

DoNo

Hartford LLC

June 17, 2016

The Mayor and the City of Hartford:

IGNORED FACTS → MISLED THE PUBLIC → DISHONEST ABOUT HUNDREDS OF CHANGES ORDERED BEFORE & AFTER THE DEADLINE

The following is a **summary of the facts – based on public documents – which demonstrates the hundreds of changes**, known as Construction Change Directives (CCD), **issued by the City**. The CCDs were issued in the weeks leading up to, and after, the deadline to finish the Ballpark by the City and are the root causes for the delay in construction.

The Mayor refuses to acknowledge that these CCDs significantly impacted the construction schedule and costs of the project, despite repeated communication by

“There have been no meaningful changes to the design of this baseball stadium since January.”

-Mayor Luke Bronin, 6/13/16
WFSB Channel 3

Centerplan. The changes summarized below were directed by the City since January and are “meaningful” regardless of political posturing.

If not for the hundreds of changes caused by either omissions by the Design Team (design errors) or matters identified at the last minute (code compliance) by City inspectors – then Centerplan would have completed construction on time.

City and Team Directed Changes – All Demanded In Addition to Normal Ongoing Construction – Without Allowing Any Changes to Deadlines:

- **CCD No. 1 Issued on April 27, 2016.** Among other things, the City required:
 - **Multiple changes to flat screen TV locations, as well as the addition of new TV locations.**
 - **Changes in the construction and materials of the multiple drinking bars;**
 - The construction of new access doors;
 - Realignment in the construction of concourse partitions;
 - New interior finishes and millwork;
 - Numerous updates to the lighting plan including new layouts and dozens of changes to HVAC plans; and
 - **Changes to duct work in the Banquet Hall and new dryer lint collection systems.**

- **CCD No. 2 Issued on April 15, 2016.** Among other things, the City required:
 - **New construction and electrical work to support Budweiser and Team Store signs;**
 - **New construction to support a fifteen foot sculpture of a stag** (the Hartford, insurance company);
 - **Providing and constructing new steel supports to hold the super graphic display along the East exterior wall of centerfield;** and

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- Perform necessary construction so the Aetna sign can be mounted to the exterior of the building.
- **CCD No. 3 Issued on April 27, 2016.** Among other things, the City required:
 - **Numerous new construction in order to have a Dunkin' Donuts store in the Ballpark** which included changes to electrical, HVAC and plumbing; and
 - Changes to overhead doors and new layouts to kitchen equipment.
- **CCD No. 4 Issued on May 9, 2016.** Among other things, the City required:
 - Numerous changes to elevator room exhaust systems which required re-construction of existing spaces.
- **CCD No. 5 Issued on May 12, 2016.** Among other things, the City required:
 - Numerous changes and updates to exterior lighting; and
 - The installation and wiring of several dozens of new EXIT signs.
- **CCD No. 6 Issued May 31, 2016** (*in draft form*). Among other things, the City required:
 - The **design and manufacturing of all new metal railings** to be installed on the roof of the Ballpark around the air conditioning units;
 - **New concrete work to support the rearrangement of existing seating in order to improve fan sightlines.**

SUMMARY:

- ✚ **The information above categorically supports the fact that the City (and in fact, the Team) controlled the design of the Ballpark and ordered the builder (Centerplan) to make hundreds of changes one month before, and after the deadline – all while expecting such changes to be at no cost and to not cause any delay in the construction schedule.**
- ✚ **Items that were not designed by the architect and engineer (A&E) team (new steel, additional railings, etc.) which were not on the drawings, are not construction deficiencies – they are design team errors and omissions.** It is the responsibility of any A&E team to draft, approve, and stamp code complaint drawings.