

OMAHA BASEBALL STADIUM



March 24, 2009

Report No. 1

MECA
· O M A H A ·

METROPOLITAN ENTERTAINMENT & CONVENTION AUTHORITY

MONTHLY CONSTRUCTION PROGRESS REPORT

Metropolitan Entertainment & Convention Authority
Omaha, Nebraska

March 2009
Report No. 1

MECA Board Members

David Sokol

David Kramer

Jennifer Mahlendorf

Terry Moore

Gail Werner-Robertson

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

March 2009
Report No. 1

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 are held every Wednesday to discuss safety, schedule, weather, budget, submittals, DBE participation and any 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 are held weekly to discuss topics such as the budget, contractual situations, the schedule and other high level issues that require executive decisions.
- On Wednesday, January 21, 2009, a Groundbreaking Ceremony was held at the site of the Omaha Baseball Stadium, in the area of the future home plate. A public open house followed at Qwest Center Omaha where stadium plans were discussed in detail and questions were answered by representatives of the project team. The building model and images of the overall design of the stadium were presented during the open house which was well attended by the public.
- The design process continues with meetings held generally every week with the Design Team. Many hours have been spent to finalize the Design Development documents. The next phase is the development of Construction Documents, which divides the design into various categories in order to create cohesive bid documents. These become the Bid Packages which are released to bidders.
- The Design Advisory Committee (DAC) consists of representatives from the City of Omaha, CWS, Inc., MECA, Heritage Services, Creighton and NCAA. Meetings are held each month to provide the committee an update of the stadium design.
- Several meetings and conference calls have taken place with the NCAA and their stadium design groups to review the stadium plans. Many of their suggestions regarding the design of the stadium have been accommodated. Other items they have requested may not be accommodated due to cost and space limitations.
- Meetings have been held with ESPN representatives regarding the broadcast system throughout the stadium. Preliminary plans have been reviewed and revised. Specific requirements for the broadcast system were discussed and will be evaluated by the Team to determine the extent of what can be incorporated into the project.
- Plans for the stadium project were presented to the Urban Design Review Board in December 2008. The Board approved the Foundation and Site Grading portion of the project with a 4-0 vote at that meeting. At the February 19, 2009 meeting, the Urban Design Review Board approved the entire design plan. Compliance with a few specific items will be reviewed in the building permit process. No further meetings are required with the Urban Design Review Board.
- On March 5, 2009, representatives from MECA, HDR, HOK Sport and Kiewit Building Group traveled to Phoenix, Arizona for tours of Surprise Stadium and Goodyear Spring Training Facility to study the building layouts, finishes and operational functions.

CONSTRUCTION PROGRESS SUMMARY

- Meetings with City of Omaha code officials include the following:
 - Permits & Inspections Department and the Omaha Fire Department in October 2008 to review Schematic plans; in January 2009 to review the Design Development plans; and in February 2009 to review the Construction Document plans.
 - Omaha Fire Department—Fire Alarm Systems in January 2009 to review the Design Development plans.
- Meetings with other City of Omaha officials include the following:
 - Public Works Department in October 2008 for a Site Design review and in February 2009 to discuss the Right of Way vacation of 12 Street. This will require City Council approval in the future.
 - Building Board of Review in March 2009 to discuss fireproofing requirements on an open air structure.
 - Plumbing Board of Review in March 2009 to discuss drinking fountain requirements.

CONSTRUCTION SUMMARY

- Kiewit Building Group has moved its trailers to the construction site for temporary offices. 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.
- Bids have been issued and received for Demolition, Piling, Earthwork, and the Perimeter Drainage.
- Demolition of the site, which includes primarily the removal of the concrete paving, curbs and underground utilities, began in late January and is nearing completion. The concrete is being crushed and used as a base working surface for the site.
- The first steel pile was driven on February 11, 2009 in the area of the future home plate. As of March 23, there have been 823 piles driven out of the more than 1,250 total piles to be driven at the site. We anticipate the driving of piles to be completed by the end of April 2009.
- The Earthwork contractor started moving dirt onto the site on March 19 to build up the surcharge at the slab on grade areas, which will provide the additional elevation required for the main concourse areas of the stadium.
- The Perimeter Drainage work is waiting for additional requirements and possibly permits from the City of Omaha.
- The existing Parking Control Building is being prepared to move to its new location which will be on the east side of Qwest Center Omaha.
- Kiewit Building Group has prepared a Crisis Management Plan, the Project Safety Manual and a Hazard Communication Book. These manuals will provide the project team with the information they need to handle almost any safety issue on the project site.



SITE & BUILDING PHOTOGRAPHS



Groundbreaking Ceremony



Demolition Work Begins by Crushing Concrete Paving Areas



Demolition Work Continues



Piling being Driven at Concourse Areas to be Supported by Surcharge



Piling for Seating Behind Home Plate and along First Base



Surcharge Placement in Areas Requiring Soil Fill to Support the Concrete Floors

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 their new locations; Abandon and remove utilities within 12th Street between Cuming and Webster Streets 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 & Bid Packages developed and distributed to Project Team for review prior to final development of various specialty Bid Packages

Bid Package Schedule

12/09	Bid 1/09	Demolition Bid Package
1/09	Bid 2/09	Earthwork Bid Package
12/09	Bid 1/09	Piling Bid Package
12/09	Bid 1/09	Perimeter Drainage Bid Package

Construction Schedule

	12/08	Notice to Proceed to Kiewit Building Group
2/09	4/09	Completion of Piling
3/09	4/09	Slabs on Grade Surcharge Installation
9/09	3/09	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 Building Group 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.

ARCHITECTURAL AND ENGINEERING MANAGEMENT

- HDR Architecture, Inc has requested \$5,102,753.23 for work completed through February 2009. This represents a little over 70% 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 \$1,548,276.00 for work completed through the end of February 2009, representing 1.71% completion.
 - ALLOWANCES
 - Within Kiewit Building Group's Guaranteed Maximum Price (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.

CHANGE ORDERS

- The first Change Order has been issued and it represents no change in the GMP nor schedule change. This Change Order was to waive the Payment and Performance Bond and accept a parent Guarantee from Kiewit Construction Company. The portion of savings will be designated to the Stadium Project.