



The Bottom Line

Dan Dolezal, Project Manager

- Demolition & Site Preparation •
- Utility Coordination •
- Surveying Services •
- Construction Management •
- Permit Attainment & Management •

UNION PACIFIC CENTER

Ehrhart Griffin & Associates (EGA) was selected to perform all civil engineering for the site development of the Union Pacific headquarters, referred to as the Union Pacific Center. The Center, opened in 2004, now occupies an entire city block, bounded by 14th, 15th, Dodge and Douglas Streets.

In addition the complexities associated with the development of a major project in the downtown area, EGA was also selected to perform civil engineering services for the corresponding Omaha Park 8 parking garage that was constructed to meet the demands of the work force generated by the Union Pacific. The garage, built at 13th and Dodge Streets, was connected to the Center by means of Omaha's first publicly built underground pedestrian tunnel, which entered both the garage and the Center at the lower floor elevation.

Design tasks for the design of the Center included demolition and site preparation of the fully developed City block, including an excavation of approximately 20 feet to allow the construction of the basement level of the structure. Site preparation design issues included

- high water levels,
- overexcavation and backfill requirements imposed by the geological features of the site,
- and two extensive subdrain systems, one to allow construction and another to serve post construction.

Surface design parameters included

- a plaza and resultant drainage over the basement level,
- new layout and construction of the granite curb system surrounding the site,
- including pedestrian friendly "bumpouts" at each corner,
- traffic signal designs and the integration of granite

pavers into the entrance layouts on Douglas and Dodge Streets.

Extensive utility relocations for the clearing of Dodge Street (considered to be Omaha's main street) for the underground pedestrian tunnel construction required nearly a full year of coordination meetings and reviews with the members of the City's utility community. Fiber optics, water mains, electrical ducts and a variety of telecommunication cables were relocated either to other surrounding streets or through a series of dedicated tubes imbedded in the roof of the tunnel itself. Complicating the design was the existence of services of these utilities to surrounding businesses, requiring uninterrupted service throughout the relocation process.

In 2010, EGA was requested to modify the entrance plazas on Douglas and Dodge Streets to create drop-off lanes for passenger unloading. The work, considered to be a street improvement project by the City of Omaha, involved construction of granite curbing, street pavement and modification to the existing granite paver system in the plaza area. All work was coordinated with and approved by the City of Omaha Public Works Department

EGA performed surveying and construction administration functions for all site improvement construction activities.

