

# OMAHA BASEBALL STADIUM



*May 21, 2009*

*Report No. 2*

**MECA**  
· O M A H A ·

METROPOLITAN ENTERTAINMENT & CONVENTION AUTHORITY

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

May 2009  
Report No. 2

**MECA Board Members**

David Sokol

David Kramer

Jennifer Mahlendorf

Terry Moore

Gail Werner-Robertson

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

May 2009  
Report No. 2

**TABLE OF CONTENTS**

Construction Progress Summary.....	1-2
Site and Building Photographs.....	3
Project Schedule.....	4
Project Cost Summary .....	5

# CONSTRUCTION PROGRESS

# CONSTRUCTION PROGRESS SUMMARY

---



## DESIGN SUMMARY

- Owner, Architect, and Construction Manager (OAC) meetings continue to be held every Wednesday to discuss safety, schedules, weather, budget, submittals, DBE participation and other current issues. Weekly subcontractor meetings are held every Tuesday.
- 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 are being developed and will be released for final review by the Design Team. Design detailing will continue through mid-June. The design has several alternates identified which may be implemented as the budget allows.
- Particular design items still under review include security systems, door and door hardware, audio visual systems, signage, field specialties, landscaping and interior finishes. 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.
- 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 will be complete in the near future.
- 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 and Seating.
- 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. Surcharge is anticipated to be removed in June and July.
- The Perimeter Drainage work is waiting for additional requirements and permits from the City of Omaha.
- 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. This bid package is out to bidders and will be received by the end of May. The relocation and interior construction work for this building will be completed in September 2009.
- Kiewit and the designers will start to receive shop drawings beginning with Structural Steel, MSE Walls and Shallow Foundations this month. 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



Parking control building temporarily moved to the new location



Piling pipes around the site before the surcharge (soil fill) is placed



Placing surcharge to form the concourse and seating bowl areas



Stadium site from Qwest Center Omaha's north roof



Stadium site looking northeast



Stadium site looking southeast

# PROJECT SCHEDULE

# PROJECT SCHEDULE SUMMARY

## SUMMARY OF CURRENT CONSTRUCTION ACTIVITY

TARGET START	TARGET COMPLETION	TASK DESCRIPTION
<b><u>Miscellaneous Scheduled Items</u></b>		
	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 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.
- 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 \$5,593,646.43 for work completed through March 2009. This represents a little over 77% 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 \$2,490,438.00 for work completed through the end of April 2009, representing 3.43% 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