

TD AMERITRADE Park Omaha



MECA
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METROPOLITAN ENTERTAINMENT & CONVENTION AUTHORITY

MONTHLY CONSTRUCTION PROGRESS REPORT

Metropolitan Entertainment & Convention Authority
Omaha, Nebraska

September 2009

Report No. 4

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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. Quarterly 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 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 has 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, and Interior and Exterior Masonry.
- Just under 20 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 Curtainwall and Drywall in August 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 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 installation and removal is being coordinated with MSE wall construction and will continue through the Fall.
- The MSE wall subcontractor started construction of the outfield walls in mid-June. The forms are being set and the concrete is being placed for the player tunnels. These tunnels provide access to the field from the locker rooms. The MSE walls will support and retain all of the earth/soil fill under the seating bowl and the outfield concourse. This work is scheduled to be completed by the end of August.
- The Perimeter Drainage work started in early August. This drainage system will help drain the site so that work can continue after heavy rains.
- The existing Parking Control Building was placed in its new permanent location on the northeast side of Qwest Center Omaha. Temporary provisions were made for parking operations 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. Grading and irrigation will be completed in October 2009.
- Structural Steel erection started on August 11, 2009, which is in line with the timeframe identified in the overall project schedule. After the steel is set in the area behind home plate, the subcontractor plans to set the second crane. This will allow the steel erection operation to move quicker. The steel will be placed from home plate toward the first base and third base lines simultaneously.



Construction Progress

CONSTRUCTION PROGRESS SUMMARY

CONSTRUCTION SUMMARY

- Mechanical, Plumbing, Electrical underground utilities are being roughed-in.
- Kiewit and the designers are actively receiving shop drawings for Structural Steel. MEP and concrete shop drawings will be submitted by the subcontractors in the next couple 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



New location of the Parking Control Building



Concrete base of the tower for the media elevator



Concrete walls of the batting tunnel along the 1st base line



Construction of the bottom portion of the MSE walls in the outfield



Steel being installed to form the building structure behind home plate



Placement of forms for the perimeter foundations around the building

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



Project Schedule

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	8/09	MSE Walls—Outfield
6/09	12/09	Placement and Removal of Surcharge
8/09	3/10	Steel Erection
8/09	9/09	Perimeter Drainage System
8/09	2/10	Infield Mechanical/Electrical Underground Utilities
	Fall 2010	Field Installation
	4/11	Substantial Completion of TD AMERITRADE Park Omaha



Project Schedule

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.
- 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 \$6,387,045.76 for work completed through July 2009. This represents a little over 88% 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 \$6,951,200 for work completed through the end of July 2009, representing 8.19% 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