.00 ² | 6,898,191.54 |
| Soft Costs | 8,087,386.00 | - | 8,087,386.00 | - | - | 3,929,433.37 |
| Site Acquisition | 40,840,790.00 | - | 40,840,790.00 | - | - | 40,844,016.95 |
| Contingency | 5,331,110.00 | - | 5,331,110.00 | - | - | - |
| Subtotal Infrastructure | 105,000,000.00 | - | 105,000,000.00 | 2,000,000.00 | 2,000,000.00 | 81,838,065.18 |
| Total Ballpark Project | \$ 517,529,185.00 | - | 517,529,185.00 | 2,000,000.00 | 2,000,000.00 | 227,217,690.63 |
| | | | | | | 43.90% |

¹ Includes all requisitions paid as of October 24, 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.