



Groundbreaking - January 21, 2009

Completion Date - April 15, 2011

April 22, 2010

Report No. 9

MONTHLY CONSTRUCTION PROGRESS REPORT

MECA
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METROPOLITAN ENTERTAINMENT & CONVENTION AUTHORITY

MONTHLY CONSTRUCTION PROGRESS REPORT

Metropolitan Entertainment & Convention Authority
Omaha, Nebraska

April 2010
Report No. 9

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CONSTRUCTION PROGRESS

CONSTRUCTION PROGRESS SUMMARY

DESIGN SUMMARY

- Owner, Architect, and Construction Manager (OAC) meetings continue to occur every week to discuss safety, schedules, weather, budget, submittals, and other current issues, working together as a team to address problem solving issues inherent with the construction progress.
- Executive meetings, which include the Project Team Leaders from MECA, HDR and Kiewit Building Group, will continue to occur bi-weekly 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.
- The building design is complete. Other than refining some details, most major building systems have been bid, including scoreboard/video board and landscaping recently. The interior and exterior signage and graphics design is complete and is currently being bid. The final design of the security system is being developed and bid documents will be prepared within the next few weeks. 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.
- The Design Team activity has focused on construction contract administration, support and coordination of construction questions and clarifications.
- Coordination of food service equipment (supply conduits, utilities, etc.) has continued. Final routes and details continue to be verified as these spaces are defined by construction progress.
- Design parameters for crowd control/access control continues as coordination between fixtures, furniture and equipment are confirmed with the architectural design and the intent for operations.
- Coordination continues with City of Omaha officials including the Public Works Department and the Planning Department. Post construction storm water management planning continues.
- Design of the scoring boards and video board systems has been completed and released to bidders. The timeframe of this bid package is parallel with other projects in the industry which is anticipated to increase competitive strategies for this package.
- Negotiations continue with Union Pacific regarding final design of the existing rail spur. Union Pacific is planning to remove one of the tracks currently on the southeast corner of the site. Planning for construction and landscaping of the plaza in this area continues.
- Updates of presentation materials, including the physical model, are underway to include renderings of the completed structure with the naming rights signage.



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 and there is an additional general area available for subcontractors on a periodic short-term basis.
- Kiewit is coordinating construction traffic with MECA's event schedule to limit the affect of traffic flow to and from Qwest Center Omaha. A lane closure permit has been issued to close one east bound lane on Cuming Street to accommodate the erection of sport lights at the two light towers located along the third base line.
- Bids have been issued and received for structural steel, construction support services (cranes, bobcats, material hoists, general clean-up, etc.), elevators, shallow foundations, MSE walls, fixed seating, relocation and interior redesign of the Parking Control Center, mechanical, electrical, site utilities, fire sprinkler, concrete, interior and exterior masonry, drywall, fireproofing, curtainwall (glass exterior walls), roofing, painting, playing field, doors & hardware, overhead doors, operable walls, flooring, restroom specialties, lockers, flag poles, TFO electrical, millwork and casework, railings and handrail, and scoreboards.
- Four bid packages have yet to be distributed for the project and several of those bid packages will be ready for distribution in the near future. Bid packages will be issued for the fence and gates, A/V and sound system, security system, and food service equipment in April and proposals are expected shortly thereafter. Currently the landscaping and signage packages are out to bid, and proposals are due in late April and early May respectively. The response from bidders has been very good for the packages that have been awarded or are out for bid.
- The perimeter drainage work that started in early August 2009 has been completed and is operational except for a 75 foot section between two traffic poles on the north side of the stadium. The City has approved a bid that will remove these poles in the next few weeks. It is anticipated that this section of perimeter drainage work will commence in late April and the entire system will be complete in early May. This system will help drain the site so that work can continue after heavy rains.
- Structural steel erection started August 11, 2009, which is in line with the timeframe identified in the overall project schedule. Four of the light towers were erected with the finish paint color. Portions of the canopy were installed with the finish paint color (applied in the shop) in areas that would be a challenge to access once the steel is set in place. The structural steel installation is anticipated to be completed late in the spring of 2010. There are several sections of structural steel that have not been erected in order to allow equipment access to the playing field; this includes the final two light towers located in right and left field.
- Concrete on the metal floor deck has been placed between the foul lines on all levels. The main concourse is a split slab, and the base slab has been poured between foul lines. The pouring of the top finish slab is scheduled to begin in late spring of 2010. The concrete on the metal deck at the Suite Level and Press Level is complete. The concrete on the metal deck at the outfield concourse will be poured once the cast-in-place seating risers are complete. This is scheduled to begin in late summer of 2010.
- The concrete flooring work at the street level (service level) started behind home plate. All concrete floor work between the foul poles are complete, and crews are currently placing the ramps leading to the two dugouts. Slab on grade work will be suspended until the cast-in-place seating work is complete in the outfields; this is anticipated to restart in the fall of 2010.



Construction Progress

CONSTRUCTION PROGRESS SUMMARY

CONSTRUCTION SUMMARY

- The mechanical, electrical and plumbing rough-ins are progressing behind home plate and between the foul poles on all levels. All below slab rough-ins between foul poles are complete.
- All of the concrete precast seating has been installed. The cast-in-place seating risers located in the lower bowl will begin in late April 2010. The MSE wall along the third base line is complete, and the area has been rough graded to allow the start of the cast-in-place seating riser work. The MSE wall and rough grading along the first base line is currently in progress and will be completed in late April. Multiple crews will be performing the cast-in-place seating riser work to accommodate the project schedule. This work is scheduled to be complete in the fall of 2010, which will open up the project to begin the playing field work; this is anticipated to begin in early August 2010.
- The exterior brick and interior block work began in November 2009. This work moved forward throughout the winter with temporary partitions and enclosures installed to allow areas to be heated. Crews are currently installing brick on the exterior of the facility along 13th Street. All brick located along 13th Street will be completed in April. Once 13th Street brick is complete, crews will move to Cuming Street. This work will be completed in May 2010. Brick and decorative concrete block work will continue on the concourse level throughout April and May.
- Metal stud framing, sheathing, and building wrap work began in January and continued throughout the winter. The majority of the exterior metal stud framing, sheathing, and building wrap work located between the foul poles are complete. Interior stud framing is essentially complete at the Suite and Press Levels. Interior stud framing is ongoing at the street and concourse levels. This will continue throughout the summer. When the exterior enclosure and roofing work is completed in the fall of 2010, drywall work will commence.
- Roofing material is currently being stocked at the Press Level, where commencement of the roofing work will begin in mid April. Once the Press Level is complete, crews will move to the two grandstand concession roofs (left and right field upper level seating), then the concourse level roofs, and finish at the outfield concession roofs. All roofing work located between the foul poles will be completed in the fall of 2010 to allow drywall work to begin. Outfield concession roofs are scheduled to be completed next winter.
- Fireproofing of the structural steel began in late November 2009 and proceeded throughout the winter. Areas of the construction site were partitioned with heavy tarps and heated to allow work to progress through the cold weather. As structural steel areas become available, the fireproofing will be applied, this work will continue throughout the spring of 2010.
- On April 1, 2010 the first set of steel ladders and sport light racks were set at the light tower located above the third base grandstand. The ladder and sport light work at this tower was completed on April 11, 2010. This work will continue at each light tower in a counterclockwise manner until all are set in place. Ladder and sport light work at each tower will take approximately eleven days. The final two light towers located behind right and left field will be erected this spring.
- Kiewit and the designers continue to receive detailed shop drawings for structural steel, mechanical, electrical, plumbing, concrete, exterior closure systems, doors & hardware, painting, drywall, masonry, fireproofing, roofing, painting, and fire sprinklers. The remainder of the interior finish shop drawings will be submitted in the next several weeks. These drawings will be reviewed to ensure they comply with the intent of the design and will be modified as necessary.

SITE & BUILDING PHOTOGRAPHS



Aerial view from 10th Street



Aerial view from Cuming Street



**Installation of the curtain wall framing
at Cuming Street**



Box Office and Plaza Area at 13th Street



**Installation of sports lights on the
left field tower**



Hospitality Terrace at home plate entrance



Forming of steps at Club Level seating



Installation of brick along 13th Street



Forming of concrete walls for field material storage



Installation of glass wall framing behind home plate



Installation of piping and conduit under the Club seating



Suite/Club Suite with Press Level above

PROJECT SCHEDULE

PROJECT SCHEDULE SUMMARY

SUMMARY OF CURRENT CONSTRUCTION ACTIVITY



TARGET START	TARGET COMPLETION	TASK DESCRIPTION
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Miscellaneous Scheduled Items

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	Sound System Bid Package
3/10	Bid 5/10	Broadcast Cabling and Cable TV Distribution Bid Package
3/10	Bid 5/10	Building Signage Bid Package
4/10	Bid 5/10	Security Controls and Video Surveillance Bid Package
4/10	Bid 5/10	Food Service Equipment

Construction Progress

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	TBD	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
9/10	4/11	Lockers
10/10	10/10	Flag Poles
4/10	8/10	Roofing
4/10	8/10	Poured Concrete Seating Areas in Lower Level
8/10	10/10	Landscaping
9/10	11/10	Scoreboard
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 requested \$6,859,207 for work completed through March 2010. This represents a little over 92% 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 \$37,627,858 (less retainage of \$3,079,779) for work through March 2010, representing 40.17% 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