



*January 18, 2010*

*Report No. 7*

# MONTHLY CONSTRUCTION PROGRESS REPORT

**MECA**  
· O M A H A ·

METROPOLITAN ENTERTAINMENT & CONVENTION AUTHORITY

**MONTHLY CONSTRUCTION PROGRESS REPORT**  
Metropolitan Entertainment & Convention Authority  
Omaha, Nebraska

January 2010  
Report No. 7

**MECA Board Members**

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# CONSTRUCTION PROGRESS

# CONSTRUCTION PROGRESS SUMMARY

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## DESIGN SUMMARY

- Owner, Architect, and Construction Manager (OAC) meetings continue to be held every week to discuss safety, schedules, weather, budget, submittals, and other current issues.
- Executive meetings, which include the Project Team Leaders from MECA, HDR and Kiewit Building Group, continue 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.
- Several major building systems have been bid or are in the process of bidding, including Structural, Mechanical, Electrical, Plumbing, Elevators and Seating. Final exterior and interior design packages have been completed and reviewed by the Design Team. Design detailing has been completed. The design has several alternates identified which may be implemented as the budget allows.
- The Design Team continues to review opportunities to promote energy efficiency and provide sustainable design features. Meetings with the Environmental Protection Agency and the Nebraska Department of Environmental Quality have been informative to evaluate programs which will assist in recycling efforts and energy efficient stadium operations.
- The Design Team has met with City of Omaha Building code officials and City of Omaha Fire Department staff on multiple occasions to discuss code related items and life safety aspects of the stadium. Fire alarm and smoke evacuation design systems have been completed.
- Coordination continues with City of Omaha officials including the Public Works Department, the Planning Department and the Plumbing Board.
- The design team has been focused on the finalization of interior material selections and colors. These materials continue to be reviewed and coordinated with the entire facility. Durability and appropriate color themes of materials continue to drive the decisions throughout this process.
- The interior and exterior signage and graphics were developed and are specific to the stadium design and structure. The exterior signage design and content is under review with the City of Omaha for compliance with zoning ordinances.
- Scoring boards and video board systems are being developed for the Team's in-depth review prior to specifications being released to bidders in February. Detailed coordination, appropriate sizes, viewing angles, locations, etc. of the video boards with signage and auxiliary scoring boards are some of the elements still under review by the Design Team. The timeframe of this bid package is parallel with other projects in the industry which is anticipated to increase competitive strategies for this package.



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## 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 on traffic flow to and from Qwest Center Omaha.
- 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, and Doors & Hardware.
- There are 12 bid packages 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 Overhead Doors, Flooring, Operable Walls, Restroom Specialties, Lockers, Flag Poles in January and proposals are expected shortly thereafter. The response from bidders has been very good for the packages that have been awarded and/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 will remove these poles in the spring. This drainage 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 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.
- Concrete on the metal floor deck has been placed behind home plate on all levels and this work will continue down the baselines. Work between the foul lines will be completed within the next month. The main concourse is a split slab, and the base slab has been placed. The placement of the final top slab is scheduled to begin in the Spring of 2010.
- The concrete flooring work at the street level (service level) started behind home plate and will continue through the winter as areas are enclosed and heated to remove the frost to an appropriate level.
- The Mechanical, Electrical and Plumbing rough-ins are progressing ahead of the concrete pour schedule. This allows the concrete contractor flexibility to pour these areas sooner than scheduled depending on weather conditions.



Construction Progress

# CONSTRUCTION PROGRESS SUMMARY

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## CONSTRUCTION SUMMARY

- The first delivery of the finished concrete precast seating slabs will arrive on site within the next few days. Site visits were conducted at the precast plant to assure the quality is what was expected from the Design Team.
- The exterior brick and interior block work began in November 2009. Work through November and early December continued due to less than extreme winter conditions. This work is scheduled to move forward throughout the winter with temporary partitions/enclosures that have been installed to allow areas to be heated.
- Fireproofing of the structural steel began in late November and will proceed throughout the winter. Areas of the construction site will be partitioned with heavy tarps and heated to allow work to progress through the cold weather. Spray applied insulation is scheduled to begin within the next week and will be confined to the partitioned and heated areas of the Project.
- Kiewit and the designers continue to receive detailed shop drawings for Structural Steel, Mechanical, Electrical, Plumbing, Concrete, Curtainwall, Drywall, Masonry, Fireproofing. Roofing, Painting, and the remainder of the exterior closure 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.



Construction Progress

# SITE & BUILDING PHOTOGRAPHS



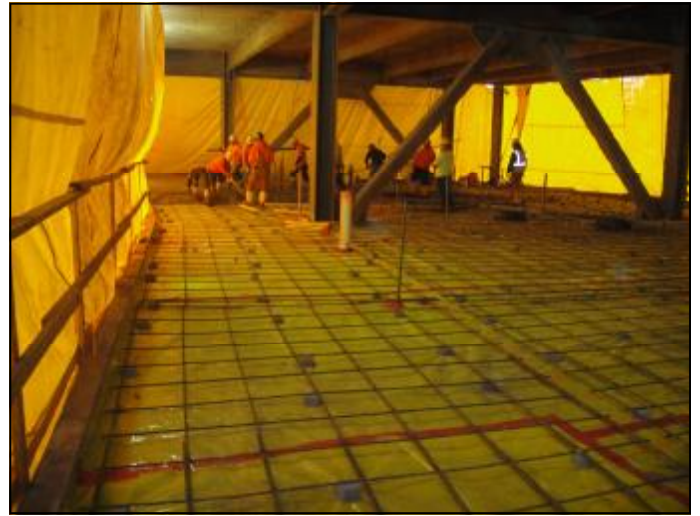
Field access tunnel along 1st base



Interior stairs construction



Pre-assembled restroom plumbing piping



Winter enclosures allow work to continue



Installation of interior concrete block walls



Installation of Suite Level metal stud walls



Installation of exterior brick and block walls



Finish details of exterior brick at the street



View of stadium from outfield access area



View through the Suites along 3rd base line



Aerial view of the site at 13th Street



Aerial view of the entire construction site

# PROJECT SCHEDULE

# PROJECT SCHEDULE SUMMARY

## SUMMARY OF CURRENT CONSTRUCTION ACTIVITY



Construction Progress

| TARGET START | TARGET COMPLETION | TASK DESCRIPTION |
|--------------|-------------------|------------------|
|--------------|-------------------|------------------|

### 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 Webster 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 9/15/09 | Curtainwall  |
| 7/09  | Bid 9/15/09 | Drywall and Fireproofing                                   |
| 10/09 | Bid 11/3/09 | Roofing  |
| 10/09 | Bid 11/3/09 | Painting   |
| 12/09 | Bid 1/7/10  | Playing Field  |
| 12/09 | Bid 1/7/10  | Doors & Hardware   |
| 12/09 | Bid 1/12/10 | Overhead Doors   |
| 1/10  | Bid 2/4/10  | Restroom Specialties                                       |
| 1/10  | Bid 2/4/10  | Flooring   |
| 1/10  | Bid 2/4/10  | Operable Walls   |
| 1/10  | Bid 2/4/10  | Lockers  |
| 1/10  | Bid 2/4/10  | Flag Poles   |

# PROJECT SCHEDULE SUMMARY

## SUMMARY OF CURRENT CONSTRUCTION ACTIVITY

| TARGET START                        | TARGET COMPLETION | TASK DESCRIPTION  |
|-------------------------------------|-------------------|---|
| <b><u>Construction Schedule</u></b> |                   |   |
|                                     | 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                                | 3/10              | Steel Erection  |
| 8/09                                | TBD               | Perimeter Drainage System (Install areas as they become available)              |
| 8/09                                | 2/10              | Infield Mechanical/Electrical Underground Utilities                             |
| 10/09                               | 2/10              | Concrete on Metal Deck (non-outfield) (Concourse, Suite/Club, and Press Levels) |
| 10/09                               | 2/10              | Concrete Slab on Grade (non-outfield) (Street Level)                            |
| 11/09                               | 8/10              | Masonry (Brick and Block)   |
| 1/10                                | 2/10              | Precast Seating Tubs/Risers   |
| 3/10                                | 3/11              | Doors & Hardware  |
| 7/10                                | 11/10             | Overhead Doors  |
| 8/10                                | 11/10             | 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  |
|                                     | 4/11              | Substantial Completion of TD AMERITRADE Park Omaha                              |



Construction Progress

# PROJECT COST SUMMARY

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## 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 \$6,539,204.54 for work completed through November 2009. This represents a little over 90% 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 \$27,805,908 (\$25,490,613 less \$2,315,295 retainage) for work completed through the end of December 2009, representing 30% 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