

9:41:36 AM - Tuesday, November 29, 1988

**1. Meeting on November 29, 1988**

**2. by Ralph J. Stephenson PE**

**3. Those attending**

1. Pat Dady - Vice President Opus
2. Ralph J. Stephenson - consultant

**4. Agenda**

1. Develop summary plan of total development remaining
2. Translate summary plan into bar chart
3. Prepare detailed network plan of work for phase 1 link

**5. Current status of job as of November 29, 1988**

1. PDF - Product Development Facility
  1. Started in field - September 1, 1988
  2. All foundation work complete
  3. Will start erecting struct steel December 1, 1988
2. Frozen Building
  1. Started in field - August 2, 1988

**6. Site possession dates on properties yet to be acquired - as of 11/29/88**

1. Condemnation parcels - should have December 15, 1988
  1. Heller Dry Ice
  2. Palleton, etc - 3 parcels
  3. Kady, etc - 3 parcels ?
  4. Reversionary interests in railroad properties
2. Properties under ODF purchase agreements

9:41:36 AM - Tuesday, November 29, 1988

1. Carpenter Paper - March 1, 1989
  2. Omaha Ice - May 1, 1989
  3. Nogg Bros. - March 1, 1989
  4. John Day - May 1, 1989
  5. Wright & Wilhelmy - May 1, 1989
  6. Theodore's - May 1, 1989
  7. Ford Storage - January 1, 1989
  8. Colonial Press? - April 1, 1989
  - ~~9. New Idea - January 1, 1989~~
  10. New Idea Building - January 1, 1989
3. Properties not under purchase agreement or condemnation
1. Union Pacific Railroad parcels - should have by December 15, 1988
  2. Butternut Parking lot (ODF) - no information
  3. Grit station property - (under city control) - when replatting complete?

### **7. Improvements for which ConAgro is responsible**

1. Phase 1 - \*to be diagrammed in detail
  1. Frozen IOC - under const - started 8/2/88 - to be comp 8/2/89
  2. PDF - under construction - started 9/1/88 - to be comp 11/1/89
  3. \*Phase 1 links - to start 1/3/89 - to be complete 6/1/89
  4. South parking lot - to start 6/1/89 - to be complete 7/15/89

9:41:36 AM - Tuesday, November 29, 1988

5. Campus landscaping - to start 5/1/89 - to be complete  
12/1/89

Grading to start in March, 1989 - by city

6. Campus underground utilities -

Storm line around Central Park East Lake

Phase 1 service connections

Gas

Water

Check for dual supply

Check for hydrant locations

Sanitary

Electric

Telephone

Fiber optics

Cable tv

In public rights of way

2. Campus features

3. Phase 2

1. Refrigerated (90 calendar days for preconstruction work)

Start in ? - 60,000 sq ft

9 months to construct

2. Corporate/commons (150 calendar days for preconstruction  
work)

Start in July, 1989 - 100,000 sq ft

9:41:36 AM - Tuesday, November 29, 1988

13 months to construct

3. Grain office bldg (90 calendar days for preconstruction work)

Start in ? - 40,000 sq ft

9 months to construct

4. Phase 2 parking (120 calendar days for preconstruction)

Parking structure

Start in ? - 300 cars - ±120,000 sq ft

8 months to start

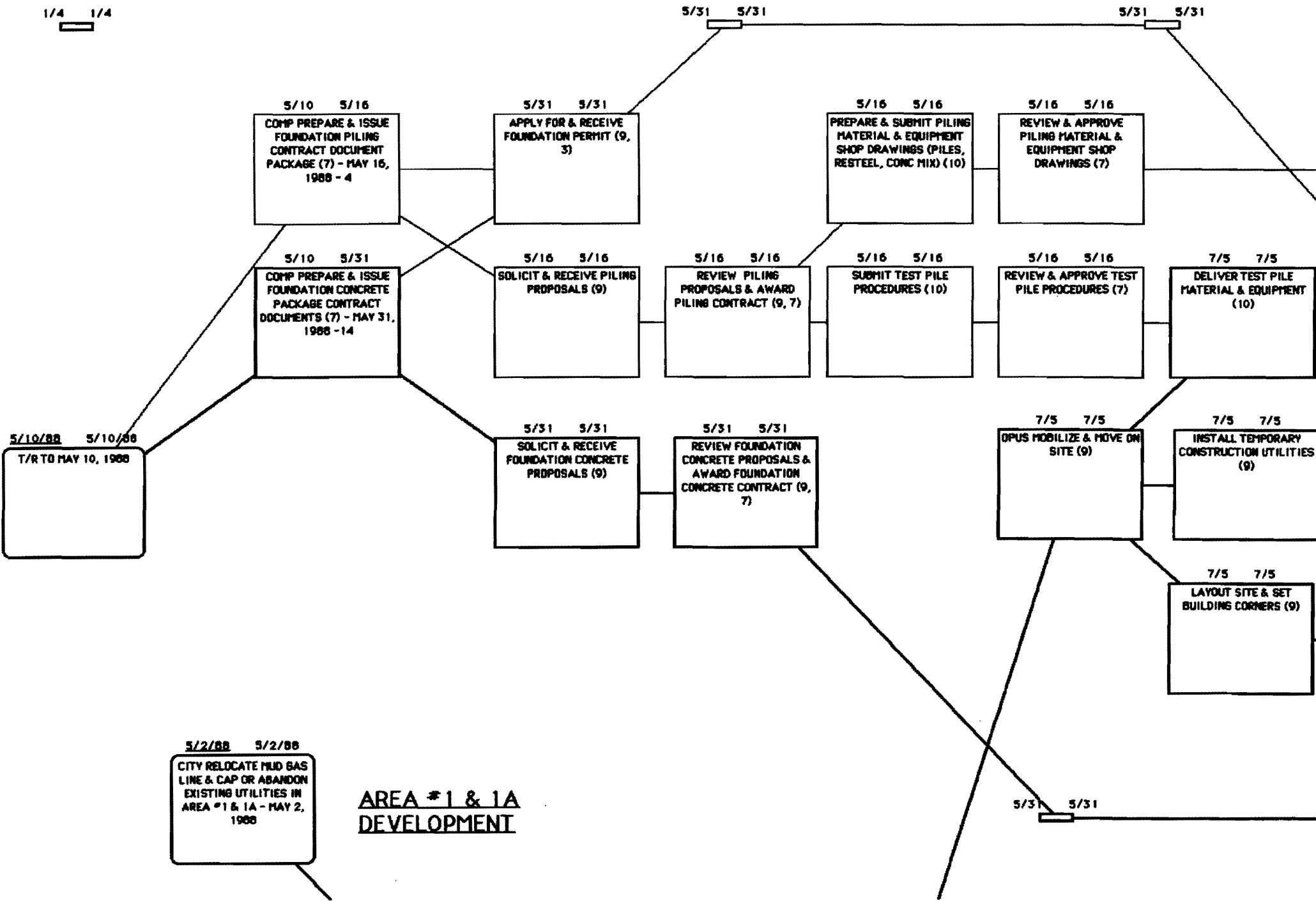
#### **6. Improvements for which City is responsible**

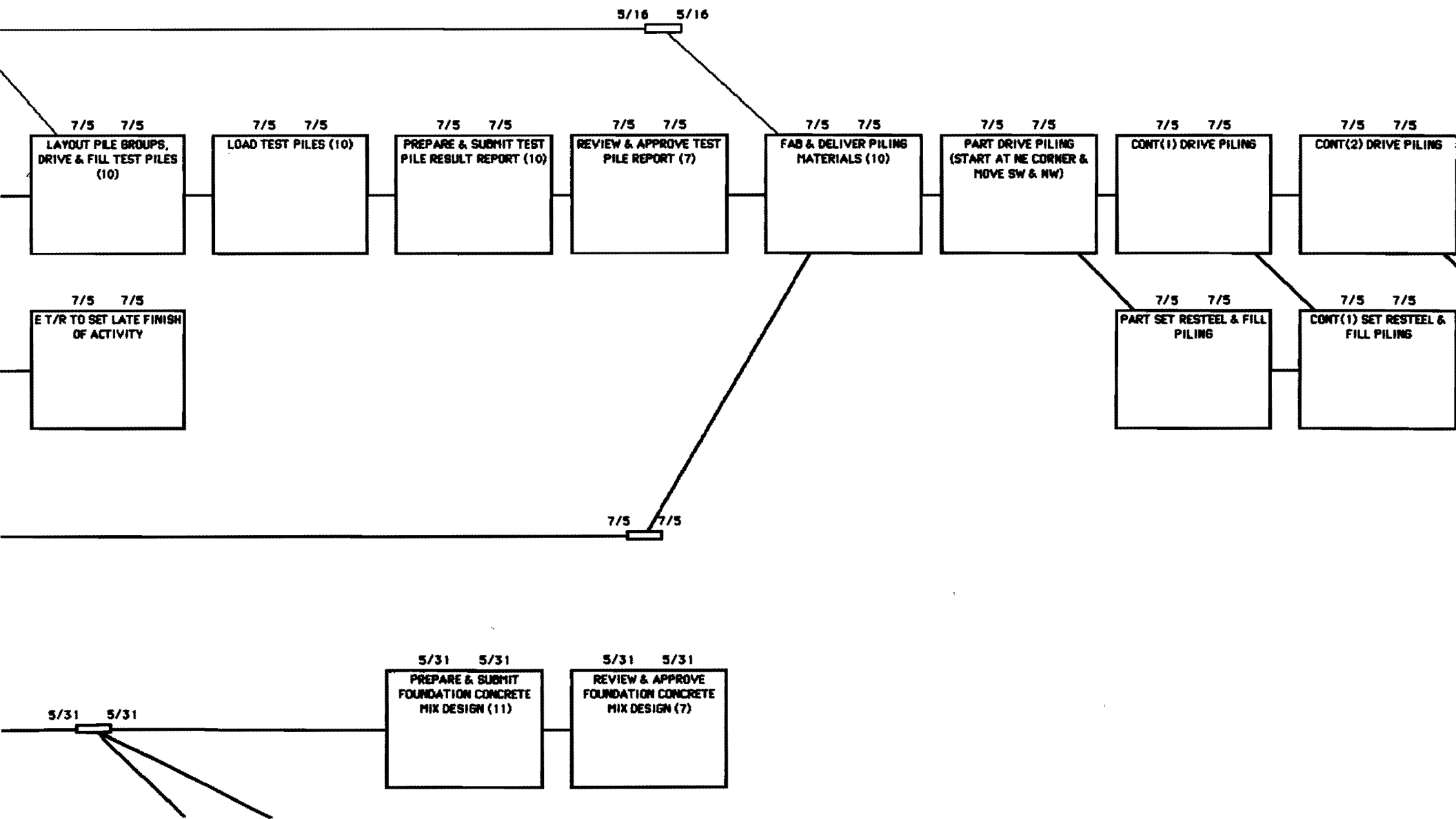
1. Street construction
2. Property platting, zoning and approvals
3. Utilities
  1. Abandonment of utilities from Farnam to Harney  
What utilities are to be removed  
Check easements
  2. Cable tv - private ?
  3. Electric lines - by OPPD
  4. Gas lines - MUD
  5. Sanitary lines = City  
ConAgra Drive sewers?  
Relocate & abandon 8th Street sewers
  6. Storm lines - City  
ConAgra Drive sewers?  
Relocate & abandon 8th Street sewers

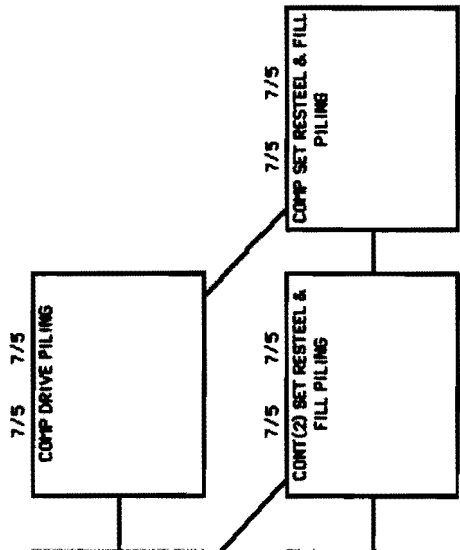
9:41:36 AM - Tuesday, November 29, 1988

7. Telephone - Utility ?  
Fiber optics
8. Water lines - MUD  
Check for dual supply  
Check for hydrant locations
4. Site preparation and grading
  1. Grading for campus landscaping
  2. Grading of building pads & parking areas
    - \*1 - Grain - to be complete by July 1, 1988<sup>9</sup>  
Remove surcharge  
Place 3' compost & spread
    - \*2 - Corporate - to be complete by July 1, 1989  
Prepare west half of site - site preparation definition  
Remove surcharge from east half  
Place 3' compost & spread
    - \*3 - Frozen - to be complete by May 1, 1989  
Must place 3' of compost & spread - from April 1 to May 1, 1989
    - \*4 - PDF - to be complete by June 1, 1989  
Must place 3' of compost & spread - from May 1 to June 1, 1989
    - \*5 - Future - to be completed by May 1, 1989  
Must place 3' of compost & spread - from April 1 to May 1, 1989

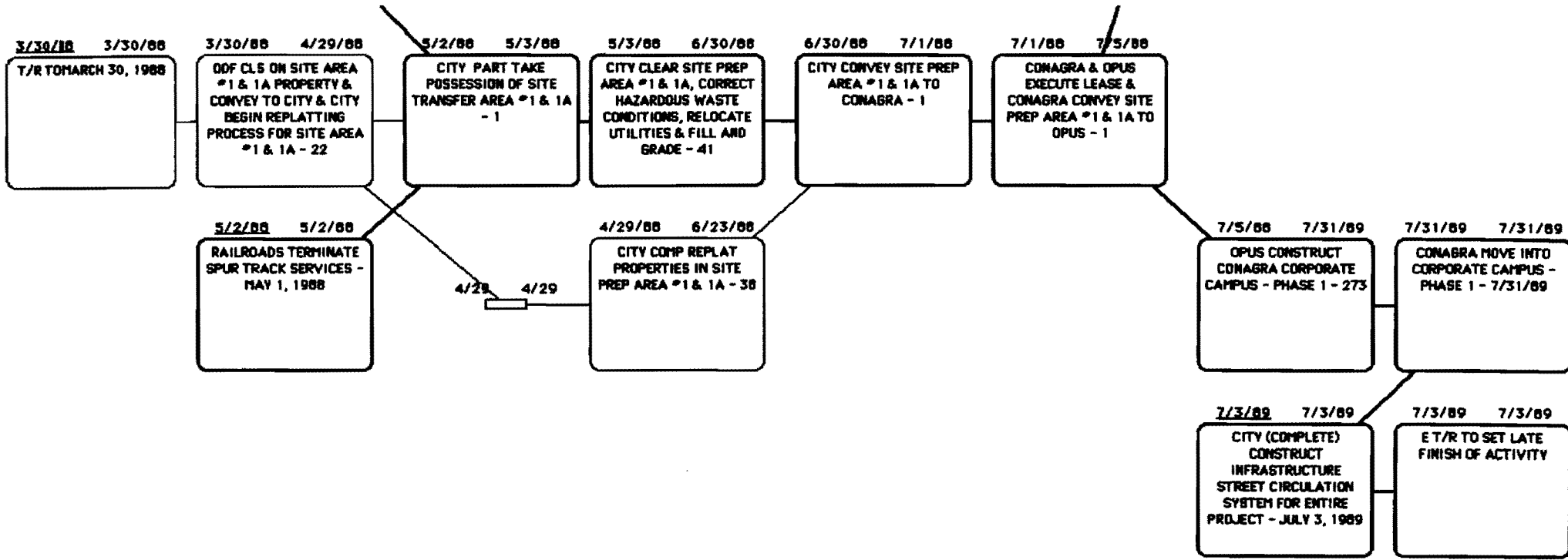
1/4 1/4

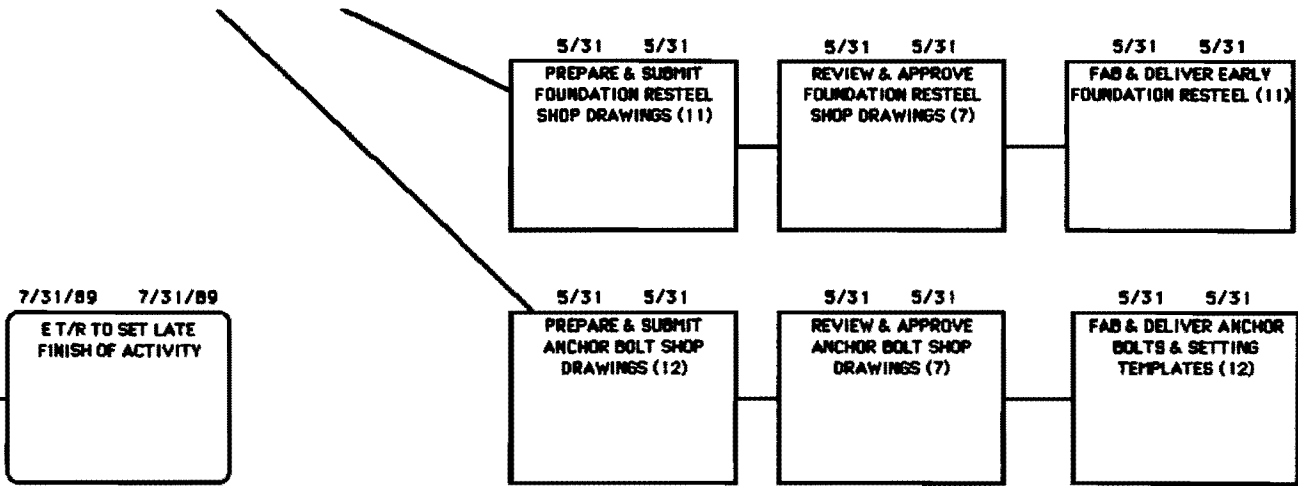












EARLY START DATE  
2/12 2/25

EARLY FINISH DATE OR DURATION

LATE START DATE

LATE FINISH DATE

OFFER & NEGOTIATE  
FOR PHASE 6  
PROPERTIES - 9  
(sample)

- ACTIVITY DESCRIPTION
- RESPONSIBILITY CODE (S)
- ESTIMATED DURATION OF ACTIVITY IN ELAPSED WORKING DAYS

Issue #1 - May 10, 1988  
11sh11eccenagra - #131

**ACTIVITY INFORMATION KEY**

ConAgra Consumer Frozen Foods  
Company Office Building

NETWORK MODEL FOR  
ConAgra CORPORATE CAMPUS  
OMAHA, NEBRASKA

Opus Corporation - Minneapolis,  
Minnesota

Ralph J. Stephenson PE PC  
Consulting Engineer  
15064 Warwick Road  
Detroit, Michigan 48223  
ph 313 273 5026