

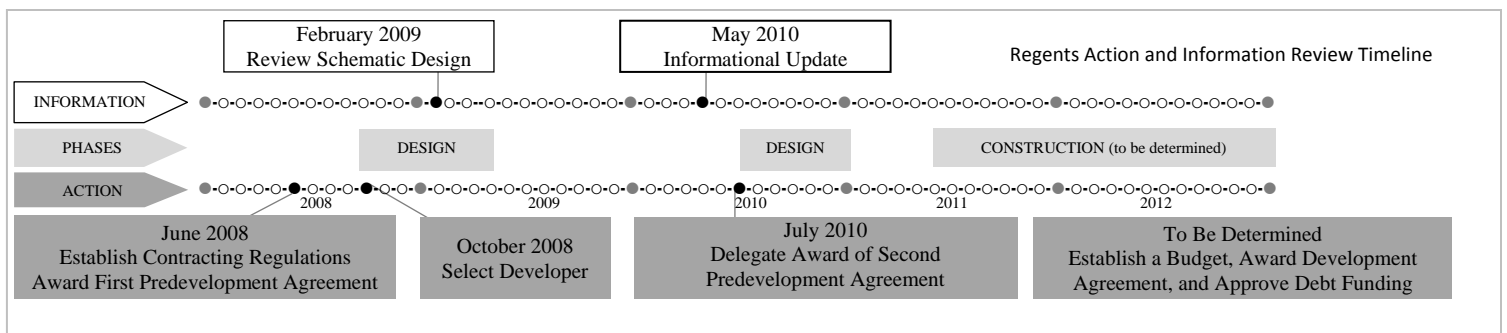
VII. STANDING COMMITTEES

A. Academic and Student Affairs Committee

*In Joint Session with*

B. Finance, Audit and Facilities Committee

Husky Stadium Renovation – Delegated Authority to Sign a Predevelopment Agreement



*Note for duration of project:  
Written semi-annual reports*

RECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the President be delegated authority to sign a Predevelopment Agreement for \$1 million for the Husky Stadium Renovation and Football Operations Building with the Selected Developer, to be determined from proposals received July 14, 2010, subject to the successful negotiation of the agreement.

In the event of an unsuccessful negotiation with the Selected Developer, it is requested that authority be delegated to open negotiations and sign a pre-development contract with the second highest ranked firm.

PROJECT DESCRIPTION:

The general work elements of the recommended Husky Stadium Renovation project include: replace the lower seating bowl; remove and relocate the track to allow seating closer to the playing field; lower the football field about seven feet and add additional seating; renovate and update the south stands and concourse including concessions and toilet facilities; provide a new stadium club with associated premium seating and suites; renovate the north concourse including concessions and toilet facilities; replace the west end bowl with new seating, concourse, concessions and toilets; replace the press box; upgrade site utilities;

## VII. STANDING COMMITTEES

### A. Academic and Student Affairs Committee

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#### Husky Stadium Renovation – Delegated Authority to Sign a Predevelopment Agreement (continued p. 2)

and upgrade stadium services including utilities, support space, sound system, elevators and seismic strengthening.

Also included in this project is a Football Operations Support Building of approximately 70,000 gross square feet, adjacent to or integrated into the Stadium. This building will contain weight training, a training room, equipment, lockers, video support, meeting and congregating areas, coaches' offices, public spaces and football displays and other football team related services.

#### BACKGROUND:

In March 2005, the firm of HOK Sport Architects was awarded a design contract to undertake a comprehensive plan for the East Campus, and to define and study specific projects including Husky Stadium. The Intercollegiate Activities (ICA) Master Plan was completed in October 2006. Included in this Plan was a master plan design for the renovation of Husky Stadium to correct deficiencies, meet current Americans with Disabilities Act (ADA) standards for accessibility and to upgrade the fan experience.

The design team refined the Husky Stadium conceptual design and provided order of magnitude cost estimates for the proposed work. The conceptual design project cost estimate, assuming start of construction in December 2009, was \$250 million for the Stadium Renovation and \$50 million for the Football Operations Support Building. The University has proposed funding this project with one half State funding for the renovation, seismic and ADA work, and one half private funding for the Stadium upgrades and football building from donations and seat revenues.

During this period, Sound Transit was finalizing the plans for the Husky Stadium Station. This station will be located immediately west of Husky Stadium and they began construction in the fall of 2009. It will take 5.5 years to complete, and will use up to six acres for the construction lay down area. Recognizing the magnitude of impact this will have with the Stadium construction, as well as the events planned in the Stadium, the Stadium Committee recommended that the University adopt specialized contracting methods to protect the interests of the University. Their recommendation was to engage a team composed of a

## VII. STANDING COMMITTEES

### A. Academic and Student Affairs Committee

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#### Husky Stadium Renovation – Delegated Authority to Sign a Predevelopment Agreement (continued p. 3)

developer, architect and contractor to deliver the Stadium project in the quickest and most economical manner as well as have all members of the design and construction team available early on to most effectively coordinate with the Sound Transit work.

The President signed an emergency declaration in January 2008 to establish rules for these contracting regulations. A Request for Proposals (RFP) was issued to select a development team with the intent to start construction at the conclusion of the 2008 football season. The 2008 State Legislature did not allocate funding for this work and the emergency declaration was rescinded. The RFP was put on hold in March 2008 pending permanent rules being finalized in July 2008. With adoption of these rules, the RFP was re-started July 18, 2008. Following an open and competitive selection process, Hines Interests Limited Partnership was the Selected Developer and at the October 2008 meeting the Regents delegated authority to the President to sign an Agreement for Predevelopment services. At the January 2009 meeting the Predevelopment Phase 1 Schematic Design was presented for information only. The Predevelopment Phase 2 Submittal was completed on May 15, 2009 with approximately \$3.2 million spent on this effort. Intercollegiate Athletics has been working to develop a funding plan for this project.

On May 14, 2010 the University re-issued the Request for Proposals (RFP) for a Developer for the Husky Stadium Project to reselect the development team. The purpose was to take advantage of lower construction and project costs as a result of the current depressed construction market, incorporate revenue enhancement components into the design and develop ideas for a more cost-effective design. Approximately \$1 million is budgeted to document changes to the current predevelopment work. Proposals are due to be submitted on July 14, 2010. Award of the second Predevelopment Agreement is anticipated on July 30, 2010 with completion in the fall of 2010.

#### PREVIOUS ACTION:

The Board of Regents, in March 2005, delegated authority to the President to award a design contract for the Intercollegiate Athletics Facilities Study to HOK Sport Architects. At the November 2006 meeting the Final Draft of the Study

## VII. STANDING COMMITTEES

### A. Academic and Student Affairs Committee

*In Joint Session with*

### B. Finance, Audit and Facilities Committee

#### Husky Stadium Renovation – Delegated Authority to Sign a Predevelopment Agreement (continued p. 4)

was presented. In January 2008, the Regents established contracting regulations to allow a developer project delivery process and the President was authorized to have these regulations take effect immediately. Permanent contracting regulations were established at the June 2008 meeting. Following an open and competitive selection process, Hines Interests Limited Partnership was the Selected Developer, and at the October 2008 meeting the Regents delegated authority to the President to sign an Agreement for Predevelopment services. At the January 2009, meeting the Predevelopment Phase 1 Schematic Design was presented for information only. The Predevelopment Phase was completed on May 15, 2009 with approximately \$3.2 million spent on this effort. At the May 2010 meeting, an informational item to discuss re-issuing the Request for Proposals for a Developer was presented.

#### NEXT STEPS:

During the informational discussion at the May 2010 meeting, the construction schedule goal was to start after the 2010 football season with the Development Agreement to be signed in September 2010. The date for starting construction is still to be determined, contingent on finalizing funding sources and financing plans for the project. The predevelopment work will result in setting the project scope and cost and provide the goal for the funding effort. When this has been finalized, the Regents will be asked for approval to establish a budget, award a Development Agreement and approve debt funding.