

AGENDA

SPECIAL COMMITTEE ON RIVERFRONT ACTIVITIES AND BASEBALL

March 14, 2005

**Aldermen Lopez, Gatsas,
Guinta, DeVries, Smith**

5:15 PM

**Aldermanic Chambers
City Hall (3rd Floor)**

1. Chairman Lopez calls the meeting to order.
2. The Clerk calls the roll.
3. Stadium Status Reports.
Ladies and Gentlemen, what is your pleasure?
4. Report from Finance Department regarding \$72,640.60 in legal fees that the Committee voted to withhold at their January 10, 2005 meeting pending further information.
Ladies and Gentlemen, what is your pleasure?
5. If there is no further business, a motion is in order to adjourn.

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**City of Manchester
Department of Highways**

227 Maple Street
Manchester, New Hampshire 03103-5596
(603) 624-6444 Fax # (603) 624-6487

Commission
Edward J. Beleski
- Chairman
Henry R. Bourgeois
William F. Kelley
Michael W. Lowry
William A. Varkas

Frank C. Thomas, P.E.
Public Works Director

Kevin A. Sheppard, P.E.
Deputy Public Works Director

Memo

To: Special Riverfront Development Committee
Alderman Mike Lopez., Chmn.

From: Frank C. Thomas, P.E.
Public Works Director

ofc

Date: March 9, 2005

No.: #05-029

Subject: *Stadium Status Reports*

The following status reports are attached for your information:

1. A summary of Stadium Invoices by Vendors.
2. A summary of expenses paid by task.
3. The Stadium Budget Projection.
4. A copy of Change Order #2 between Payton Construction and the Team (change order #1 is noted).
Also attached is a copy of Payton's Lien Waiver.
5. A summary of Gill Stadium Project Costs.
6. A status report by Mike Castagna, the City's Project Manager.

/c

Encl.

Stadium Invoices by Vendors

Bonding	Land	Kimball Chase	TF Moran	HNTB	Harvey Preconst.	Harvey	GZA	H & A	CDL	CDL City
\$1,789.00	2 \$748,790.00	1 \$34,190.57	1 \$43,322.40	1 \$375,642.41	3 \$42,559.28	1 \$209,318.00	3 \$44,303.98	3 \$31,875.00	21 \$4,363.96	\$21,999.78
\$2,596.80	2 \$135,125.00	9 \$102,971.36	3 \$23,367.62	3 \$372,837.58	4 \$924,778.00	4 \$924,778.00	8 \$95,395.75	7 \$27,812.90	31 \$58,681.44	
	2 \$260,000.00	11 \$55,586.92		7 \$326,280.00	6 \$465,796.50	6 \$465,796.50		15 \$11,974.59	36 \$17,275.02	
				14 \$113,112.37	10 \$436,248.95	10 \$436,248.95		29 \$12,229.11	51 \$32,622.83	
				19 \$169,830.71	17 \$564,959.70	17 \$564,959.70		39 \$43,171.01	72 \$10,015.78	
				23 \$146,331.18	18 \$1,117,146.15	18 \$1,117,146.15		48 \$104,751.63		
				33 \$110,203.36	24 \$584,664.86	24 \$584,664.86		54 \$23,335.99		
				40 \$105,526.71	32 \$142,185.50	32 \$142,185.50		58 \$34,472.11		
				45 \$327,119.18	41 \$190,009.27	41 \$190,009.27		64 \$9,861.46		
				57 \$1,366.30	47 \$83,891.31	47 \$83,891.31		69 \$5,602.10		
				63 \$125,996.32	67a \$278,419.02	67a \$278,419.02				
				70 \$39,177.96	67b \$9,167.00	67b \$9,167.00				
\$4,385.80	\$1,143,915.00	\$137,161.93	\$122,276.94	\$2,213,424.08	\$42,559.28	\$5,006,594.26	\$139,699.73	\$305,085.90	\$122,959.03	\$21,999.78

PB City	PB	Visions	Castagna	Security	Carnes	Payton	Legal	Miller	Team Design
\$2,247.75	5 \$32,473.36	1 \$49,998.00	\$2,063.75	\$9,161.75	25 \$12,840.70	34 \$477,589.00	\$319,541.38	\$6,175.10	52 \$12,756.50
\$840.00	12 \$76,218.46	20 \$16,666.00	\$3,705.00	\$87.50		37 \$790,463.00		\$13,800.76	60 \$11,256.99
	15 \$54,419.98		\$5,397.50			42 \$1,293,352.00		\$30,491.68	71 \$13,874.23
	22 \$66,594.71		\$2,291.25			50A \$2,267,158.00		\$36,378.68	
	28 \$38,642.10		\$3,201.25			61 \$2,083,235.00		\$19,898.53	
	30 \$41,620.92		\$5,154.50			66 \$1,608,878.00		\$8,057.78	
	35 \$31,443.96		\$5,492.50			73 \$1,251,114.00		\$1,368.40	
	38 \$35,313.60		\$6,205.85			75 \$2,814,141.00			
	44 \$1,231.18		\$4,953.10						
	46 \$35,243.18		\$6,028.75						
	49 \$52,686.19		\$5,183.75						
	53 \$615.59		\$3,770.00						
	59 \$45,922.78		\$6,881.74						
	62 \$45,774.60								
	65 \$1,425.52								
	68 \$40,079.78								
	74 \$27,487.68								
\$3,087.75	\$627,193.59	\$66,664.00	\$60,328.94	\$9,249.25	\$12,840.70	\$12,575,930.00	\$319,541.38	\$116,170.93	\$37,887.72
								Total	\$23,088,955.99

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Baseball Stadium Project

Budget	\$4,042,000	\$3,150,000	\$1,000,000	\$850,000	\$1,144,000	\$19,000,000	\$324,000	\$29,510,000
Requisition	Engineering	Gill Stadium	Rule 58 Gill	City Gill	Land Acquisition	New Stadium	Misc. Legal Bonding	Total
#1	\$503,153.38	\$209,318.00			\$1,143,915.00			\$712,471.38
#2								\$1,143,915.00
#3	\$514,943.46							\$514,943.46
#4		\$801,153.19	\$123,624.81					\$924,778.00
Bonding								
Legal #5	\$32,473.36						\$4,385.80	\$319,541.38
#6		\$444,760.78	\$21,035.72					\$465,796.50
#7	\$354,092.90							\$95,395.75
#8	\$95,395.75							\$102,971.36
#9	\$102,971.36							\$436,248.95
#10		\$326,145.00	\$110,103.95					\$55,586.92
#11	\$55,586.92							\$76,218.46
#12	\$76,218.46							\$0.00
#13						No Payment Due		\$113,112.37
#14	\$113,112.37							\$2,063.75
Castagna #1 #15	\$2,063.75							\$11,974.59
#16	\$11,974.59							\$54,419.98
#17	\$54,419.98	\$61,486.23	\$290,468.59	\$213,014.88				\$564,969.70
Castagna #2 PB #1 Gill	\$3,705.00							\$3,705.00
PB #2 Gill #18	\$2,247.75							\$2,247.75
#19	\$840.00							\$840.00
Castagna #3 #20	\$169,830.71							\$169,830.71
#21	\$5,397.50							\$5,397.50
#22	\$16,666.00							\$16,666.00
Security Castagna #4 #23	\$4,363.96							\$4,363.96
#24	\$66,594.71			\$9,161.75				\$66,594.71
#25	\$2,291.25							\$2,291.25
CLD #1 Gill #26	\$146,331.18							\$146,331.18
#27	\$12,840.70							\$12,840.70
#28	\$21,999.78							\$21,999.78
#29		\$477,283.83	\$53,888.21	\$63,492.82				\$584,664.86
#30	\$38,642.10							\$12,840.70
	\$12,229.11							\$21,999.78
	\$41,620.92							\$0.00
								\$38,642.10
								\$12,229.11
								\$41,620.92

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Baseball Stadium Project

Requisition	Engineering	Gill Stadium	Rule 58 Gill	City Gill	Land Acquisition	New Stadium	Legal Bonding	Total
#31	\$58,681.44							\$58,681.44
#32		\$67,546.19		\$74,639.31				\$142,185.50
#33	\$110,203.36							\$110,203.36
#34						\$477,589.00		\$477,589.00
#35	\$31,443.96			\$87.50				\$31,443.96
Security # 2								\$3,201.25
Castagna # 5	\$3,201.25							\$5,154.50
Castagna # 6	\$5,154.50							\$17,275.02
#36	17275.02							\$790,463.00
#37						\$790,463.00		\$35,313.60
#38	\$35,313.60							\$6,175.10
Miller 1 & 2	\$6,175.10							\$43,171.01
# 39	\$43,171.01							\$105,526.71
# 40	\$105,526.71							\$190,009.27
#41		\$17,130.24		\$172,879.03		\$1,283,352.00		\$1,283,352.00
#42								\$5,492.50
Castagna # 7	\$5,492.50							
# 43								\$1,231.18
#44	\$1,231.18							\$327,119.18
#45	\$327,119.18							\$13,800.76
Miller	\$13,800.76							\$35,243.18
#46	\$35,243.18							\$83,891.31
# 47								\$104,751.63
#48	\$104,751.63							\$6,205.85
Castagna # 8	\$6,205.85							\$30,491.68
Miller	\$30,491.68							\$52,686.19
#49	\$52,686.19							\$2,267,158.00
#50						2267158		\$32,622.83
#51	\$32,622.83							\$12,756.50
#52	\$12,756.50							\$615.59
#53	\$615.59							\$23,335.99
#54	\$23,335.99							\$4,953.10
Castagna # 9	\$4,953.10							\$1,366.30
#57	\$1,366.30							\$34,472.11
#58	\$34,472.11							\$45,922.78
#59	\$45,922.78							\$11,256.99
#60	\$11,256.99							\$6,028.75
Castagna # 10	\$6,028.75							\$36,378.68
Miller # 5	\$36,378.68							\$2,083,235.00
#61						\$2,083,235.00		\$19,898.53
Miller #6	\$19,898.53							\$45,774.60
#62	\$45,774.60							\$125,996.32
#63	\$125,996.32							\$9,861.46
#64	\$9,861.46							

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Baseball Stadium Project

Requisition	Engineering	Gill Stadium	Rule 58 Gill	City Gill	Land Acquisition	New Stadium	Legal Bonding	Total
#65	\$1,425.52							\$1,425.52
#66	\$5,183.75					\$1,608,878.00		\$1,608,878.00
Castagna # 11	\$10,801.51	\$188,884.80	(\$35,704.11)	\$114,436.82				\$5,183.75
# 67 A		\$9,167.00						\$278,419.02
# 67 B								\$9,167.00
# 68	\$40,079.78							\$40,079.78
Miller # 7	\$8,057.78							\$8,057.78
# 69	\$5,602.10							\$5,602.10
# 70	\$39,177.96							\$39,177.96
# 71	\$13,874.23							\$13,874.23
# 72	\$10,015.78							\$10,015.78
Castagna # 12	\$3,770.00					\$1,251,114.00		\$3,770.00
# 73	\$6,881.74							\$1,251,114.00
Castagna # 13	\$1,368.40							\$6,881.74
Miller # 8	\$27,487.68							\$1,368.40
# 74						\$2,814,141.00		\$27,487.68
#75					\$1,143,915.00	\$12,575,930.00	\$323,927.18	\$2,814,141.00
Totals	\$4,040,141.81	\$3,484,530.00	\$674,637.00	\$845,875.00	\$1,143,915.00	\$12,575,930.00	\$323,927.18	\$23,088,955.99

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STADIUM BUDGET PROJECTED – March 14, 2005

ESTIMATED DESIGN/ENVIRON. COSTS

• Gill architectural design	\$ 477,000*
• New stadium design	1,871,000*
• New stadium design – amendment	94,600*
• Site/Civil	405,000
• Environmental	450,000
• Construction Management & Testing	1,167,000
• TOTAL	\$ 4,464,600

LEGAL & LAND COSTS

• Bond & Legal fees	\$ 323,927
• Land Costs	1,143,915
• TOTAL	\$ 1,467,842

CONSTRUCTION COSTS

• Gill – Exhibit B	\$ 4,150,000
• Gill - \$850,000	850,000
• New Stadium	19,000,000
• TOTAL	\$ 24,000,000

PSNH RELOCATION COSTS**

• <i>Temporary relocation costs</i>	\$ 41,250
• <i>Underground cable costs</i>	75,000
• <i>Loss of easement costs</i>	225,000
• <i>Recording fees</i>	350
• TOTAL Costs Assumed Directly by the Team	\$ 341,600 +/- = \$0.00 **

TOTAL PROJECT COST

• Design/environ. costs	\$ 4,464,600
• Legal/land costs	1,467,842
• Construction costs	24,000,000
• <i>PSNH relocation costs = \$341,600 +/-</i>	0
• TOTAL PROJECT COST	\$ 29,932,442

BUDGET AVAILABLE

• Bond	\$ 27,500,000
• Bond interest – approximate	344,771
• Drew Weber contribution	1,000,000
• Gill - \$850,000	850,000
• Drew Weber Escrow	244,000
• TOTAL AVAILABLE BUDGET	\$ 29,938,771

ESTIMATED PROJECT BALANCE (\$ 6,329)

* Note: Expenses are included at 6%

** Note: PSNH costs are being assumed directly by the Team by agreement with PSNH and not through the bond.

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STADIUM BUDGET PROJECTION – March 14, 2005

ENVIRONMENTAL

• GZA	\$ 139,699.73
• H&A	309,087.16
Total	\$ 448,786.89
	Say
	\$ 450,000.00

SITE/CIVIL ENGINEERING

• T.F. Moran	\$ 55,586.92
	66,690.02
• KC	102,971.36
	34,190.57
• CLD – (estimated)	144,960.00
Total	\$ 404,398.87
	Say
	\$ 405,000.00

CONSTR. MANAGEMENT & TESTING

• PB	\$ 745,722.00
• Castagna – (estimated)	75,000.00
• Downtown Visions	66,664.00
• PB – City	32,473.36
• Harvey	42,559.28
• Testing (estimated) – Miller	120,000.00
• Team Design – 7 months @ \$12,000	84,000.00
Total	\$1,166,432.64
	Say
	\$1,167,000.00

PSNH – ASSUMED COSTS

• Temporary Relocation – ¼'s of \$55,000	\$ 41,250.00
• Underground Cable – ¼'s of \$100,000	75,000.00
• Easement – Residential @ \$175,000	225,000.00
• Fee @ 1/3 rd of \$1,000	350.00
Total	\$ 341,600.00

*The Team is assuming these costs directly. These costs will not be requested for reimbursement from the bond unless there are bond balances at the end of the project.



Change Order # 02

Owner	<input checked="" type="checkbox"/>
Contractor	<input checked="" type="checkbox"/>
Owners Rep	<input checked="" type="checkbox"/>

PROJECT: MANCHESTER FISHER CATS STADIUM

CHANGE ORDER NUMBER: 02

CONTRACTOR:
 Payton Construction Corporation
 273 Summer Street, 2nd Floor
 Boston, MA 02210

DATE: January 27, 2005

CONTRACT DATE: April 5, 2004

- Issue # 006:** Reimbursement to Contractor for construction costs of the Public Roadway beyond \$350,000. The base cost of the roadway constructed by Payton is \$523,000. The Owner is responsible for two-thirds, \$350,000, of which can be paid from the Bond Money. The remaining \$178,190 of the cost is 100% reimbursable from the adjacent Developers. Owner to seek 100% reimbursement of cost from adjacent developers. **\$178,190.00**
- Issue # 015:** Per City of Manchester's request, sewer on project site running parallel to river was videoed prior to stadium construction. **\$1,519.00**
- Issue # 058:** Due to contaminated materials encountered in roadway, Manchester Water Works required installation of MWW Gasket Material and PolySleeve for roadway water main. The Contractor incurred additional labor and material costs as result of this change. Owner to seek one-third, \$15,477, of this additional roadway cost from adjacent developers. **\$46,432.00**
- Issue # 060:** Contractor incurred additional costs providing required HAZWOPER Training for its pile driving subconsultant, Vynorius Pile Driving. **\$17,669.00**
- Issue # 061:** Contractor incurred additional costs procuring the services of a registered surveyor to perform survey of pile locations. **\$22,019.00**
- Issue # 066:** Contractor incurred additional costs for air monitoring services while removing asbestos from the stadium site (centerfield location). **\$8,097.00**
- Issue # 067:** Contractor incurred additional costs procuring a wind speed monitor for the removal of asbestos from the project site. **\$233.00**
- Issue # 068:** Contractor incurred additional costs resulting from mobilizing/utilizing a contaminated groundwater dewatering system. Additional dewatering treatment was necessary since NH's regulations makes recharging (putting groundwater back into ground untreated) cost prohibitive. **\$46,965.00**
- Issue # 071:** Contractor incurred additional costs for the removal and disposal of asbestos contaminated soil from the project site. **\$230,953.00**
- Issue # 079:** Contractor incurred additional costs as the result of providing required HAZWOPER Training for its site supervisors. **\$3,193.00**
- Issue # 081:** Contractor incurred additional costs for air monitoring services while removing asbestos from the site. Owner to seek one-third, \$328, of this additional roadway cost from adjacent developers. **\$984.00**
- Issue # 082:** Contractor incurred additional costs with the removal and disposal of Railroad Ties from the project site roadway. Owner to seek one-third, \$1,322, of this additional roadway cost from adjacent developers. **\$3,966.00**
- Issue # 086:** Contractor incurred additional costs for air monitoring services while removing contaminated material form site. Owner to seek one-third, \$588, of this additional roadway cost from adjacent developers. **\$1,764.00**

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Change Order # 02

Owner	<input checked="" type="checkbox"/>
Contractor	<input checked="" type="checkbox"/>
Owners Rep	<input checked="" type="checkbox"/>

The original (Contract Sum) (Guaranteed Maximum Price) was	\$19,000,000.00
Net Change by Previously Authorized Change Orders	\$214,012.00
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order is	\$19,214,012.00
The (Contract Sum) (Guaranteed Maximum Price) will be (Increased) (Decreased)	
By this Change Order in the amount of	\$561,984.00
The new (Contract Sum) (Guaranteed Maximum Price) including this Change Order will be	\$19,775,996.00

The Contract Time will be (~~Increased~~) (~~Decreased~~) (Unchanged) by (0) days
 The Date of Completion as of the date of this Change Order therefore is: **April 1, 2005**

The adjustments in Contract Price and Contract Time stipulated in this Change Order constitute full, complete and final compensation for all costs and time associated with this Change Order. The Contractor agrees that this Change Order represents an all inclusive and equitable adjustment to the Contract, and further agrees to waive all rights to make any further claim arising out of or as a result of this change.

The undersigned agree to the terms of the Change Order.

Not Valid until Signed by Owner, Contractor, Owner's Representative and/or Architect as Appropriate.

ARCHITECT:
 HNTB
 715 Kirk Drive
 Kansas City, MO 64104

By: N/A

Date: _____

OWNERS REP:
 Parsons Brinckerhoff Quade & Douglas
 650 Elm Street, 3rd Floor
 Manchester, NH 03101

By: *J. Radem*

Date: 1/31/05

CONTRACTOR:
 Payton Construction Corporation
 273 Summer Street, 2nd Floor
 Boston, MA 02210

By: *Mark Sullivan*

Date: 1-27-05

OWNER:
 6 To 4 To 3, LLC
 1045 Elm Street
 Manchester, NH 03101

By: *Drew Weber*

Date: 2/3/05

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 2

TO OWNER: 6 To 4 To 3, LLC
1045 Elm Street
Manchester, NH 03101

PROJECT: Minor League Baseball Stadium
Singer Park
Manchester, NH 03101

APPL. # 2
Job No. 8988
PERIOD TO: 01/30/05

FROM CONTRACTOR: Payton Construction Corporation
273 Summer Street, 2nd Floor
Boston, MA 02210

ARCHITECT: HNTB
715 Kirk Drive
Kansas City, MO 64104

CONTRACT DATE: 04/05/04
Job Description: Stadium

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703 is attached.

CHANGE ORDER SUMMARY

Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
	\$ -	\$ -
Change Orders Approved this Month		
CO. #	ADDITIONS	DEDUCTIONS
Date Approved		
NET CHANGE BY CHANGE ORDERS		

1. ORIGINAL CONTRACT SUM
2. NET CHANGE BY CHANGE ORDERS
3. CONTRACT SUM TO DATE (Line 1+2)
4. TOTAL COMPLETED AND STORED TO DATE (Column 1 on G703)

5. RETAINAGE: a. 5.00% % of completed work Col L of G703 28,099
b. 0.0% % of completed work

Total Retainage (Line 5a+5b) \$ 28,099
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total) \$ 747,897
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 214,012

8. CURRENT PAYMENT DUE \$ 533,885
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6) \$ 28,099

STATE OF MASSACHUSETTS COUNTY OF SUFFOLK

Subscribed and sworn to before me this 27 day of January, 2005

Notary Public: *Deborah M Egan*

My commission expires: 12/1/05

CONTRACTOR: PAYTON CONSTRUCTION CORPORATION

By: *David Sullivan*

DATE: 1-27-05

OWNER'S REPRESENTATIVE CERTIFICATE FOR PAYMENT

AMOUNT CERTIFIED \$ 533,885
(Attach explanation if amount certified differs from the amount)
OWNER'S REP: *J. Sullivan*

Date: 1/31/05

In accordance with the Contract Documents, based on onsite observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

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CONTINUATION SHEET		AIA DOCUMENT G703				JOB #:		8988			
AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column L on Contracts where variable retainage for line items may apply.		AYTON CONSTRUCTION -		APPLICATION DATE:		1/27/2005		APPLICATION #:		2	
AYTON CONSTRUCTION -		PERIOD TO:		1/30/2005							
B DESCRIPTION OF WORK	E SCHEDULE OF VALUES	F TOTAL PREVIOUS APPLICATIONS	G THIS PERIOD January	H Materials Presently Stored (not in F or EG)	I TOTAL COMPLETED & STORED TO DATE (F + G + H)	J % (I/E)	K BALANCE TO FINISH (E - I)	L RETAINAGE @ 5.00%			
Change Order #1											
CO#12 Steel Increase for Escalation	137,000.00	137,000.00	-	-	137,000.00	100%	-	-			
CO#69 Contaminated Loam removal	77,012.00	77,012.00	-	-	77,012.00	100%	-	-			
Change Order #2											
CO#6 Cost of Roadway over 350k	178,190.00	-	178,190.00	-	178,190.00	100%	-	-	8,909.50		
CO#15 Video Sewer	1,519.00	-	1,519.00	-	1,519.00	100%	-	-	75.95		
CO#58 Water Main Gaskets & Poly	46,432.00	-	46,432.00	-	46,432.00	100%	-	-	2,321.60		
CO#60 Pile Driver HAZWOP	17,669.00	-	17,669.00	-	17,669.00	100%	-	-	883.45		
CO#61 Registered Survey of Piles	22,019.00	-	22,019.00	-	22,019.00	100%	-	-	1,100.95		
CO#66 Air quality Monitoring for Asbestos	8,097.00	-	8,097.00	-	8,097.00	100%	-	-	404.85		
CO#67 Wind Speed Monitor	233.00	-	233.00	-	233.00	100%	-	-	11.65		
CO#68 Dewatering Contaminated	46,965.00	-	46,965.00	-	46,965.00	100%	-	-	2,348.25		
CO#71R2 Asbestos Removal	230,953.00	-	230,953.00	-	230,953.00	100%	-	-	11,547.65		
CO#79 PCC HAZWOP	3,193.00	-	3,193.00	-	3,193.00	100%	-	-	159.65		
CO#81 Air Quality Monitoring	984.00	-	984.00	-	984.00	100%	-	-	49.20		
CO#82 Disposal of Railroad ties	3,966.00	-	3,966.00	-	3,966.00	100%	-	-	198.30		
CO#86 Air Quality Monitoring	1,764.00	-	1,764.00	-	1,764.00	100%	-	-	88.20		
Total	775,996.00	214,012.00	561,984.00	-	775,996.00	100.00%	-	-	28,099.20		

General Contractor's release of Lien

Labor, Materials and Subcontractors

Property Name : 6 To 4 To 3, LLC Project 8988
1045 Elm Street
Manchester, NH 03101

Work Title : Stadium

The undersigned hereby releases the above-cited property from any liability for lien for all material delivered to, subcontract work performed at, and labor performed for, said property, and on the above cited work, to this date.

This release is conditioned upon the clearance of the checks received in payment of said materials, subcontractors and labor.

Contract Value Released : \$ 747,897

Contractor's Name : Payton Construction Corporation

Address : 273 Summer Street
Boston, Ma. 02210

Authorized Signature : 
Mark Sullivan

Date : January 27, 2005

Notary Public : 
My Commission Expires : 12/12/08

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GILL STADIUM PROJECT COSTS
March 2, 2005, FCT

CONSTRUCTIONS CONTRACT

Harvey Construction
Final Construction Total Payment \$4,986,625.75

ENGINEERING

HNTB (Architectural, \$450,000 lump sum) \$450,000.00
Expenses: \$32,214.53

Other Costs

- TF Moran – Civil Work \$66,690.00
- Kimball Chase – Civil \$34,190.57
- CLD – Civil/Structural Work \$21,999.78
- Security (Red) \$9,249.25

Parson, Brinkerhoff (PB), Project Management Services

- Under Contract with the City \$35,561.11
- Under Contract with 6 to 4 to 3
Paid as of 8/31/04 = \$344,253.73
Estimated Gill Share of Costs @ 15% \$51,638.06*
- Additional Paid to Date = \$282,939.86
Estimated Gill Share of Cost @ 2% \$5,658.80*

Castagna Consulting, City Construction Monitoring

- Paid as of 8/31/04 = \$27,305.75
Estimated Gill Share of Costs @ 60% \$16,383.45*
- Additional Paid to Date = \$33,023.19
Estimated Gill Share of Cost @ 5% \$1,651.16*

TOTAL PROJECT COSTS \$5,711,862.46

The total cost is based on information developed on August 31, 2004 for the Special Riverfront Development Committee (copy attached).

*Note: Engineering costs were note broken down between the Gill Stadium Project and the New Stadium. Best engineering judgement was used to determine the Gill Stadium portion of the overall charges.

Additional Note: The Tables of Expenses include an overpayment to Harvey Construction, which was made to 6 to 4 to 3 by City Hall in Requisition #1 of \$9,167. 6 to 4 to 3 later paid Harvey Construction the proper amount and therefore owes a reimbursement to the City of \$9,167. They have been notified of this fact.

GILL STADIUM PROJECT COSTS

August 31, 2004

Harvey Construction:	
Paid to Date	\$4,625,949.93
Retainage (not paid)	\$232,186.07
Total Earned	\$4,858,136.00

HNTB (Design Services, \$450,000 lump sum)	
Paid to Date	\$450,000.00
Expenses Paid to Date	\$30,846.89
Total Paid	\$480,846.89

Other Costs	
• TF Moran – Civil Work	\$66,690.00
• Kimball Chase – Civil Work	\$34,190.57
• CLD – Civil/Structural Work	\$21,999.78
• Security (Red)	\$9,249.25
Total Paid	\$132,129.62

Parson, Brinckerhoff (PB), Project Management	
• Under Contract with the City	\$35,561.11
• Under Contract with 6 to 4 to 3	
Paid to date \$344,253.73	
Estimated Gill Share of Costs to Date @ 15%	\$51,638.06
Total Estimate Payments Related to Gill Stadium	\$87,199.17

Castagna Consulting	
• Paid to Date Under Contract with the City = \$27,305.75	
Estimated Gill Share of Costs to Date @ 60% = \$16,383.45	
Total Estimated Payments Related to Gill Stadium	\$16,383.45

TOTAL EARNED / PAID TO DATE, AUGUST 31, 2004 \$5,574,695.13

Estimate of Work Not Completed and/or Not Paid Yet to Complete the Project.	
• Harvey Construction	\$91,593.00*
• Harvey Construction – City Work	\$6,752.00
• PB	\$5,000.00
• Castagna	\$2,600.00
Total Estimated Costs to Close Out Gill Stadium Project	\$105,945.00

TOTAL ESTIMATED GILL STADIUM PROJECT COST \$5,680,640.13

*Note: There is an additional \$38,068 of work presently under discussions, which should be included in GMP.

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GILL STADIUM CONTRACT CONSTRUCTION COSTS
March 2, 2005, FCT

ORIGINAL GMP – HARVEY	\$4,150,000.00
CHANGE ORDER #1 – CITY EXTRA WORK	\$799,729.00
REVISED GMP	\$4,949,729.00
CHANGE ORDER #2A	\$6,752.00
CHANGE ORDER #2B (Final closeout settlement CO.)	\$30,144.75
FINAL CONTRACT CONSTRUCTION TOTAL	\$4,986,625.75
CITY'S EXTRA PROJECT FUNDS	\$850,000.00
CHANGE ORDER #1	(\$799,729.00)
CHANGE ORDER #2A	(\$6,752.00)
CHANGE ORDER #2B	(\$30,144.75)
BALANCE	\$13,374.25
SECURITY (Red)	(\$9,249.25)
BALANCE	\$4,125.00*

*Note: May have to reimburse balance to the Fisher Cats for repairs and upgrades to the Gill Stadium Sound System.

SUMMARY OF GILL STADIUM CITY WORK

March 9, 2005

Stair Tower/Elevator/Catwalk	\$449,276.00
Catwalk Changes to Steel	(4,180.00)
Catwalk Changes to Roofing	1,100.00
Changes to Electrical	3,190.00
Paint Gas Line Under the Bowl	2,100.00
Seal Raker Beams	4,500.00
General Conditions	27,502.00
Bond	5,319.00
Builders Risk Insurance	735.00
Liability Insurance	2,912.00
Sub-total	492,454.00
Fee	14,773.62
Sub-total	507,227.62
Visitors Locker Room Gas Furnace, etc.	17,854.00
Repave Under Bowl	26,642.00
Bathrooms Credit	(8,818.00)
Insurance and Fee for Furnace and Paving	2,225.00
Sub-total	545,130.62
Existing Locker Room Modifications	244,598.00
Contingency	10,000.00
Sub-total (Change Order #1)	799,729.00
Repair Existing Lighting	1,055.00
Reglaze Windows	575.00
Repair Brick Wall @ West Ramp	4,800.00
Insurance, Bond & Fee @ 5%	322.00
Sub-total	806,481.00
Underground Conduit for Ticket Booth	1,338.00
Concession Code Upgrades and Water Heater	5,007.00
Hand Rail/Code Issues	13,695.00
Brace and Flash Beam at Dugout Stairs	2,363.00
Insurance, Bond & Fee @ 5%	1,120.15
General Conditions & Fee (negotiated)	6,621.60
Total – Harvey Construction	\$836,625.75
Security	9,249.25
Balance (upgraded sound system)	4,125.00
TOTAL	\$850,000.00



Memo

To: Frank Thomas
From: Michael Castagna
CC:
Date: March 9, 2005
Re: Riverfront Stadium Status

The following is a progress report on the stadium project

- Equipment installation on-going in concession and commissary areas
- Punch list of suite areas will be done by architect this week
- Stadium lighting will be turned on for a scheduled 40 hour burn next week
- Mechanical and electrical systems in the finishing stages with installation of devices, lights plumbing fixtures on-going. Tile in the home locker room has started
- Score board is on site and installation is on-going
- Batting and pitching tunnels to start installation next week
- Installation of elevators is on-going
- ADA walk-through is scheduled for March 23rd.
- Masonry is complete
- Painting of walls in the Administration area started this week
- All HVAC rough in complete
- Cul-de-sac area to be started weather permitting next week
- PSNH to be finished and poles removed from the new road by the end of March

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Fisher Cats Minor League Baseball Stadium Executive Summary Report



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Description: Fisher Cats Stadium Contractor: Payton Construction	Contract No.: N/A Status as of: February 28, 2005
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Major Accomplishments: (2/01/05 to 2/28/05)

- PSNH completed electrical tie in for Stadium permanent power.
- Front entry brick façade is complete.
- Clubhouse elevator has been installed. Administration elevator installation is on-going.
- Final site work at Stadium entry has begun.
- Installation of metal building panels and trim is nearly complete.

Current Field Activity:

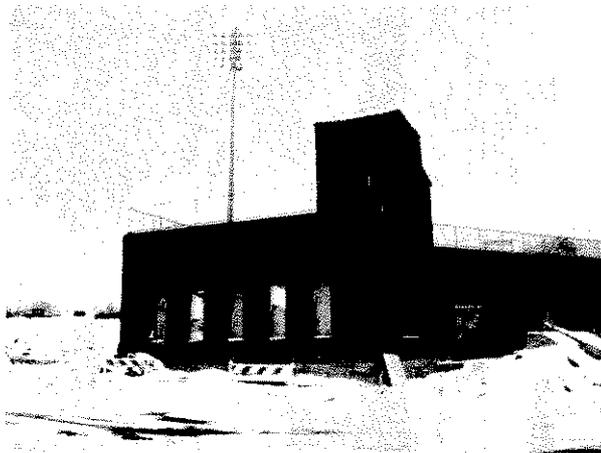
- All rough plumbing, electrical, metal stud framing and drywall is near completion including all suites, concourse level toilets and concessions, field level clubhouse and administration area.
- Installation of Stadium Seating. Seating is installed from rightfield past home plate to visitors dugout.
- Traffic coating has been installed at concourse level.
- Suites nearly complete with painting, millwork and aluminum storefront installed.
- Installation of doors and hardware throughout Stadium.

30-Day Look Ahead: (as of February 28, 2005)

- Installation of Batting Tunnel.
- Resume Field Installation – warning track, pitcher’s mound, infield and bullpens to be completed.
- Installation of retractable Batters Eye by Hotel Developer.
- Owner equipment, furnishings to be installed.
- Stadium seating to be completed.
- Final plumbing fixtures, electrical fixtures, mechanical heaters and grills and fire prevention system and devices to be installed.
- Perform life-safety inspections; receive City Certificate of Occupancy.
- Complete Stadium for Opening Day, April 7, 2005.

Areas of Concern:

- Removal of PSNH electrical poles in roadway behind Stadium.
- Removal of snow from field.



Completed Brick Facade at Stadium Ticket Area

Scheduling Summary:

Date of Award:	04/05/04
Original Contract Duration:	361 Days
Current Contract Duration:	361 Days
% of Current Contract Duration:	91%
% Complete Current Contract Value:	86%

	<u>Orig.</u> <u>Contr.</u>	<u>Ext.</u>	<u>Time</u> <u>Forecast</u>	<u>Variance</u> <u>C.D.</u>
Notice to Proceed:	04/05/04	0	04/05/04	0
Contract Completion:	04/01/05	0	04/01/05	0

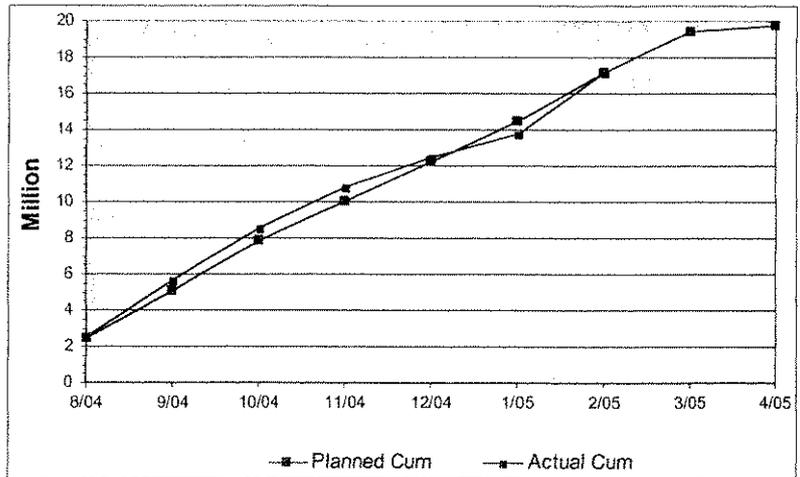
Schedule Assessment:

- Project should finish by April 2005 provided there are no adverse weather delays

Delays:

- No foreseeable delays expected. Completion of stadium scheduled for April 2005.

**Current Contract Value vs. Actual Cost
(as of February 28, 2005)**



Cost Summary

Construction GMP Amount	\$19,000,000
Net Executed Change Orders	\$775,996
Current Contract Value.....	\$19,775,996
Current Periodic Estimate (thru 2/28/05).....	\$2,814,141
Incurred Cost (total to date thru 2/28/05).....	\$17,094,067



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From: Paula LeBlond-Kang
To: Clougherty, Kevin
Subject: Special Committee on Riverfront Activities & Baseball

Please be advised that in action taken by the Committee at a meeting held on January 10, 2005, it was voted to withhold payment of legal fees in the amount of \$72,640.60 until such time that the Committee has had an opportunity to review the backup information requested. Once the information has been gathered please forward to the Committee in care of this office.

*Sumner Stewart
1/10/05 Baseball
Committee*

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Riverfront Development Project - Legal Expenses

INVOICE #	CHECK #	DATE	TRANSACTION AMOUNT	DESCRIPTION
290887*	1102934	1/15/03	\$68,678.57	Land & Stadium Development Project & Misc. Matters
295647*	1108432	5/15/03	\$64,561.04	Gill Stadium
306132*	1112047	6/31/03	\$145,489.58	Land & Stadium Development Project & Misc. Matters
313871*	1116338	10/21/03	\$40,812.19	Land & Stadium Development Project & Misc. Matters
317486**	1116338	10/21/03	\$20,921.13	Bond Structuring
319991**	1118867	12/17/03	\$45,970.35	Land Sale
325782**	1120146	1/27/04	\$39,067.46	Land Sale
335091**	1125062	6/3/04	\$35,416.32	Land Sale
338194**	1125062	6/3/04	\$2,825.00	Land Sale
346362**	1130211	9/16/04	\$12,272.40	Land Sale
351438		12/20/04	\$72,640.60	Land Sale
Total			\$548,654.64	
* Paid out of Bond	\$319,541.38			
** Paid by General Fund	\$156,472.66			