



Minnesota Ballpark Authority Board Meeting
Construction and Planning Update - September 21, 2007

Construction:

- BNSF track, ties, and ballast in place through the Ballpark work-zone -
- Pile-driving continues on ballpark structure, just begun for plaza and pedestrian bridge over I-394 - 170 stadium piles placed in August
- Soil removal continues from the site-
- 5th Street bridgework ongoing between Northstar and Ballpark Project -

Budget (see attached summary):

- IGMP established budget will be superseded by PGMP budget and scope in October -
- New contract Notice of Awards given to the following firms: Ambassador Steel, Woody's Rebar, Cemstone, Metropolitan Mechanical, New Mech, and Gephardt Electric - final dollar amounts and community participation levels will be presented in conjunction with PGMP budget -
- Proposals received for stone façade -

Design:

- Phased GMP Design Approval and Implementation Committee recommendations scheduled for October -
- Approval given to tie ballpark storm systems into Bassett Creek tunnel -
- Authorization by MBA to incorporate stairway connection from 6th Street pedestrian bridge to skyway -

Schedule:

- BNSF track switchover in October is on schedule -
- Ability to reopen north lanes of 5th Street North bridge is hampered by the Met Council sewer project - City has been notified that reopening in this year is in jeopardy -
- Transfer girder construction over Bassett Creek is currently the project critical path - progress is significantly hampered by poor soil conditions - a six day workweek has been implemented to maintain schedule -

Safety:

- No recordable or lost time incidents in August -
- Fourteen "near misses" reported to date - typically in the form of unauthorized access to the site by pedestrians or bikers - number of incidents have decreased with reopening of Cedar Lake bike trail -

Community Participation:

- S/W/MBE project participation goals of 30%. Aggregate S/W/MBE participation to date of 29%, which represents \$7.9 million of \$29 million awarded -
- Workforce diversity participation goals of 25% minority and 5% female, expressed as percentage of total project work hours. Current participation to date of 13% minorities and 11% females with 5600 recorded hours worked -

Quality:

- AET and Braun-Intertec providing on-site special inspections and testing. No NCRs (Non-Conformance Reports) generated in August -

Claims/Change Orders/Disputes:

- Various small changes acknowledged for unknown site conditions.
- Claim received by Rehbein for additional compensation regarding soils removal and disposal has been denied - will be forwarded to next level of Dispute Resolution process -
- Approval of Bassett Creek storm drain connections will result in redesign and re-pricing of scope -
- Ballpark project has "fixed" electrical vault settlement at Ford Centre that is the result of Met Council sewer relining project, in order to maintain schedule -

Executed Agreements:

- Northstar Cooperation Agreement -
- CenterPoint Energy Service Reimbursement Agreement -
- MnDOT Commercial Lease Agreement -
- MnDOT Maintenance Agreement -
- McLeod, Sprint, and Rogers Telecom fiber optic cost reimbursement agreements -

Owner-Controlled Insurance Program (OCIP):

- No claims reported to date -
- No program cost savings information available at this time -

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

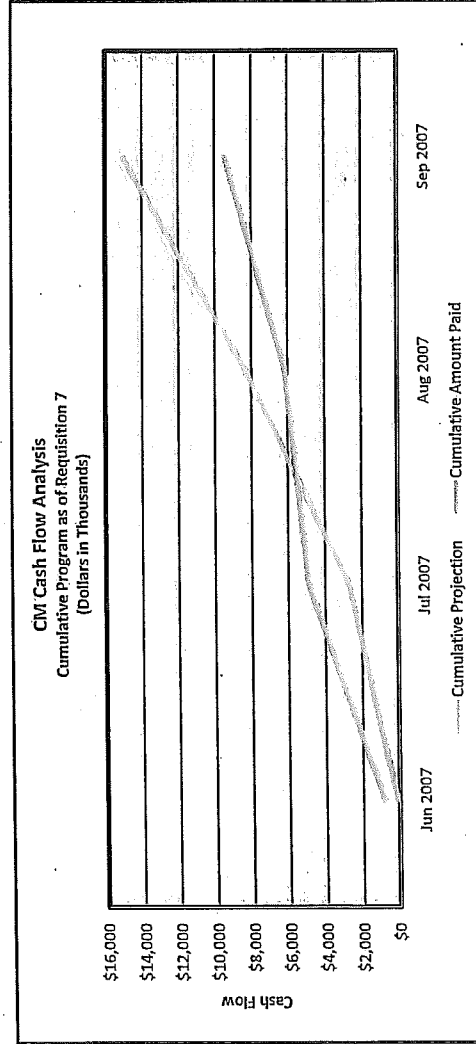
Minnesota Ballpark Authority

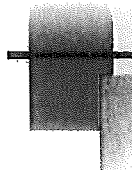


Ed Hunter
Project Manager

Minnesota Twins Ballpark Development Hennepin County, Minnesota Ballpark Authority, Minnesota Twins Executive Summary as of September 5, 2007						
	(A) Approved Budget	(B) Budget Revisions	(C) Adjusted Budget	(D) Estimated Cost at Completion	(E) = (D) - (C) Variance	(F) = (F) / (D) Payments % Complete
Ballpark						
CM Managed Ballpark	\$ 328,042,813.00	\$ -	\$ 328,042,813.00	\$ 328,042,813.00	\$ -	\$ 6,766,051.48 2.1%
Team Managed Soft Costs	43,919,000.00	-	43,919,000.00	43,919,000.00	-	23,545,736.43 53.6%
Owner's Contingency	18,038,187.00	-	18,038,187.00	18,038,187.00	-	- 0.0%
Subtotal Ballpark	390,000,000.00	-	390,000,000.00	390,000,000.00	-	30,311,787.91 7.8%
Infrastructure						
CM Managed Construction	39,198,263.00	- 1	39,198,263.00	39,198,263.00	-	2,643,879.60 6.7%
MBA Managed Construction	19,414,524.00	-	19,414,524.00	19,414,524.00	-	4,627,121.57 23.8%
Soft Costs	3,015,000.00	-	3,015,000.00	3,015,000.00	-	1,809,502.27 60.0%
Site Acquisition	23,000,000.00	-	23,000,000.00	23,000,000.00	-	21,189,662.33 92.1%
MBA Contingency	5,372,213.00	-	5,372,213.00	5,372,213.00	-	- 0.0%
Subtotal Infrastructure	90,000,000.00	-	90,000,000.00	90,000,000.00	-	30,270,165.77 33.6%
Total Ballpark Project	\$ 480,000,000.00	\$ -	\$ 480,000,000.00	\$ 480,000,000.00	\$ -	\$ 60,581,953.68 12.6%

¹ Allocation between ballpark and Infrastructure to be determined.





Minnesota Twins Ballpark

Jobsite Photos

August 2007

Groundbreaking Ceremony

08/30/2007

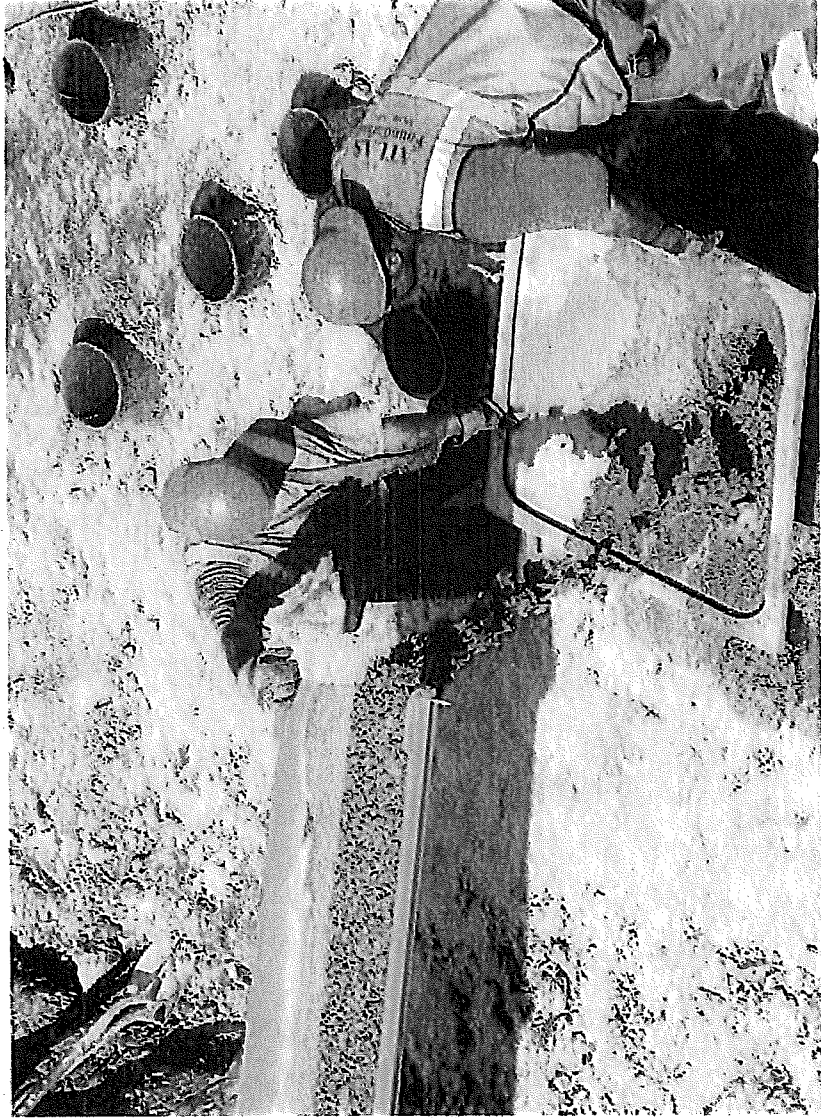
Ford
Center



7th Street Bridge

17 Critical Pile Cap Steel Pipe Pile Pour

08/07/2007



Northstar 5th St. Bridge Removal

08/07/2007



Ford
Center

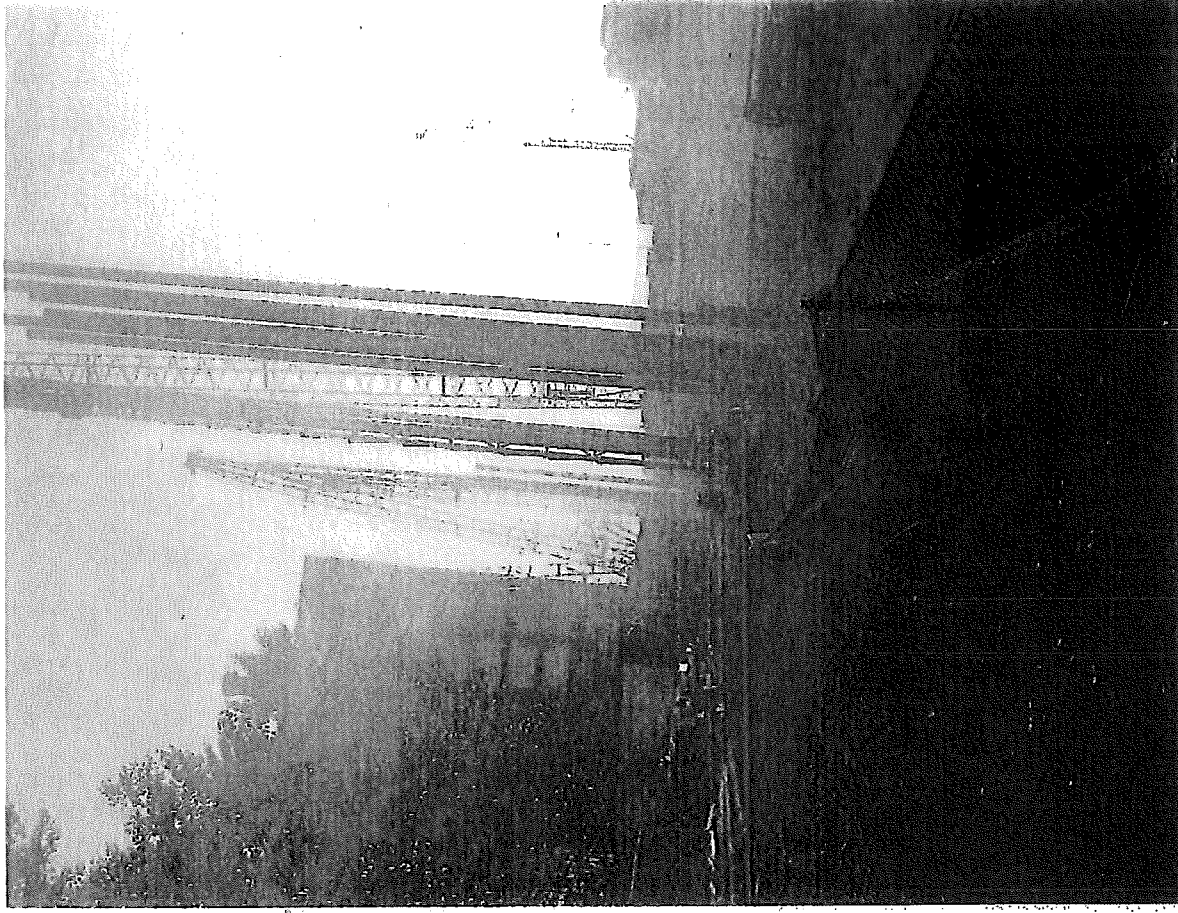
3rd Ave. Looking West

Pile Driving West of BNSF

08/08/2007

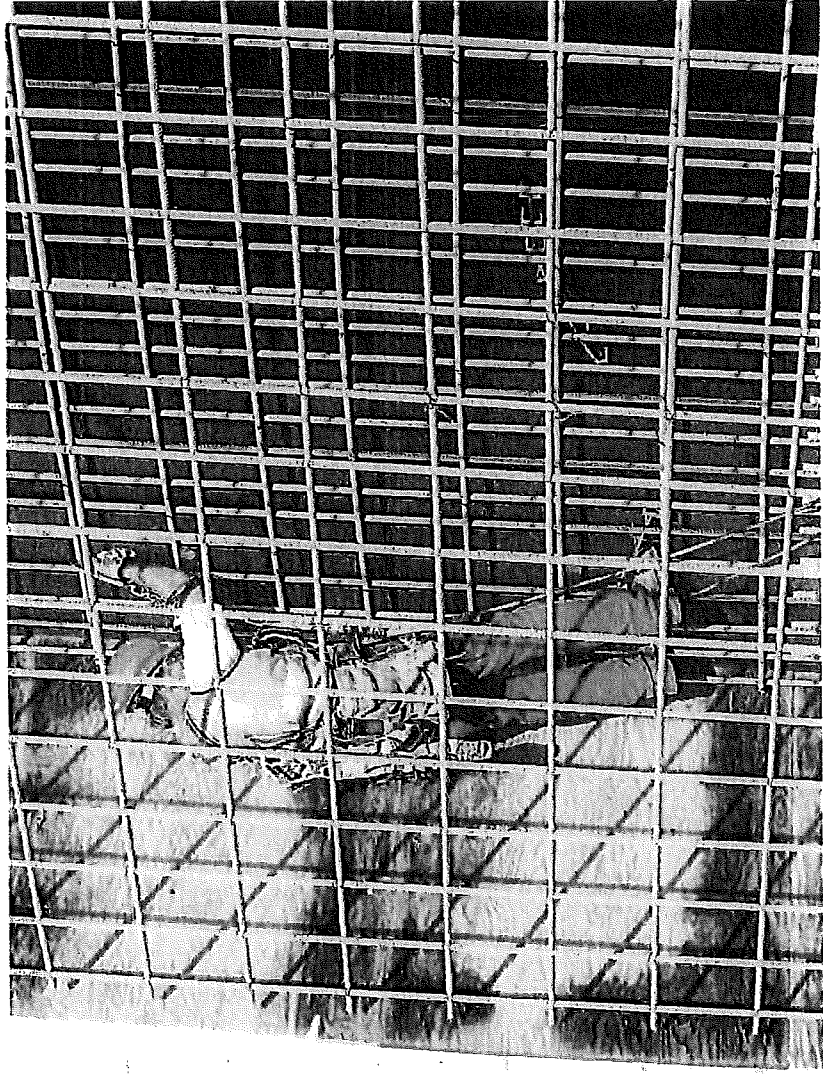
Ford Center

Looking North



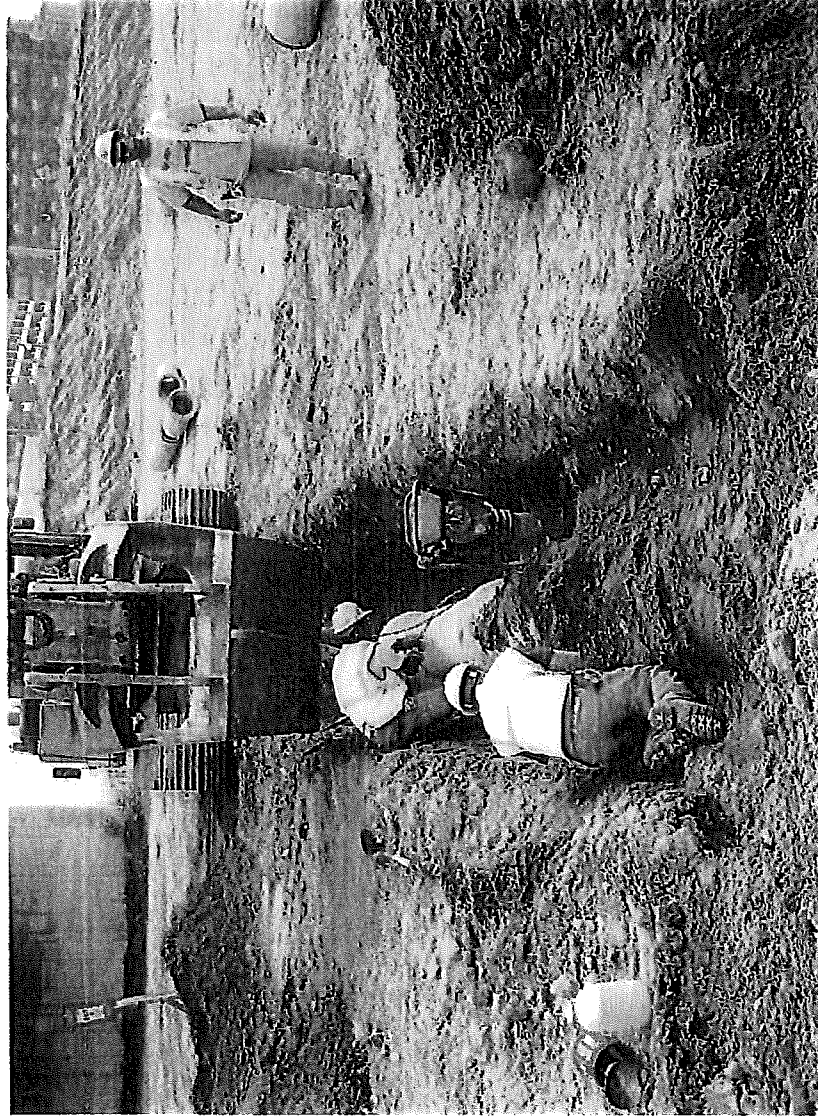
5th St. Bridge West Abutment Wall

08/08/2007



South Lot Storm Sewer Install

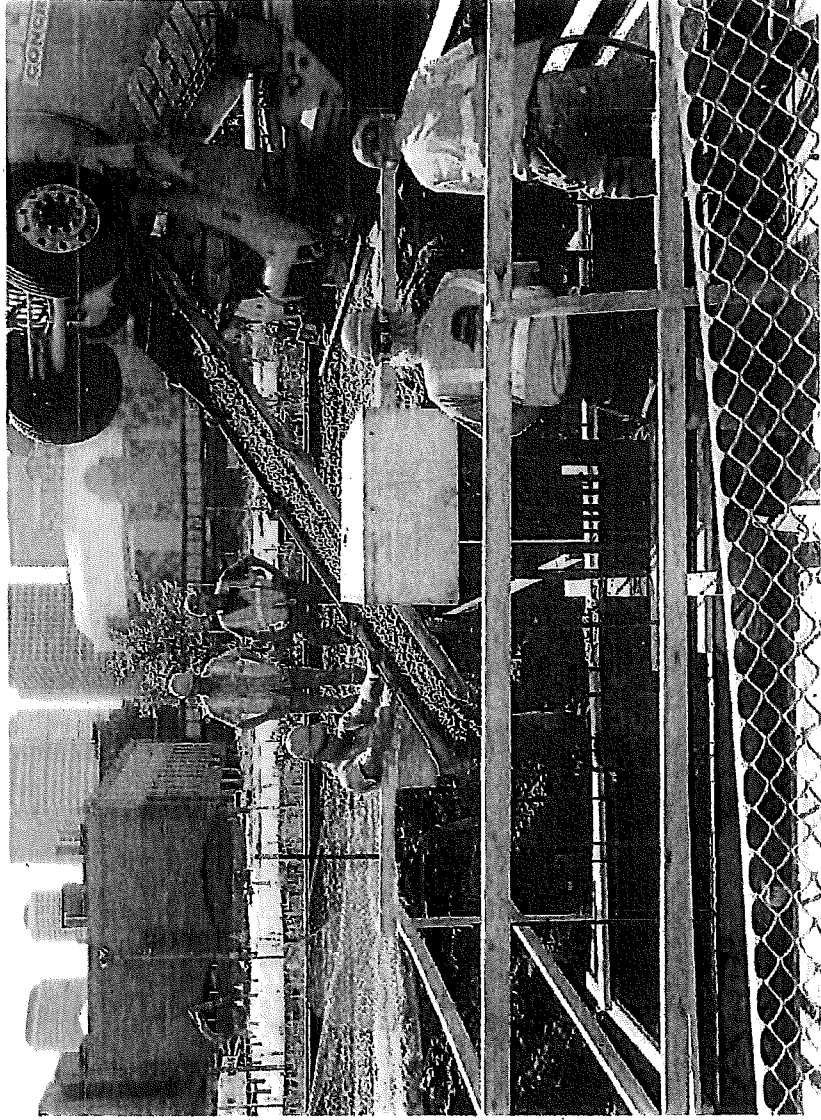
10th St. Bridge



Pile Cap 11

08/13/07 – First Pile Cap Pour West of BNSF Tracks

5th Street Garage

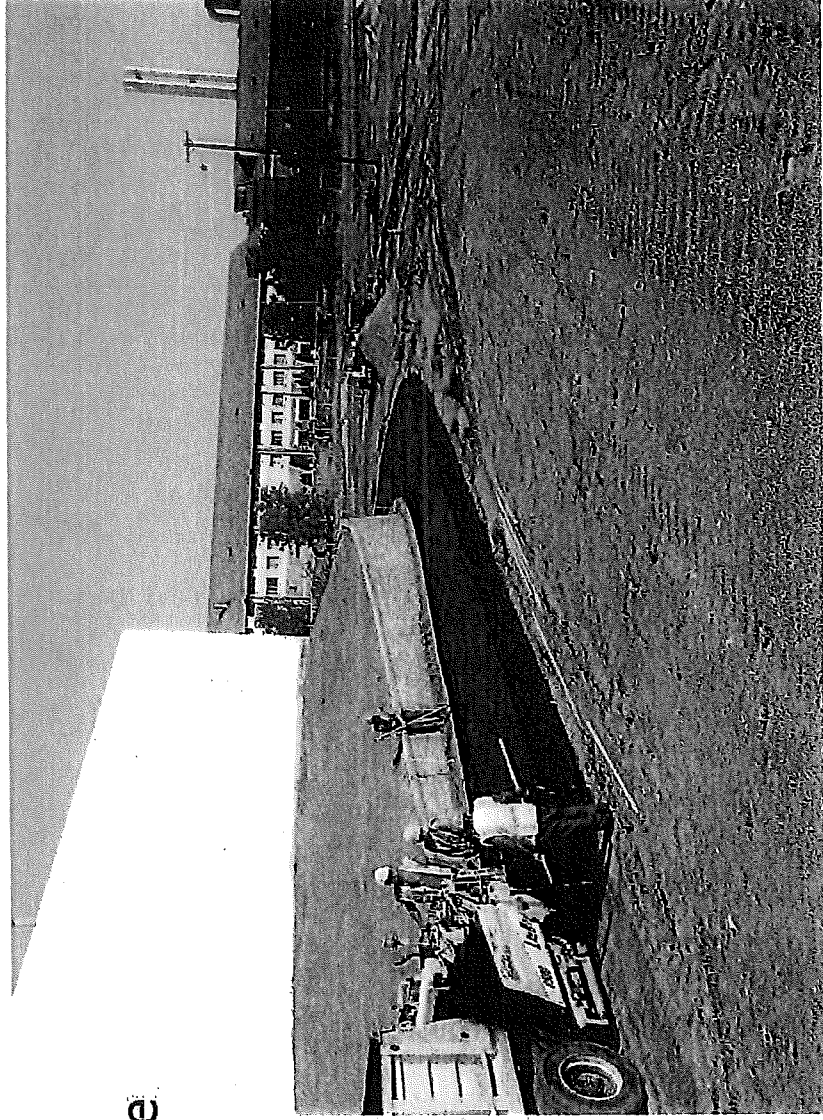


Looking East

Cedar Lake Bike Trail Paving

08/13/2007

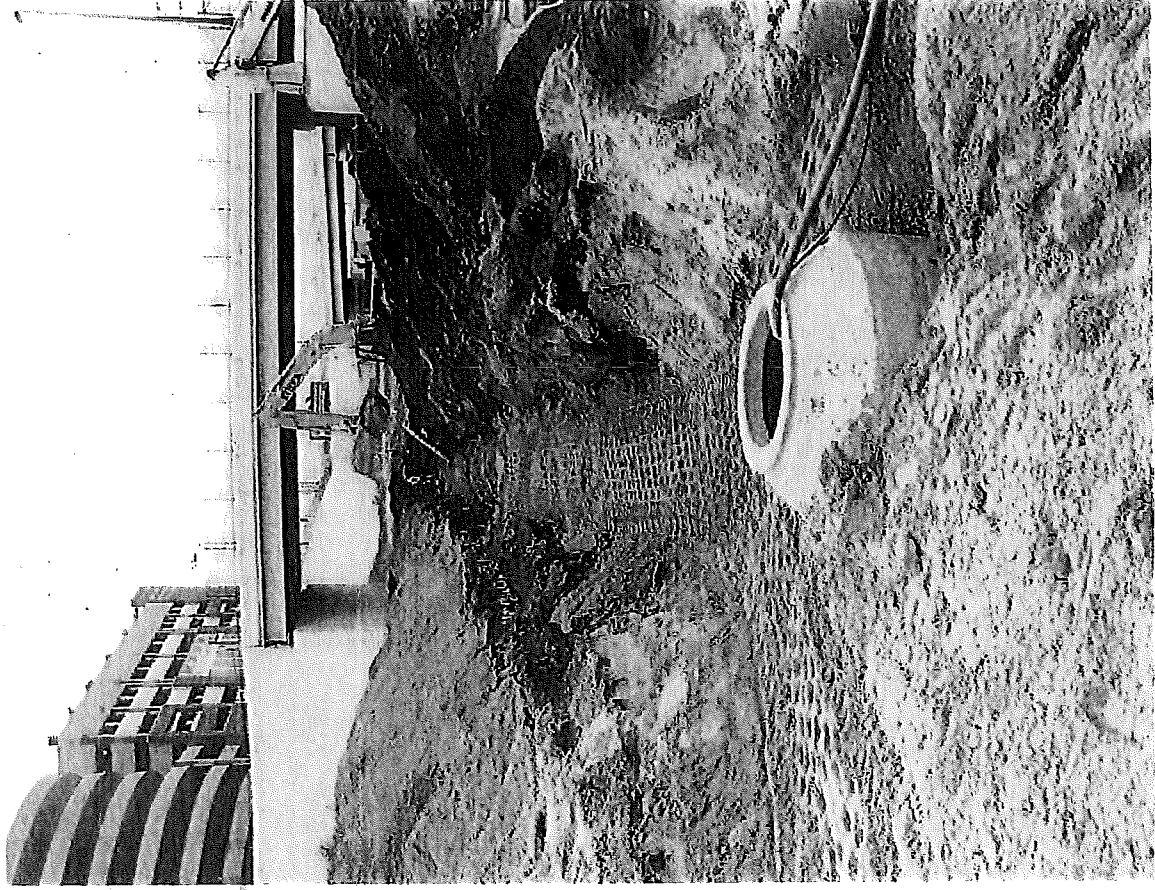
Public Works Garage



Looking West

Right Field
Temporary Sanitary
08/15/2007

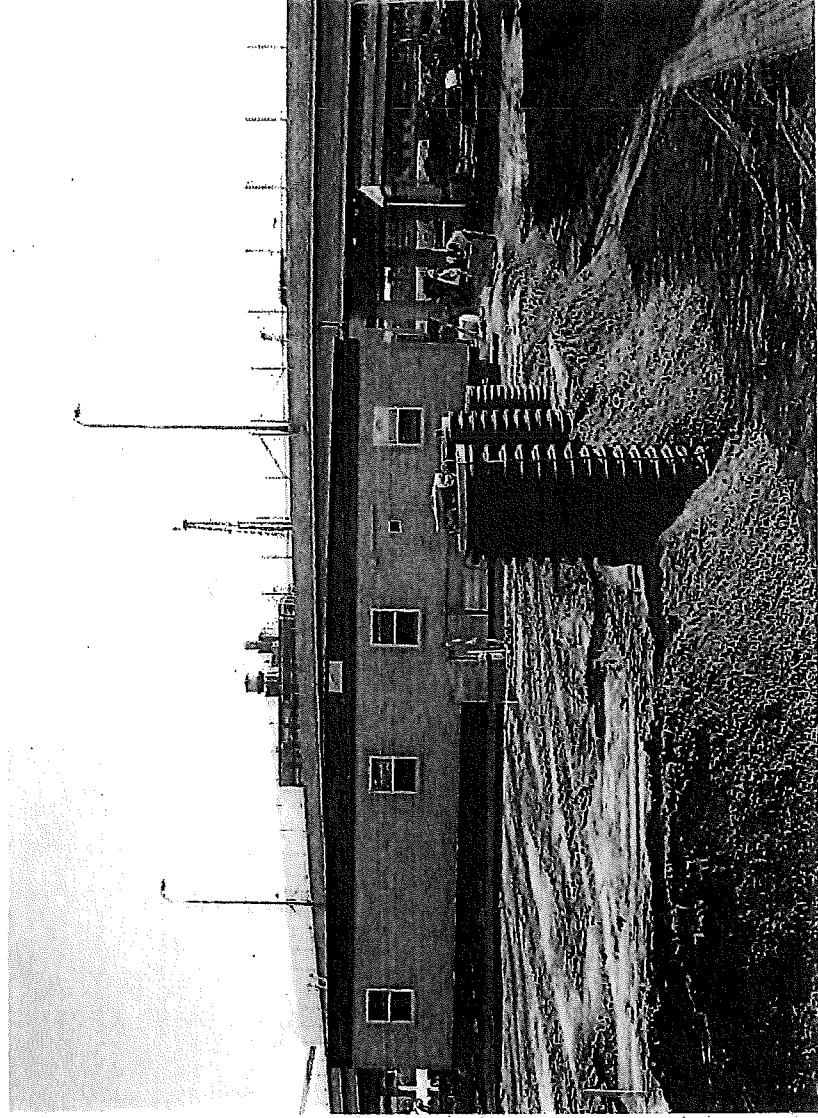
7th Street Bridge



Looking South

Temporary Office Trailer Complex

08/16/2007 – For CM, Architect, & Subcontractors

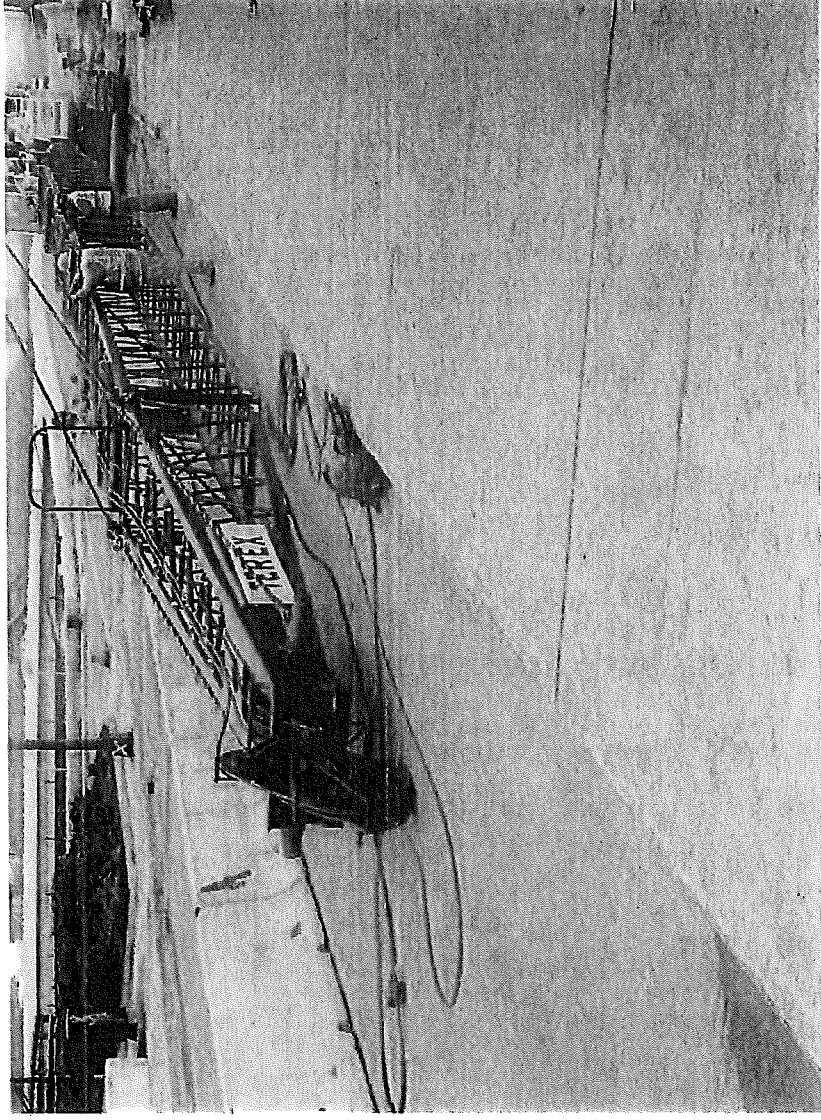


10th St. Bridge

Looking North

3rd Ave./7th St. Permanent Earth Retention System Mobilization

08/20/2007



7th Street Bridge

Site Overview

08/24/2007



Minnehahda

7th Street Bridge

Looking Northwest

Cemstone Minnesota Twins Truck

08/24/2007



BNSF Tracks

Right Field Pile Driving

08/24/2007

5th Street Garage



7th Street Bridge Looking Northeast