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I. CHARLES MATHEWS
CHAIRMAN

Memorandum

To: Hartford Stadium Authority Commissioners
From: Thomas E. Deller, AICP, Executive Director
Date: April 1, 2015
Subject: Report of the Executive Director

Report on the Payment of Invoices

The following invoices have been processed by the City or require authorization from the Hartford Stadium Authority for payment:

Invoice #2 – Dated 2/27/15 – Total = \$638,045.47
PAID IN FULL 3/20/15 VIA WIRE TRANSFER BY BOND TRUSTEE

A bond requisition for \$638,045.47 was submitted by DoNo Hartford LLC as Invoice #2, authorized for payment by unanimous vote of the HSA at its meeting on 3/10/15, and processed for payment by City staff on 3/20/15. The following description provides a breakdown of the various cost items:

- 1) Centerplan Construction Company LLC = \$409,199.32

This figure represents CCC's February requisition for costs accrued. It includes \$120,175.00 in General Conditions, representing approximately 3.55% of this line item in the stadium construction budget. Also included is \$162,500.00 for Mobilization/Demolition/Site Prep/Layout (50% of line item budget), \$125,000.00 for Excavation/Site Work (43.14% of line item budget), and \$16,307.00 in Overhead (1.00% of line item budget). As part of this invoice, \$14,782.68 was held as retainage.

- 2) DoNo Hartford LLC – Developer Fee = \$75,000.00

Under Section 5(a) of the BDA, the Developer's Fee was set at \$1,300,000.00, with 25% of this fee payable upon execution of the BDA, or \$325,000.00. The remaining balance was to be paid on a monthly basis at a rate of \$75,000.00 per month.

3) Centerplan Development Company LLC – Project Management Fee = \$153,846.15

As part of the agreed upon stadium development budget of \$56 million, CDC was allocated a \$2 million Project Management Fee to be paid monthly in equal amounts over the 13 month duration of the development project. This is represented by the \$153,846.15 payment requested as part of this invoice.

Invoice #3 – Dated 3/20/15 – Total = \$1,012,886.79

Revised Invoice #3 – Dated 3/31/15 – Total = \$1,290,343.42

An additional bond requisition has been submitted by DoNo Hartford LLC as Invoice #3. The following description provides a breakdown of the various cost items:

1) Centerplan Construction Company LLC = \$1,061,651.64

This figure represents CCC's March requisition for costs accrued. It includes \$240,239.42 in General Conditions, representing approximately 7.12% of this line item in the stadium construction budget. Also included is \$85,000.00 for Mobilization/Demolition/Site Prep/Layout (26.15% of line item budget), \$35,000.00 for Excavation/Site Work (12.08% of line item budget), \$20,000.00 for Concrete Cast-In-Place (0.78% of line item budget), and \$15,209.58 in Overhead (0.93% of line item budget). As part of this invoice, \$7,380.24 was held as retainage. In addition, \$395,971.88 was paid to Freeman Companies and \$277,611.00 was paid to Pendulum Studio LLC for architectural and engineering services, representing a combined \$673,582.88 or 32.08% of the \$2,100,000 budget line item for architectural and engineering services.

2) DoNo Hartford LLC – Developer Fee = \$75,000.00

Under Section 5(a) of the BDA, the Developer's Fee was set at \$1,300,000.00, with 25% of this fee payable upon execution of the BDA, or \$325,000.00. The remaining balance was to be paid on a monthly basis at a rate of \$75,000.00 per month.

3) Centerplan Development Company LLC – Project Management Fee = \$153,846.15

As part of the agreed upon stadium development budget of \$56 million, CDC was allocated a \$2 million Project Management Fee to be paid monthly in equal amounts over the 13 month duration of the development project. This is represented by the \$153,846.15 payment requested as part of this invoice.

Utility Companies – Reimbursement of Costs

A deposit of \$135,001.08 will be required upon the signing of the Developer's Permit Agreement (DPA) with MDC, which is expected to occur shortly pending the final submission of Fire Marshal approval on the phasing of hydrants being taken offline.

Report on Permits, Utility Relocation and Roadways

Work on the Pleasant Street Interconnect Project is nearing completion, likely sometime during the next week or two.

CNG has completed their work in relocating the gas line along Trumbull Street, but will need to complete the abandonment of the 12" steel line in Trumbull and Windsor Streets. As some of the work is in the State road (Main Street), CNG is waiting until the local asphalt plants are open to complete this work, which will likely be in mid-April.

Eversource has begun their electric line relocation work, and MDC will mobilize and begin work upon the signing of the DPA. Frontier intends to begin their excavation work toward the end of April. Once these tasks are completed, the actual relocation and construction of the new Trumbull Street roadbed will be able to commence.

Finally, we have set a tentative closure date for Trumbull Street between Main Street and Market Street and Windsor Street between Pleasant Street and Trumbull Street of Friday, April 17th, 2015 after the evening rush hour. Trumbull Street will likely be closed until approximately Friday, September 4th, 2015, while the section of Windsor Street between Pleasant Street and Trumbull Street will be closed permanent to non-emergency vehicle traffic. Closing the section of Trumbull Street in question at this time will enable more rapid relocation of impacted utility lines and allow for the right field wall foundation of the stadium structure to be poured and set according to the construction schedule. Upon permanent closure, the section of Windsor Street in question will be first used as a construction staging area for the stadium project and then reconstructed as the Windsor Walk pedestrian and bicycle accessway as presented in the development plans.

It is understood that the alterations to vehicular circulation patterns in the Downtown North area resulting from these closures require significant outreach to the commuting public, emergency service providers, mass transit providers, adjacent property owners, and Hartford residents, in addition to internal communication among numerous City departments and agencies. We intend to immediately undertake an extensive information campaign to all impacted parties to enable a smooth transition on April 17th.

Status of Environmental Remediation

No additional environmental remediation work has taken place since the last HSA meeting. Environmental remediation will continue to be an on-going task on both the stadium site and 150 Windsor Street, a.k.a. "Parcel G". On the stadium site, risks of the presence of hazardous building materials have been assessed and are being managed during the demolition of walls and

concrete pads on the site. Continued monitoring of possible contaminants discovered on-site during the site work phase of the stadium construction process will be provided by a private engineering firm.

The City is currently working with the Capitol Region Council of Governments (CRCOG) through a brownfields grant awarded from DECD to assess the environmental remediation required for Parcel G.