

TD AMERITRADE Park Omaha



October 27, 2009

Report No. 5

MONTHLY CONSTRUCTION PROGRESS REPORT

MECA
· O M A H A ·

METROPOLITAN ENTERTAINMENT & CONVENTION AUTHORITY

MONTHLY CONSTRUCTION PROGRESS REPORT

Metropolitan Entertainment & Convention Authority
Omaha, Nebraska

October 2009

Report No. 5

MECA Board Members

Gail Werner-Robertson

David Kramer

Jennifer Mahlendorf

David Sokol

Jim Vokal

MONTHLY CONSTRUCTION PROGRESS REPORT

Metropolitan Entertainment & Convention Authority
Omaha, Nebraska

October 2009
Report No. 5

TABLE OF CONTENTS

Construction Progress Summary	1-3
Site and Building Photographs	4-5
Project Schedule	6-7
Project Cost Summary	8

CONSTRUCTION PROGRESS

CONSTRUCTION PROGRESS SUMMARY



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.
- The design process is 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 reviewed by the Design Team. Design detailing has been completed. The design has several alternates identified which may be implemented as the budget allows.
- Particular design items that have been completed include security systems, audio visual systems, signage, field specialties and landscaping. These bid packages will be prepared and sent to bidders. The video package will be delayed to achieve the optimum timing to allow for new technology and favorable pricing.
- Ongoing coordination with ESPN representatives continues regarding the broadcast system design with input from the NCAA and CWS, Inc. All aspects of the system are being evaluated by the Design Team to provide reasonable accommodations of their needs.
- 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.

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, Fixed Seating, Relocation and Interior Redesign of the Parking Control Center, Mechanical, Electrical, Site Utilities, Fire Sprinkler, Concrete, Interior and Exterior Masonry, Drywall and Fireproofing, and Curtainwall (glass exterior walls).
- Just under 18 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 were issued for Roofing and Painting in October and proposals are expected to be received in a few weeks. 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 started in early August. This drainage system will help drain the site so that work can continue after heavy rains. Because construction is ongoing, the perimeter drainage work is being installed as areas become available throughout the site.
- Structural Steel erection started August 11, 2009, which is in line with the timeframe identified in the overall project schedule. Steel Erection is progressing well. Two 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 first concrete pour was on October 7, 2009 on the concourse level behind home plate and partially along the first base line. The schedule for placing the structural layer of concrete within the split slab system is to complete all of the levels behind home plate is by the first part of November. The placement of the final slab (top slab) is scheduled to begin in the Spring of 2010.
- The concrete work at the street level (service level) behind home plate is anticipated to start at the end of October which is ahead of the scheduled pour date.
- 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.
- The Project Team visited the concrete precast plant located south of Omaha to look at the first set of formed slabs. The quality of the concrete slabs as well as the finish was reviewed for areas which will be in public view. We are anticipating beginning the installation of these panels prior to the scheduled start date.



Construction Progress

CONSTRUCTION PROGRESS SUMMARY

CONSTRUCTION SUMMARY

- The exterior brick and block and interior block work will begin in November. We anticipate starting this work as soon as areas are available, so that the contractor can complete as much of the work in less than extreme weather conditions as possible. This work is scheduled to progress throughout the winter months.
- Kiewit and the designers are actively receiving shop drawings for Structural Steel, Mechanical, Electrical, Plumbing and concrete. Exterior enclosure shop drawings including masonry, fireproofing, drywall and curtainwall are expected to be submitted by the subcontractors in the next six 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



Concrete footings for tunnel access to the Playing Field



Concourse Level behind home plate and along first base



Steel structures to form Club Seating risers



Steel to support the concrete precast risers on Suite/Club Level



Concrete operation for placement of concrete on Main Concourse



Center Field access to field and grounds crew area



View from 12th and Webster Streets



Home Plate entrance at 13th and Cuming Streets



Box Office entrance at 13th and Webster Streets



Center Field entrance at 10th and Webster Streets



Interior burnished block sample for Concourse Level



Exterior brick samples

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
	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	Curtainwall
7/09	Bid 9/15	Drywall and Fireproofing
10/09	Bid 11/3	Roofing
10/09	Bid 11/3	Painting



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	9/09	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
8/10	11/10	Field Installation
	4/11	Substantial Completion of TD AMERITRADE Park Omaha



Project Schedule

PROJECT COST SUMMARY

PROJECT COST SUMMARY

BUDGET

- The agreement with Geotechnical Services, Inc. ("GSI") to provide on-site geotechnical services for TD Ameritrade Park Omaha will be extended as referenced in the approval by the Board on August 27, 2008. Pursuant to the contract we have utilized the unit costs as identified in the original agreement with no escalator in 2009. There is a 3% escalation in years 2010 and 2011, however the current schedule for this phase of work is anticipated to be complete by the end of January 2010.
- Now that the design details are reaching completion and the construction has begun, we have a better understanding of what type of tests are necessary and how frequent testing will need to be conducted. HDR, Kiewit and GSI have reviewed and evaluated the overall structural design along with the initial testing results. GSI has provided a total cost of \$178,450 to complete a designated scope of geotechnical testing for the building structure areas. Should the project require additional testing due to unknown issues such as soils, compaction, etc., it would adjust this cost by the appropriate contracted unit costs. This cost is part of the Testing/Surveys within the Owner's Costs 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 \$6,463,125.15 for work completed through July 2009. This represents a little over 89% 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 \$12,764,987 (\$13,798,735 less \$1,033,748 retainage) for work completed through the end of September 2009, representing 15% 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