

OMAHA BASEBALL STADIUM



June 16, 2009

Report No. 3

MECA
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METROPOLITAN ENTERTAINMENT & CONVENTION AUTHORITY

MONTHLY CONSTRUCTION PROGRESS REPORT

Metropolitan Entertainment & Convention Authority
Omaha, Nebraska

June 2009
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CONSTRUCTION PROGRESS

CONSTRUCTION PROGRESS SUMMARY



Construction Progress

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. Monthly meetings are held to provide the committee with an update of the stadium design.
- The design process is nearly complete. 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 will be released for final review by the Design Team. Design detailing will continue through the end of June. The design has several alternates identified which may be implemented as the budget allows.
- Particular design items still under review include security systems, audio visual systems, signage, field specialties and landscaping. Once the design has been finalized, these bid packages will be prepared and sent to bidders.
- Ongoing coordination with ESPN representatives continues regarding the broadcast system design with input from the NCAA. All aspects of the system are being evaluated by the Design Team to provide reasonable accommodations of their needs.
- Several meetings are being held with CWS organizers while they are in town during the next two weeks so that there is a good understanding of the layout as well as incorporated features in the stadium that will assist with the set-up and production of the CWS event.
- 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 has been completed.
- Meetings with City of Omaha officials include the Public Works Department, the Building Board of Review and the Plumbing Board to discuss various items needing permits or variances to code requirements. Some items require City Council approval.

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 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, Seating and Relocation of the Parking Control Center.
- More than 30 bid packages have yet to be distributed for the project and several bid packages will be ready for distribution in the near future. Bid packages have already been issued for Mechanical and Electrical work and proposals are expected to be received in the next few weeks. The response from bidders has been very good for the packages that have been awarded and/or are out for bid.
- Demolition work is complete for this phase. Future demolition work will be required for the perimeter street curb and gutter.
- The steel piling was completed in mid-April as scheduled. A majority of these piles have been cut to grade or to just above the surcharge (soil fill) that was placed around them.
- The Earthwork contractor completed the surcharge at the slab on grade areas, which will provide the elevation required for the main concourse and to form the seating areas of the stadium. Partial Surcharge removal is starting in June and will continue through the end of July.
- The MSE wall subcontractor will be starting construction of the outfield walls in mid-June. These walls will support and retain all of the earth/soil fill under the seating bowl and the outfield concourse.
- The Perimeter Drainage work will receive permits from the City of Omaha in the next week and this work is anticipated to begin soon after that.
- The existing Parking Control Building was moved and is being stored near its new permanent location on the northeast side of Qwest Center Omaha. Temporary provisions were made for this parking operation to function out of a trailer just northeast of the Qwest Center Omaha facility. The interior walls, cabinetry and solid finishes of this building were removed prior to the building being moved. Other than some materials that will be re-installed, the inside of the building will be newly constructed. The relocation and interior construction work for this building will be completed in September 2009.
- Kiewit and the designers will start receiving shop drawings this month for Structural Steel, MSE Walls and Shallow Foundations. These drawings will be reviewed to ensure they comply with the intent of the design and/or will be modified as necessary.



Construction Progress

SITE & BUILDING PHOTOGRAPHS



Stadium site looking northwest



Stadium site looking southeast



Stadium site looking northeast



**New foundation formwork for the
Parking Control Center**



Adding soil surcharge to outfield areas



Removal of soil down to playing field level

PROJECT SCHEDULE

PROJECT SCHEDULE SUMMARY

SUMMARY OF CURRENT CONSTRUCTION ACTIVITY

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 Webster so that it can be vacated
	3/09	City of Omaha 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	7/09	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 Bid Package
4/09	Bid 6/09	Electrical Bid Package
5/09	Bid 5/09	Parking Control Building Interior Construction

Construction Schedule

	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
6/09	1/10	Shallow Foundations—Main Building Structure
6/09	8/09	MSE Walls—Outfield
9/09	3/10	Steel Erection
	Fall 2010	Field Installation
	04/11	Substantial Completion of Omaha Baseball Stadium



Project Schedule

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.
- The Design Development estimate was reconciled with the GMP.
- As with other construction projects of this magnitude using this 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 \$6,258,435.37 for work completed through May 2009. This represents a little over 86% 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 requested \$3,605,515.00 for work completed through the end of May 2009, representing 3.98% 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