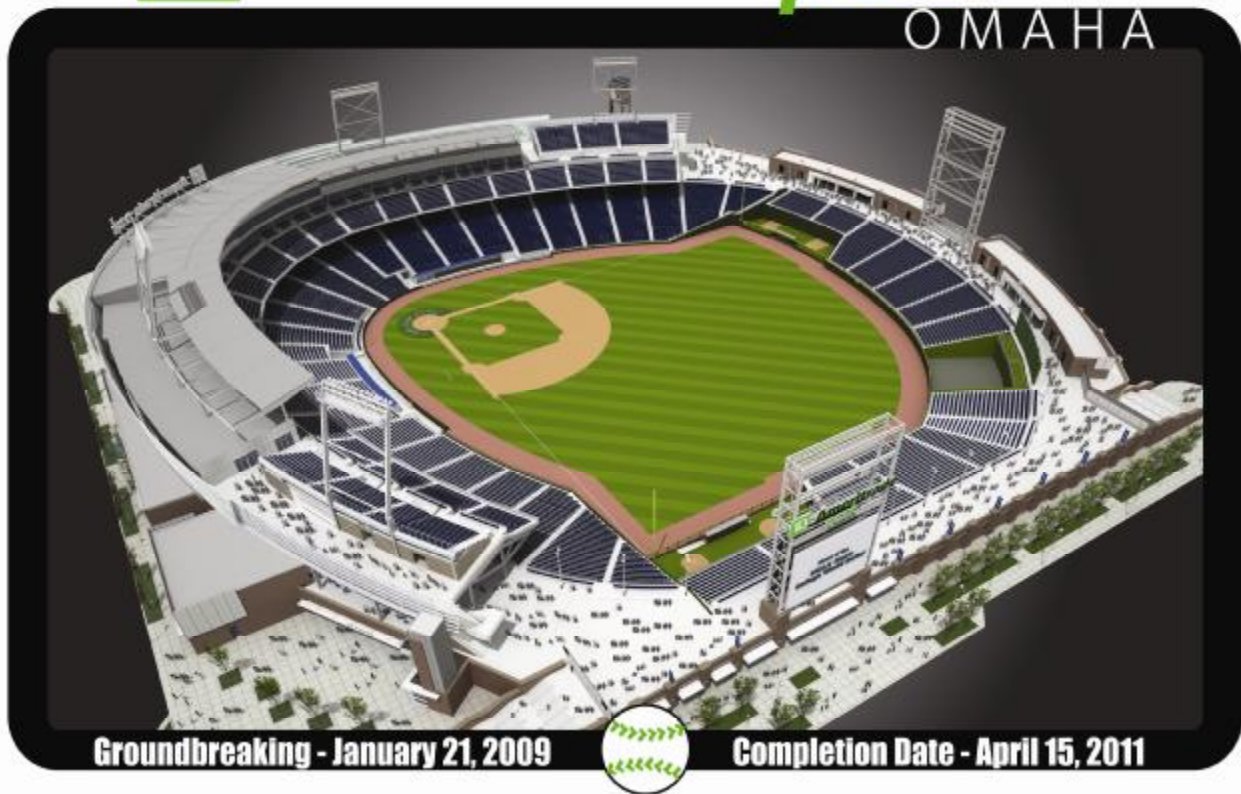




Ameritrade *park*

OMAHA



April 21, 2011

Report No. 18

MONTHLY CONSTRUCTION PROGRESS REPORT

MECA

· O M A H A ·

METROPOLITAN ENTERTAINMENT & CONVENTION AUTHORITY

MONTHLY CONSTRUCTION PROGRESS REPORT

Metropolitan Entertainment & Convention Authority
Omaha, Nebraska

April 2011
Report No. 18

MECA Board Members

Jim Vokal

David Kramer

John Lund

Jennifer Mahlendorf

David Sokol

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CONSTRUCTION PROGRESS

CONSTRUCTION PROGRESS SUMMARY

DESIGN SUMMARY

- Owner, Architect, and Construction Manager (OAC) meetings continue to occur to discuss safety, schedules, weather, budget, submittals, and other current issues, working together as a team to address issues inherent with the construction progress.
- Executive meetings, which include the Project Team Leaders from MECA, HDR and Kiewit Building Group continue to discuss topics such as the budget, contractual situations, schedules and other high level issues that require executive decisions.
- The Design Advisory Committee (DAC) consists of representatives from the City of Omaha, CWS, Inc., MECA, Heritage Services, Creighton University and the NCAA. Quarterly meetings are held to provide the committee with an update of the stadium design.
- Other than refining some details, major building systems have been bid. Shop drawing submittals and clarifications are being reviewed for approval and Requests for Information (RFIs) are being addressed for construction coordination.
- LEED documentation continues to be developed in preparation for its formal submittal. Meetings with the Environmental Protection Agency, the Nebraska Department of Environmental Quality and the City of Omaha have been held to identify programs which will assist in recycling efforts and energy efficient stadium operations, as well as potential grant opportunities. MECA's team continues to investigate opportunities and environmentally-friendly ways to clean the facility.
- The Design Team activity is focused on construction contract administration, support and coordination of construction questions and clarifications. As questions and clarification requests from contractors are identified, the design is adjusted and/or verified so that there is a clear understanding of what needs to be constructed.
- The seating plans have been finalized and adjusted as necessary to meet code compliance issues, maximize seating capacity and enhance guest comfort. All seating units have been delivered and have been installed.
- The food service equipment bid package has been awarded and a final review of the equipment list was completed with the vendor, the food service concessionaire and the Design Team. Minor adjustments were made to this list to enhance the service level of the concession stands as well as catering operations. The schedule was refined and detailed so that the equipment delivery and installation process could be adjusted and finalized as necessary.
- Coordination continues with City of Omaha officials including the Public Works Department and the Planning Department. Post construction storm water management planning continues.
- Planning for construction and landscaping of the plaza at 13th Street and Mike Fahey Street was finalized and coordinated with Union Pacific's work in this area. UP began work in this area the last week of September and finished in October.
- Updates of presentation materials are ongoing as the building design is clarified. This includes renderings and detailed interior images of the anticipated views from various areas of the facility.



Construction Progress

CONSTRUCTION PROGRESS SUMMARY

CONSTRUCTION SUMMARY

- Kiewit Building Group has office trailers on the construction site. MECA has offices in one of the on-site trailers. All trailers are scheduled to be removed in late May.
- Kiewit is coordinating construction traffic with MECA's event schedule to limit the affect of traffic flow to and from Qwest Center Omaha. The City of Omaha has installed the new traffic signals on 12th and Mike Fahey Streets, at 12th and Cuming Streets, and 13th and Cuming Streets.
- Bids have been issued and received for all Scopes of Work. The Project has completed the contract procurement phase for all bid packages.
- Miscellaneous Steel and Structural Steel installation is complete.
- All concrete slab on grade, topping slabs, and cast-in-place seating risers are complete. All site paving is complete except for one section of sidewalk on Mike Fahey Street. This unpaved area currently houses the temporary transformer that provides power to the construction trailer/offices. This transformer will remain in place to provide power for the Zesto's complex during this year's College World Series. A temporary fence has been placed around the transformer.
- Mechanical, Electrical, Security, AV, and Scoreboard rough-ins are all complete. Commissioning of the mechanical units began in February; this work will continue into mid April. Functional testing of the condensers for the air conditioning is currently being performed. Final commissioning of the condensers will occur this summer when full air conditioning loads are running at the building. The Electrical, Security, AV, and Scoreboard Systems are all substantially complete. These systems are currently being tested and commissioned, and the Owner Training Sessions are underway. The punch lists for the Mechanical, Electrical, Security, AV, and Scoreboard systems are currently being generated.
- Exterior curtainwall, glass, and exterior metal siding work are complete. Crews are currently working on cleaning all interior and exterior glass.
- Aluminum Railings are essentially complete; a few railings were added during the Final Certificate of Occupancy inspections. These additional railings will be installed in mid April. Installation of the drink rails on the Concourse and Suite Levels is complete.
- All brick and concrete masonry unit (CMU) work is complete. Crews are currently on site performing punchlist work. The last of the work was completed in January with the installation of the CMU located at the field access tunnels in the first and third base areas.
- Roofing crews have completed their work on all levels. Crews are currently on site performing punchlist work.
- Installation of the fixed seats and bleacher seats are complete. The Project Team is currently generating the punch list for the seating. The punch list is scheduled to be completed in April.
- Metal stud wall framing, sheathing and building wrap work began in January 2010. The exterior and interior metal stud wall work, drywall and ceiling tile work are complete. Drywall crews are currently performing the punch list for this work.
- Painting of the exterior structural steel is 99% complete; this work will be completed in April. All interior painting is completed. Crews are currently working on the punch list for this work.
- Millwork and cabinetry is complete on all levels; this work began in October of 2010. Installation of all countertops and cabinets on the Press Level is complete. Installation of club bar millwork and countertops was completed in March. Carpentry crews are currently coordinating with all vendors to locate and install grommets through the countertops and installing cabinet locks. A punch list for this work will be completed in April.



Construction Progress

CONSTRUCTION PROGRESS SUMMARY

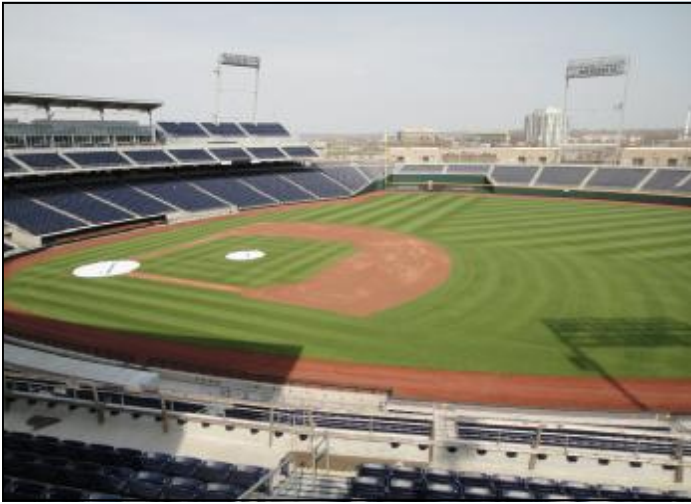
CONSTRUCTION SUMMARY

- Flooring and vertical tile work began in October and is complete. Crews are currently installing rubber base and developing the punch list for this work.
- The playing field work is essentially complete. Work resumed in mid March as weather permitted. The warning track work was completed in March. The installation of the sod farm began in early April and will be completed by mid April. The Subair system is complete and has been commissioned.
- Landscaping work is approximately 99 percent complete. Crews remobilized to the site in mid March to resume landscaping operations. All landscaping work will be completed in mid April.
- Installation of the naming rights signage began in February. All but two of the naming rights signs have been installed. The two remaining signs are at an entrance gate and the marquee structure. This work will be completed in April. The first delivery of the wayfinding signage arrived in March and crews have completed 80% of the installation. This work will be completed in mid April. The donor wall will arrive on April 12, 2011 and will be installed by April 15, 2011. Crews will begin the punch list for this work in mid May.
- The installation of the scoreboard has been completed, and the system is currently being commissioned. The corresponding production equipment has also been installed. Commissioning of this system will begin in mid April. Owner training on this equipment is underway, and MECA staff is currently customizing graphics for use at the first event.
- Food Service Equipment installation began in December. Installation of hoods and walk-in coolers were completed in January. All other food service equipment arrived in March and installation was completed the first week of April. Levy is currently moving into the spaces and training with their staff. The City of Omaha Health Department inspection was completed in early April.
- Flag poles arrived in early April and were set in place on Monday, April 11, 2011.
- All five elevators are installed and the final inspection by the State of Nebraska was completed on Monday, April 11, 2011,
- Cleaning crews began cleaning the Press Level in late March to enable the punch list of this level to be generated the first week of April. Cleaning crews then began moving down the facility floor by floor until complete. Once the corresponding floor is cleaned, then the punch list is generated. Crews are currently cleaning the Street Level and the punch list of this level is scheduled for the week of April 11.
- The Project is currently in the process of obtaining the Final Certificate of Occupancy from the City of Omaha. Final inspections began on April 4, 2011. The Project will receive the Final Certificate of Occupancy on schedule.



Construction Progress

SITE & BUILDING PHOTOGRAPHS



View of the field from behind 1st base



View of the field from the Press Level



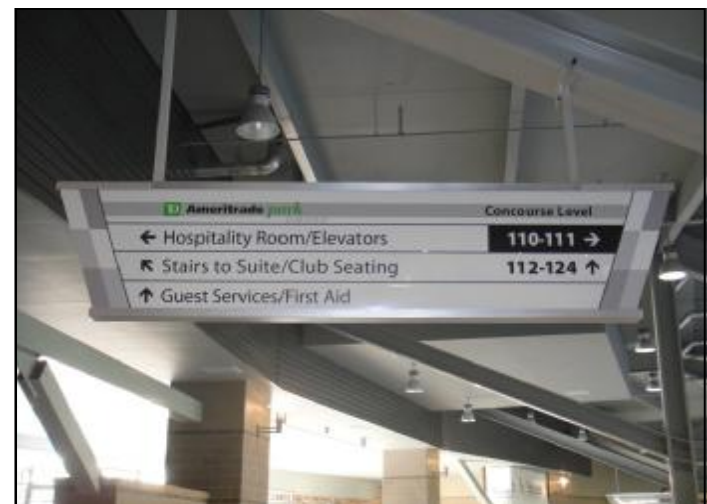
Players' Dugout



Concession stands located in the outfield



Concession signage on the Concourse Level



Directional signage on the Concourse Level



Enclosures for 55 inch televisions on the Concourse Level



Portable food and beverage carts



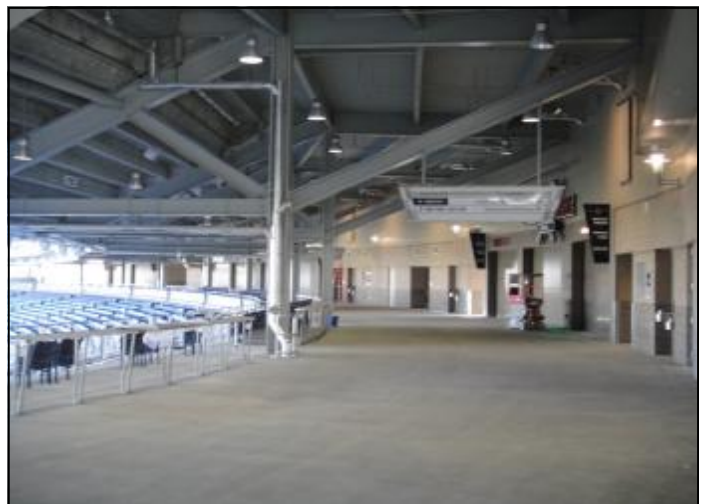
Batting tunnel



Lockers in the team clubhouse



Installation of washers and dryers



Open concourse along 1st base line



Concessions on the Suite/Club Level



Bar in the club lounge



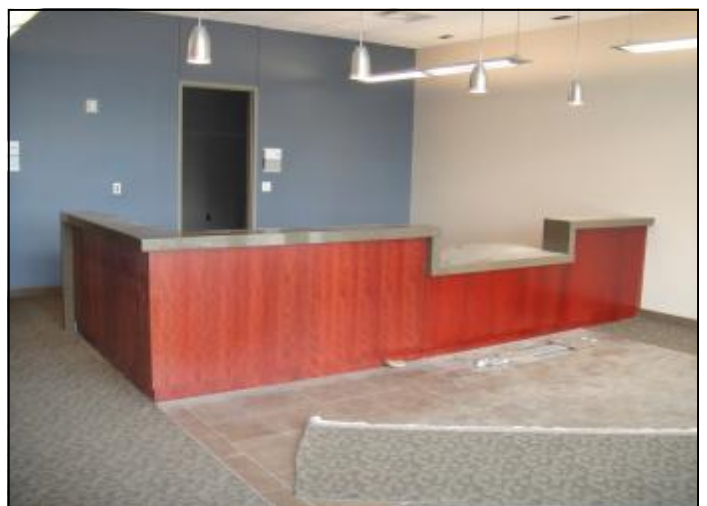
Restrooms on the Suite/Club Level



Video production room



Ticket windows



Administration Lobby/Reception desk

PROJECT SCHEDULE

PROJECT SCHEDULE SUMMARY

SUMMARY OF CURRENT CONSTRUCTION ACTIVITY



Construction Progress

TARGET START	TARGET COMPLETION	TASK DESCRIPTION
<u>Miscellaneous Scheduled Items</u>		
	3/09	City of Omaha to add temporary traffic light poles and remove existing poles; move existing traffic light controllers to new locations; abandon and remove utilities within 12th Street between Cuming and Mike Fahey Streets so that it can be vacated
	1/10	MECA to work with Union Pacific to remove and relocate the railroad crossing controllers

Design Package Schedule

7/08	11/08	Schematic Design Documents developed and incorporated into GMP Manual
11/08	01/09	Design Development Documents delivered to Project Team
1/09	Varies	Construction Documents and Bid Packages developed and distributed to Project Team for review prior to final development of various specialty Bid Packages

Bid Package Schedule

2/09	Bid 3/09	Elevator Bid Package
2/09	Bid 3/09	Construction Support Services Bid Package
3/09	Bid 3/09	Shallow Foundations Bid Package
4/09	Bid 4/09	Structural Steel Bid Package
3/09	Bid 4/09	MSE Walls Bid Package
4/09	Bid 5/09	Fixed Seating and Bleachers Bid Package
4/09	Bid 6/09	Mechanical/Plumbing Bid Package
4/09	Bid 6/09	Electrical Bid Package
5/09	Bid 5/09	Parking Control Building Interior Construction Bid Package
6/09	Bid 7/09	Precast Bid Package
7/09	Bid 8/09	Masonry Bid Package
7/09	Bid 8/09	Concrete Bid Package
7/09	Bid 8/09	Fire Sprinkler Bid Package
7/09	Bid 9/09	Curtainwall Bid Package
7/09	Bid 9/09	Drywall and Fireproofing Bid Package
10/09	Bid 11/09	Roofing Bid Package
10/09	Bid 11/09	Painting Bid Package
12/09	Bid 1/10	Playing Field Bid Package
12/09	Bid 1/10	Doors and Hardware Bid Package
12/09	Bid 1/10	Overhead Doors Bid Package
1/10	Bid 2/10	Restroom Specialties Bid Package
1/10	Bid 2/10	Flooring Bid Package
1/10	Bid 2/10	Operable Walls Bid Package
1/10	Bid 2/10	Lockers Bid Package
1/10	Bid 2/10	Flag Poles
3/10	Bid 4/10	Scoreboard Bid Package
3/10	Bid 4/10	Landscaping Bid Package
3/10	Bid 5/10	Building Signage Bid Package
3/10	Bid 7/10	Sound System Bid Package
6/10	Bid 7/10	Broadcast Cabling and Cable TV Distribution Bid Package
6/10	Bid 7/10	Food Service Equipment
6/10	Bid 8/10	Security Controls and Video Surveillance Bid Package

PROJECT SCHEDULE SUMMARY

SUMMARY OF CURRENT CONSTRUCTION ACTIVITY



TARGET START	TARGET COMPLETION	TASK DESCRIPTION
<u>Construction Schedule</u>		
	12/08	Notice to Proceed to Kiewit Building Group
2/09	4/09	Completion of Piling
3/09	7/09	Slabs on Grade Surcharge Installation and Removal
3/09	9/09	Parking Control Building Relocation and Interior Redesign
6/09	1/10	Shallow Foundations-Main Building Structure
6/09	11/09	MSE Walls - Outfield
6/09	12/09	Placement and Removal of Surcharge
8/09	6/10	Steel Erection
8/09	5/10	Perimeter Drainage System (Install areas as they become available)
8/09	4/10	Infield Mechanical/Electrical Underground Utilities
10/09	2/10	Concrete on Metal Deck, non-outfield (Concourse, Suite/Club, and Press Levels)
10/09	3/10	Concrete Slab on Grade, non-outfield (Street Level)
11/09	8/10	Masonry (Brick and Block)
1/10	2/10	Precast Seating Tubs/Risers
2/10	8/10	Curtainwall
3/10	3/11	Doors and Hardware
7/10	11/10	Overhead Doors
8/10	11/10	Playing Field Installation
9/10	4/11	Flooring
9/10	4/11	Restroom Specialties
9/10	4/11	Operable Walls
10/10	4/11	Lockers
12/10	12/10	Flag Poles
4/10	12/10	Roofing
4/10	9/10	Poured Concrete Seating Areas in Lower Level
8/10	4/11	Landscaping
9/10	4/11	Scoreboard & Programs
9/10	4/11	Sound System
11/10	4/11	Broadcast Cabling and Cable TV Distribution
11/10	4/11	Security Controls and Video Surveillance
11/10	4/11	Building Signage
11/10	4/11	Food Service Equipment
	4/11	Substantial Completion of TD Ameritrade Park Omaha

Construction Progress

PROJECT COST SUMMARY

PROJECT COST SUMMARY

BUDGET

- An estimate was prepared by Kiewit from the Schematic and Design Development documents. As with most construction projects, costs were identified and Value Management items were developed. This process that the entire Project Team is involved in will ensure that the facility is constructed with quality materials while providing the most flexibility and the latest in technologies as reasonably possible. The entire team is currently evaluating options to ensure the project is delivered within the designated budget.
- As with other construction projects of this magnitude using this “Fast Track” process, new items that are required for the building to function are being realized, priced and evaluated. The team is researching other opportunities to reconcile the overall GMP.

ARCHITECTURAL AND ENGINEERING MANAGEMENT

- HDR Architecture, Inc. has been paid \$7,346,959 for work completed through March 2011. This represents approximately 99% of their design work. The architectural fee represents the following design packages:
 - Schematic Design and Validation of GMP Manual
 - Design Development Phase
 - Construction Document Phase
 - Construction Administration Phase Services

CONSTRUCTION AND CONSTRUCTION MANAGEMENT

Kiewit Building Group has billed \$97,820,806 (less retainage) for construction work through March 2011, representing approximately 97% completion.

ALLOWANCES

Within Kiewit's GMP there are contractual allowances for multiple items including:

- Parking Control Center Relocation
- Site Lighting
- Stadium Field Lighting
- Subsurface Water Barrier Drainage
- Landscaping
- Natural Grass Playing Field
- PA/Sound System

- **CONTINGENCY**

Nothing to report



Construction Progress