



2008

Annual Report



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Our Mission & Vision

Mission: The Minnesota Ballpark Authority seeks to ensure that the Ballpark is a world-class facility that adheres to high standards of sustainability, creates economic opportunity, and serves as an anchor for the development of a vibrant new district.

Vision: The Ballpark is the foundation of an urban district that is economically vibrant, environmentally sustainable, and welcoming to those who live, work in, and visit the area. As the Ballpark's steward, the Minnesota Ballpark Authority seeks to collaborate with others to create a District that seamlessly integrates the ballpark with new transit lines and robust private development, creating opportunity for the surrounding community.



A Message from the MBA Chair and Executive Director

Tremendous change has occurred at the ballpark site over the last twelve months.

As the ballpark takes final shape, it no longer requires a leap of imagination to envision a ball game underway there. What was just a series of concrete columns and bridge supports a little more than a year ago now has heft and substance, clad in glass and beautiful Minnesota limestone.

For those who have never ventured to the site, the MBA's monthly construction reports tell the story of the project's tremendous progress in 2008. The January report noted as pile driving continued, crews were preparing for the first main concourse deck pour at the 7th street entrance. By October the monthly report described final structural concrete pours, exterior masonry work, and work on the ballpark's sun canopy.

In September the ballpark was given its new name, Target Field, after the Twins reached a 25-year naming rights agreement with Target Corporation. The Twins and Target Corporation also unveiled designs for Target Plaza, a pedestrian bridge and public plaza that will connect the ballpark to downtown Minneapolis, which are featured later in this publication.

As it has since the project began, the MBA has continued its careful oversight of the budget, and we are pleased to report at year-end we are halfway toward completion and right on track for Opening Day.

In 2008 the MBA committed \$1 million in its own funding for future public art and enhancements, and also encouraged the formation of new partnerships to promote and develop streetscape improvements in the vicinity of the ballpark. The MBA also committed up to \$1 million to seek LEED certification for the new ballpark. Finally, thanks to the tireless commitment of Mortenson Construction and the Minnesota Twins, the project is on track to reach its goals for workforce diversity and SWMBE participation.

While 2008 was a year of great progress, we have even more to look forward to in 2009. By the end of this year, the field will be in place, the canopy will be complete, and the ballpark's seats will be installed. We are confident that the excitement and anticipation will continue to build as we look forward to opening this beautiful new landmark in April of 2010.

Steve Cramer, Chair
Dan Kenney, Executive Director

Minnesota Ballpark Authority



Photo Courtesy of Mortenson Construction and Blue Sky Aerial Photography



2008 Construction Milestones

January

- **Work begins on girders over BNSF tracks**
- The first main concourse deck pour is complete
- 2,160 piles driven to date



February



- **The first plaza deck pours are underway over I-394**
- Ballpark structural pours continue

March

- **Work begins on the promenade deck over BNSF**
- Pile driving is 92% complete
- Utility work continues



April



- **Pile driving is completed, 3,190 total**
- All beam fabrication for plaza is complete
- Northstar resumes work for LRT on 5th St. bridge

May

- **Work begins on Twins dugout and clubhouse area**
- Terrace level deck pours begin



June



- **Mobilization underway for steel erection**
- Northstar track prep underway beneath ballpark
- Plaza deck pours over I-394 are complete



2008 Construction Milestones



• Exterior precast stone panel installation begins

July

- Installation of natural gas main to ballpark begins
- Twins' Administration Building structural pours begin
- Erection of structural steel underway



August

• Playing field grass is planted in Colorado

- Promenade structure over BNSF is complete
- Steel framing at Team Store and Metropolitan Club is complete



• Plaza deck pours over I-394 complete

September

- Roofing started at Team Store and Metropolitan Club
- Concessions and restrooms begun on Terrace level
- Twins and Target Corp. strike ballpark naming rights deal and collaborate to design an entrance plaza, a pedestrian bridge and public gathering space connecting Target Field to downtown Minneapolis



October

• Seating structure installation started in outfield

- Northstar commuter rail track completed beneath the ballpark promenade
- Ballpark chiller equipment in place



• Canopy installation and upper seating begins

November

- Structural concrete pours are complete
- Winterization of building begun for interior finishes



December

• Scoreboard Structure is complete

- Glazing complete at Team Store and Metropolitan Club
- Exterior store complete along 7th St.



MBA Priorities

District Enhancements

In September, the MBA issued a public art RFQ for two major public art projects at the ballpark: (1) the Fifth Street Panels, consisting of an 84-foot stretch of panels on the ballpark's northeast exterior, and (2) an interior installation at the Vertical Circulation Building. The combined budget for the projects is \$350,000, \$200,000 of which will come from the MBA's District Enhancement and Public Art Incentive Fund. Northstar Commuter Rail Line is contributing \$150,000 to the Vertical Circulation Building project. The Public Art Steering Committee selected the two winning artists in December. Their names and designs will be made public in early 2009.



Public Engagement

In 2008, MBA Commissioners traveled throughout Minnesota to speak before civic groups about the ballpark, educating citizens about the details and benefits of the project, as well as the MBA's



role in overseeing the public's investment. This fall, the MBA began planning to initiate broader public outreach to

Greater Minnesota by bringing full board meetings to Duluth, Rochester, and Moorhead in 2009.

The MBA also works to keep the public informed through a quarterly e-newsletter, and the Authority's website. To see progress and developments on the project visit: www.ballparkauthority.com.

LEED Certification

The Minnesota Ballpark Authority (MBA) and the Minnesota Twins are committed to building and operating Target Field in a sustainable manner and will spend approximately \$2.5 million to seek Leadership in Energy and Environmental

Design (LEED) certification for the new ballpark.

The MBA will contribute up to \$1 million from its interest earnings on construction bonds and

the Twins will contribute up to an additional \$1.5 million.



LEED Certification is a rating system that the U.S. Green Building Council developed in 1998 to promote design and construction practices that increase profitability while reducing the negative environmental impacts of buildings and improving occupant health and well being.

The U.S. Green Building Council awards LEED certification when a project is finished.



MBA Priorities

Workforce Diversity and SWMBE

The MBA, Mortenson Construction, the Twins, and Hennepin County have committed to specific goals for hiring subcontractors and suppliers and for employing women, minorities, and small businesses. The ballpark's goal is that 30% of project work will be undertaken by Small, Women, and Minority Business Enterprises (SWMBE). An additional goal is that 25% of the total hours worked on the project will be by minorities, and another 5% by women.



As of the close of 2008, the ballpark project was meeting its overall project goals for SWMBE, with \$95 million of

the \$305 million in procured work having been committed to SWMBE firms. The project has also met its workforce goals for women and, after a slow start, was within 1 percentage point of its minority workforce goal. Mortenson anticipates reaching this final goal in early 2009. To assist in achieving these goals, the MBA has contracted with the Metropolitan Economic Development Agency (MEDA) to promote outreach to minority-owned firms seeking to bid on ballpark work, and

has also partnered with Summit Academy to train workers who can be hired by contractors working on the project.

Community Workforce Program

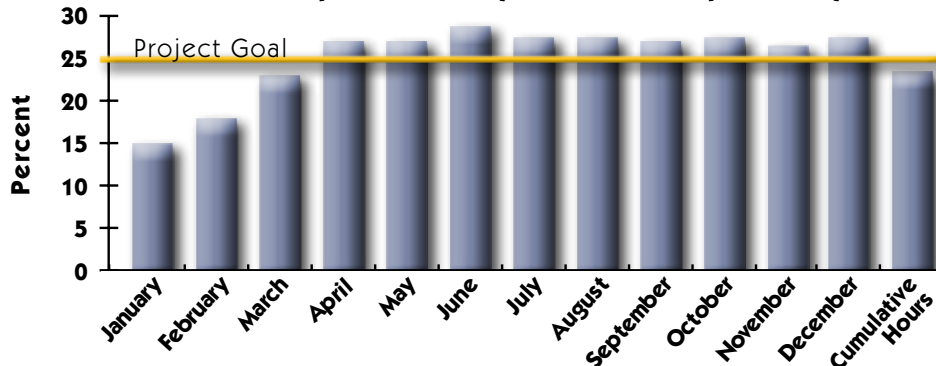
Another important component of the ballpark's employment goals is the Community Workforce Program (CWP), which offers "hands on" training in the construction trades through programs like Summit Academy. By the completion of the project, the goal is to have 40-50 participants employed on the project through the Community Workforce Program. By the end of 2008, the ballpark project had hired 39 people through the CWP, including 25 from Summit Academy.



Progress on the ballpark's workforce diversity and SWMBE

goals reflect a tireless commitment by Mortenson Construction, enabled by the MBA's strong partnerships with Summit Academy and other community programs, to identify and recruit qualified minority and women workers and business owners.

2008 Minnesota Ballpark Minority Labor Participation by Month



Project Budget Status Report

Minnesota Twins Ballpark Development Hennepin County, Minnesota Ballpark Authority, Minnesota Twins Executive Summary as of December 31, 2008

	(A) Approved Budget (Final GMP)	(B) Approved Budget Revisions ¹	(C) Change Orders	(D) = (A) + (B) + (C) Approved Adjusted Budget	(E) Payments	(F) = (E) / (D) % Complete	(G) = 100% - (F) Balance to Complete
Ballpark							
CM Managed Ballpark	\$ 346,490,748	–	7,758,155	354,248,903	141,547,666	40.0%	60.0%
Team Managed Soft Costs	48,000,000	–	–	48,000,000	38,439,281	80.1%	19.9%
Contingency	18,038,437	–	(7,758,155)	10,280,282	–	0.0%	100.0%
Subtotal Ballpark	412,529,185	–	–	412,529,185	179,986,947	43.6%	56.4%
Infrastructure							
CM Managed Construction	44,527,465	–	1,305,612	45,833,077	32,025,188	69.9%	30.1%
MBA Managed Construction	6,213,249	2,000,000	–	8,213,249	6,746,140	82.1%	17.9%
Soft Costs	8,087,386	–	–	8,087,386	4,002,907	49.5%	50.5%
Site Acquisition	40,840,790	–	–	40,840,790	40,844,017	100.0%	0.0%
Contingency	5,331,110	–	(1,305,612)	4,025,498	–	0.0%	100.0%
Subtotal Infrastructure	105,000,000	2,000,000	–	107,000,000	83,618,252	78.1%	21.9%
Total Ballpark Project	\$ 517,529,185	2,000,000	–	519,529,185	263,605,199	50.7%	49.3%

¹ The project revisions 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.



Target Plaza Unveiled

In early 2009, the Twins and Target Corporation unveiled designs for Target Plaza, the pedestrian bridge and public plaza that will provide a seamless, at-grade connection between the ballpark and downtown Minneapolis. Developed in partnership by the Twins, Target, and the MBA, and designed by Oslund and Associates in conjunction with HOK Sport, Target Plaza will occupy the new 2.2-acre bridge deck over Interstate 394. The plaza will connect to downtown via a wide, elevated sidewalk that will run along North 6th Street, adjacent to Target Center. The Twins and Target are jointly funding the costs of the enhanced plaza design.

Among the plaza's prominent elements is a 60-foot-high, kinetic wind sculpture by artist Ned Kahn, which will cover the entire south face of the "B" parking ramp along the plaza's edge. Constructed of thousands of aluminum flaps and backlit by LED lights, the sculpture will be a mesmerizing display of light and movement that shifts with air currents, creating ever-changing patterns. Target Plaza's other features will include:

- An oversized, cast bronze glove on the turf area on the north side, intended as an iconic element that will offer photo opportunities for

children and baseball fans.

- A line of tall, topiary metal frames along the plaza's east-west axis, to be planted with annual vines, as well as three large "pitcher's mound" planters next to the ticketing area, to be constructed of native limestone and surrounded by seating.
- Green space created by raised lawn sections planted with trees, shrubs and perennials, flanked by seat walls and benches, and featuring shade canopies.
- A tribute wall to include a list of every Twins player since 1961, as well as space for public memorials to baseball fans, family and friends.



Images Courtesy of HOK Sport

Designed to welcome fans, families, and the public—both on game

days and all year round—the plaza will be one of the largest public gathering spaces in downtown. With its thoughtful design and dynamic elements, the plaza is destined to become not just a memorable gateway to the ballpark, but a major downtown amenity in its own right.



Commissioners Minnesota Ballpark Authority

- Created by the 2006 Legislature to oversee the design, construction and operation of Target Field and to own the facility on behalf of the public
- Consists of five Commissioners appointed by the Governor (2), Hennepin County (2) and the City of Minneapolis (1)

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For the most up to date information about Target Field and to sign up for the quarterly MBA e-newsletter, please visit our web site at:

www.ballparkauthority.com



Front Row L to R: **Barb Sykora**, **Joan Campbell** (Secretary),
Back Row L to R: **John Wade** (Treasurer), **Steve Cramer**
(Chair), **Michael Vekich** (Vice Chair)

