

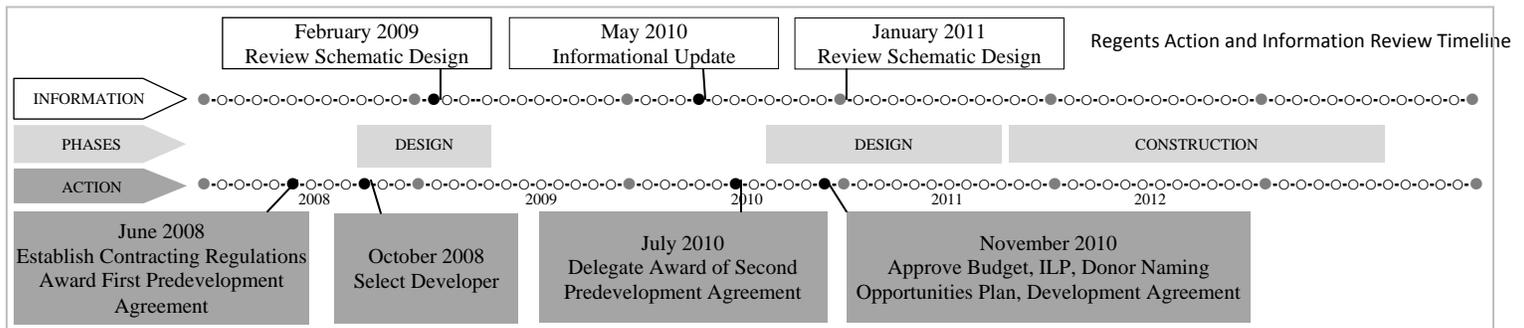
VII. STANDING COMMITTEES

A. Academic and Student Affairs Committee

*In Joint Session with*

B. Finance, Audit and Facilities Committee

Husky Stadium Renovation – Review Schematic Design



*Note for duration of project:  
Written semi-annual reports in December & June  
Oral semi-annual updates in March & September*

INFORMATION:

This item is for information only.

PROJECT DESCRIPTION:

The Husky Stadium Renovation Project, using a Developer-led delivery model, will renovate, replace and add to the existing facility to correct structural and building code deficiencies, meet current Americans with Disabilities Act (ADA) standards for accessibility and upgrade the fan experience.

PREVIOUS REGENTS ACTIONS:

Approve Developer Process	June 2008
Approve Issuing Request for Proposals to select a developer	May 2010
Delegate authority to sign Predevelopment Agreement with Wright Runstad	July 2010
Adopt Project Budget, Approve Use of the Internal Lending Program, Approve the Donor Naming Opportunities Plan and Delegate Authority to Sign a Development Agreement	November 2010

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## Husky Stadium Renovation – Review Schematic Design (continued p. 2)

### PROJECT SCOPE:

The general work elements of the Husky Stadium Renovation project include:

- complete demolition and reconstruction of the lower bowl and south side stands;
- construct new 70,000 sf football operations support building integrated into the west end zone;
- implement premium seat program located primarily in the new south stands with suites (25 - plus president's box), loge boxes (25), club seats (2,555) and the Don James Center (756) located in the existing north stands;
- remove track and lower the field by four feet to optimize proximity and sightline values, there will be no view obstructed seats;
- construct a 200 space parking garage below the south side stands; and
- achieve sustainable (LEED) initiatives and ADA accessibility.

### PROJECT SCHEDULE:

Predevelopment (Schematic Design)	September – November 2010
Regents meeting to approve the project	November 18, 2010
Development Agreement executed	December, 2010
Design Development	December – January 2011
Construction documents	February – June 2011
Start construction	November 7, 2011
Games played at Qwest Field	2011 Apple Cup and 2012 season
Construction complete	August 2013
Occupancy	September 2013

### CURRENT PROJECT STATUS:

The Predevelopment Design phase has been completed and the University has reviewed the design. The Development Agreement has been signed and the Developer team is working on the design development phase.

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Husky Stadium Renovation – Review Schematic Design (continued p. 3)

PROJECT BUDGET:

Construction Cost

Construction Guaranteed Maximum Price (GMP)	157,600,000
Architecture and engineering	11,900,000
Contractors fee and general conditions	10,200,000
Developer fee and overhead	10,900,000
Predevelopment fee	1,000,000
<u>Project and owner contingency</u>	<u>13,900,000</u>
Developer Guaranteed Maximum Price (GMP)	\$205,500,000

<u>Sales tax</u>	<u>19,500,000</u>
Total Construction Cost	\$225,000,000

Other Project Costs

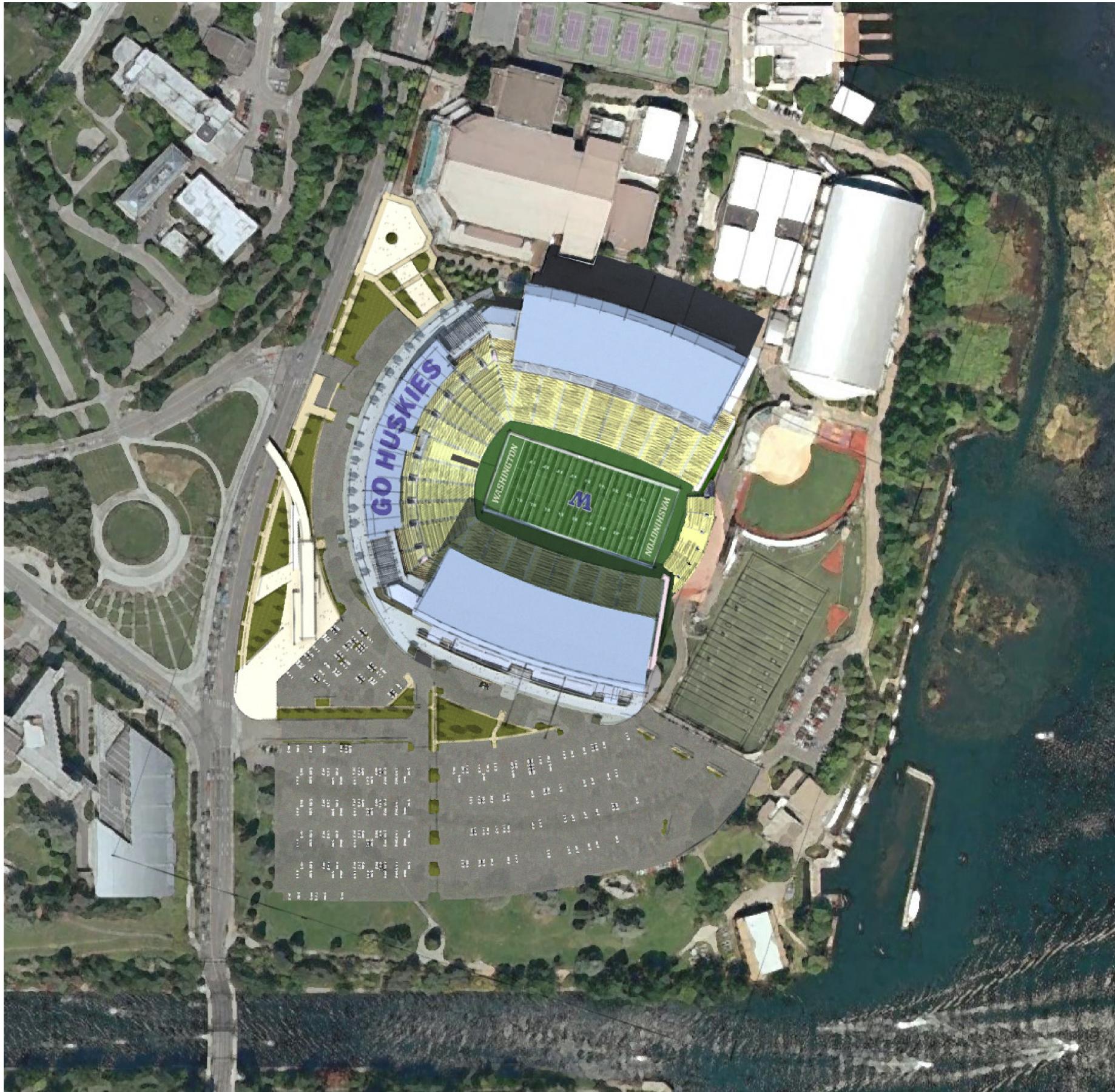
Track relocation	5,500,000
Scoreboards and audio visual equipment	5,000,000
Equipment, relocation, insurance, utilities, admin, misc	4,500,000
<u>Contingency</u>	<u>10,000,000</u>
Total Other Project Costs	\$25,000,000

**Total Project Cost** **\$250,000,000**



# UNIVERSITY OF WASHINGTON

HUSKY STADIUM RENOVATION



AERIAL VIEW

DATE: 12-06-2010

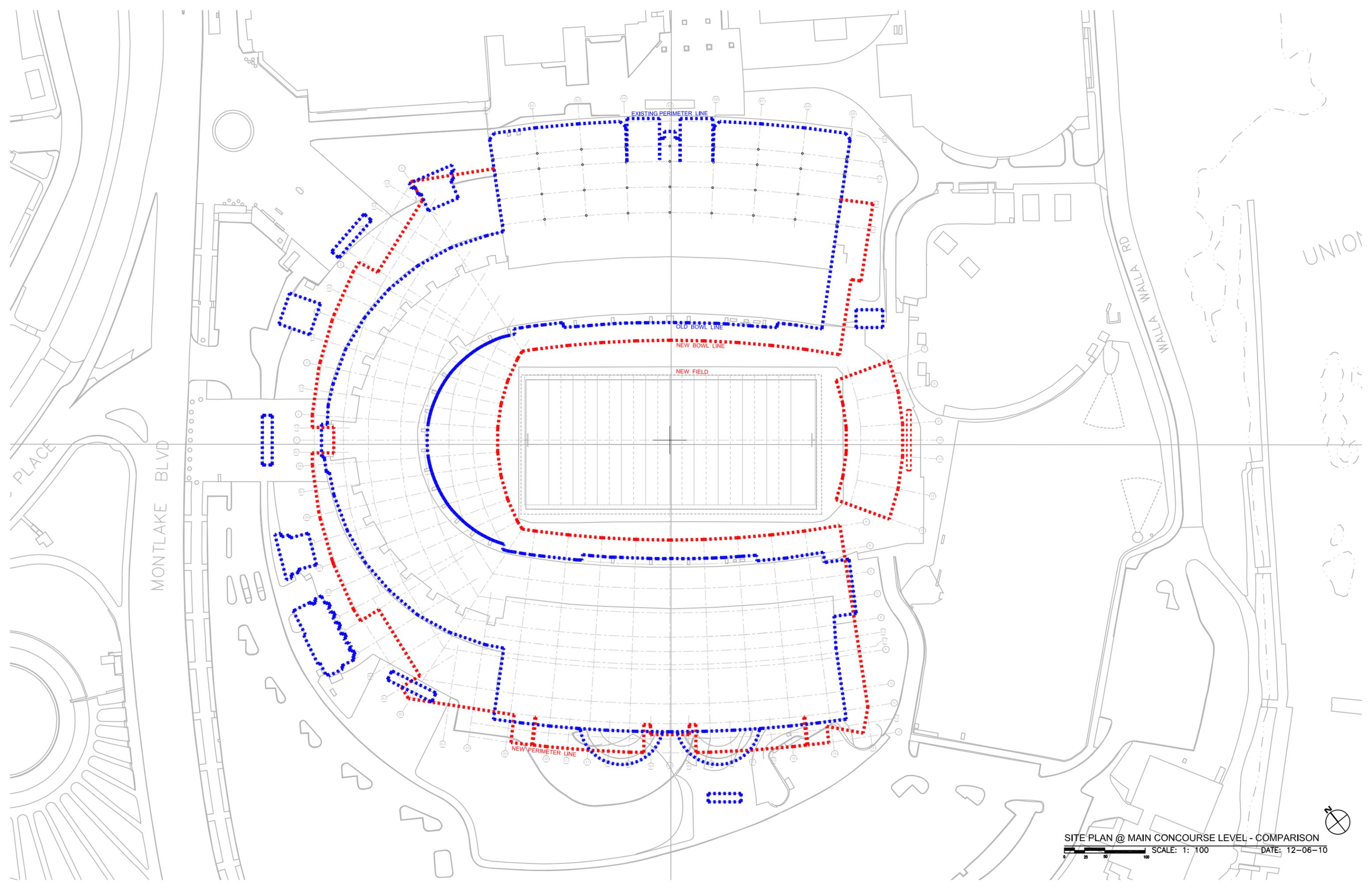




AERIAL SOUTHEAST

DATE: 12-06-2010





EXISTING PERIMETER LINE

OLD BOWL LINE

NEW BOWL LINE

NEW FIELD

NEW PERIMETER LINE

PLACE

MONTLAKE BLVD

WALLA WALLA RD

UNION

SITE PLAN @ MAIN CONCOURSE LEVEL - COMPARISON



SCALE: 1: 100

DATE: 12-06-10



**EXISTING ENTRY PLAZA**  
 -maintain / reuse existing brick pavers  
 -extend specialty paving from fan entry into paver area  
 -relocate "coach" sculpture to proposed Champions Plaza

**EXISTING LANDSCAPE BED AND HUSKY SCULPTURE**

**CHAMPIONS PLAZA**  
 -relocated "coach" sculpture  
 -opportunities for expanded signage, commemorative wall, donor pavers, etc...  
 -specialty paving

**NORTHWEST ENTRY / STUDENT ENTRY**  
 -specialty paving in selected areas

**GRADE TRANSITION ZONE**

**GAMEDAY PLAZA / WEST PARKING LOT**  
 -concrete pavement, no curbs  
 -parking stalls delineated by pavement jointing and pavement texture  
 -ornamental trees at inner ring  
 -shade trees in parking lot  
 -transplant existing landscape to extent possible

**WEST ENTRY**  
 -specialty paving  
 -large in-grade graphic ("W" or other significant university symbol)

**SOUTHWEST ENTRY**  
 -specialty paving in selected areas  
 -pavement extends out to drop-off to Sound Transit North Link

**SOUND TRANSIT NORTH LINK DROP-OFF**

**SOUTHWEST STAIR**

**SOUND TRANSIT NORTH LINK**

**SOUND TRANSIT NORTH LINK PARKING**

EXISTING SOFTBALL FIELD

NORTHEAST STAIR

NORTHEAST FIELD RAMP

EAST PLAZA

SOUTHEAST FIELD ACCESS RAMP

EXISTING FOOTBALL PRACTICE FIELD

LOADING DOCK / SERVICE YARD

SOUTHEAST PRACTICE FIELD STAIR

GARAGE ENTRY

SOUTH VIP ENTRY  
 -specialty paving

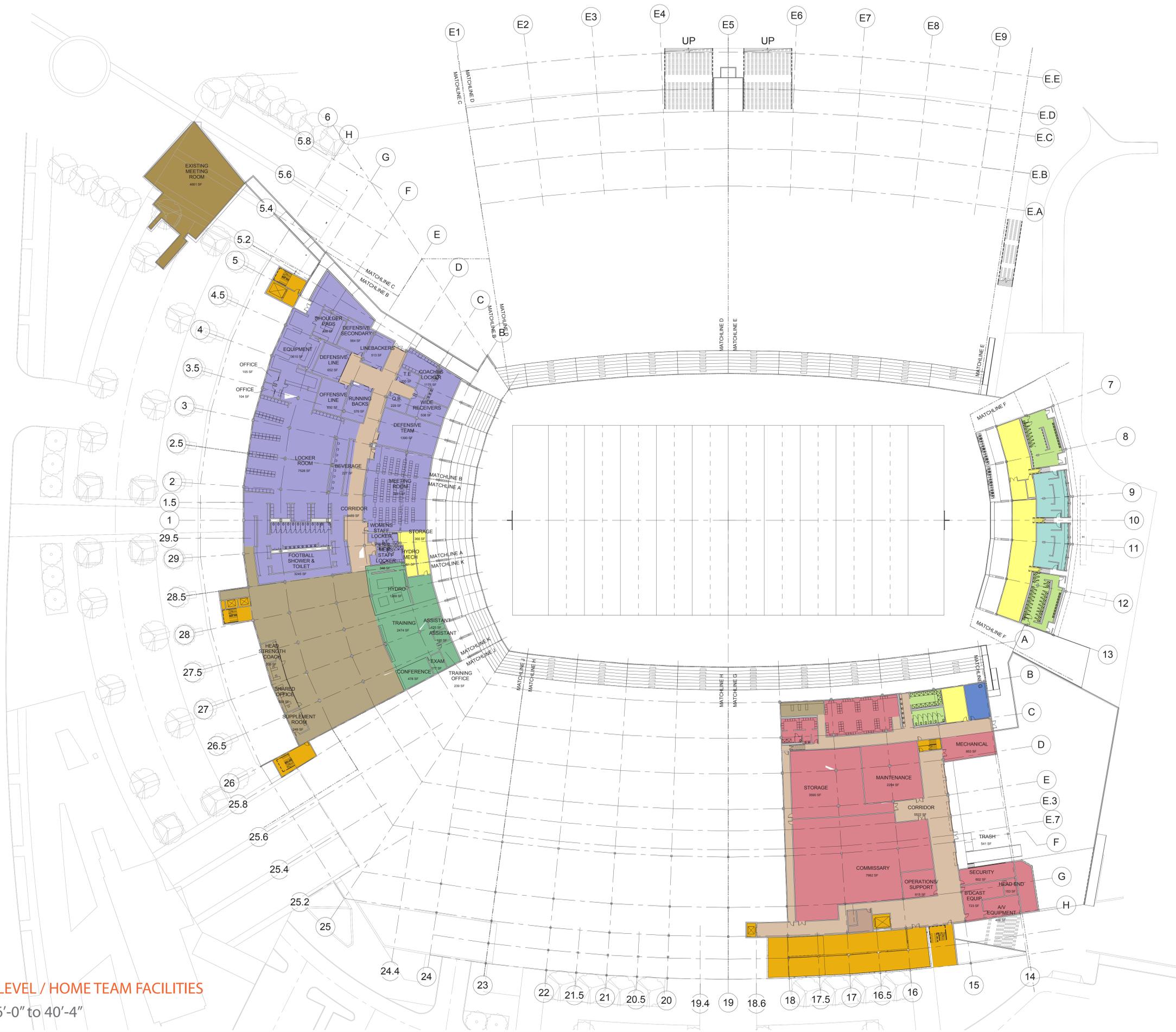
SOUTHEAST ENTRY

LOADING DOCK ENTRY

SITE PLAN

DATE: 12-06-2010





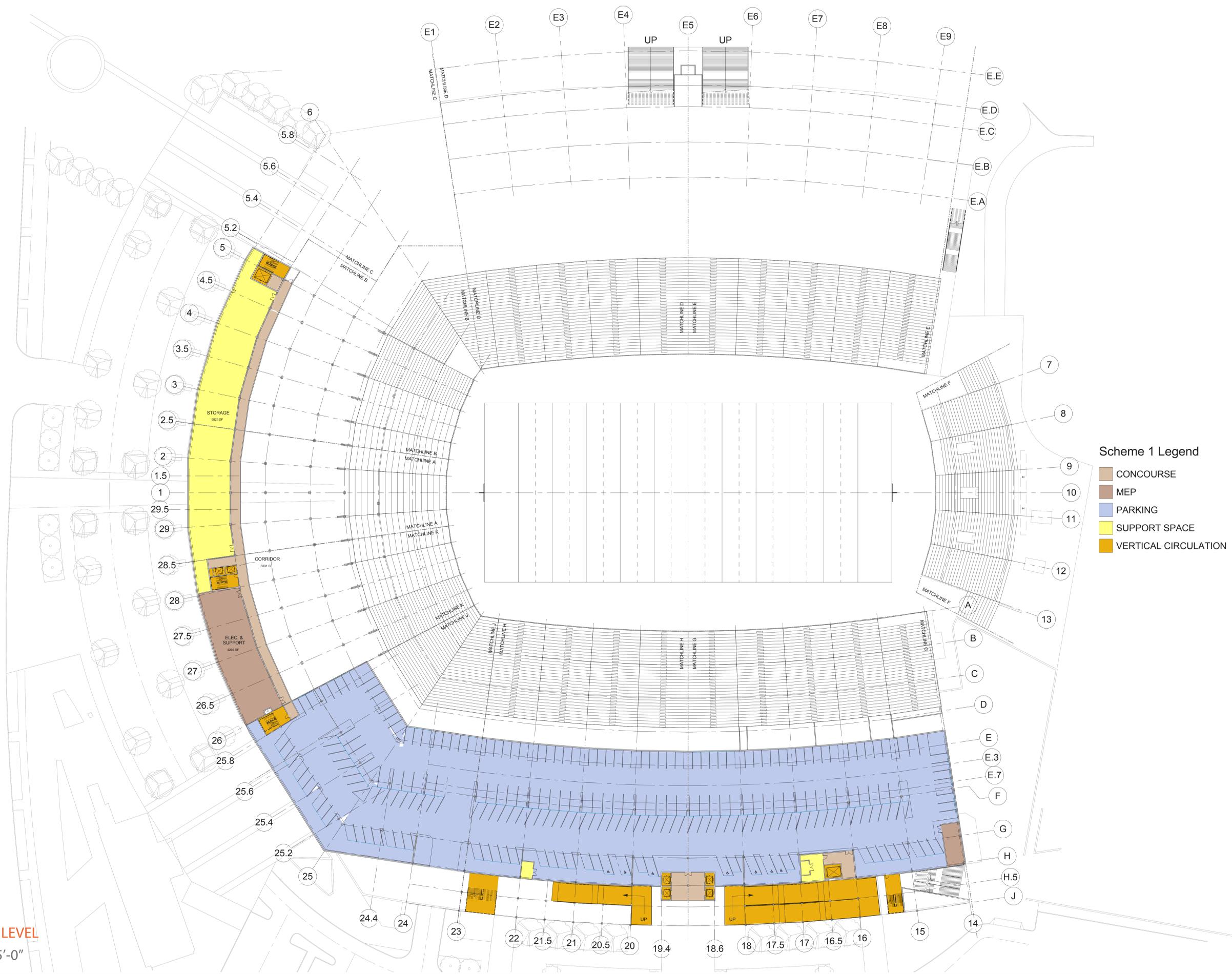
**Scheme 1 Legend**

- BUILDING OPERATIONS
- CONCESSION
- CONCOURSE
- EXISTING MEETING ROOM
- Home Team Facilities
- MEP
- RESTROOM
- SPORTS MEDICINE
- SUPPORT SPACE
- TRAINING / WEIGHTS
- VERTICAL CIRCULATION
- VIDEO
- WEIGHTS

**SERVICE LEVEL / HOME TEAM FACILITIES**  
 ELEV. +36'-0" to 40'-4"

SCALE: 1/32" = 1'-0"  
 DATE: 12-06-2010



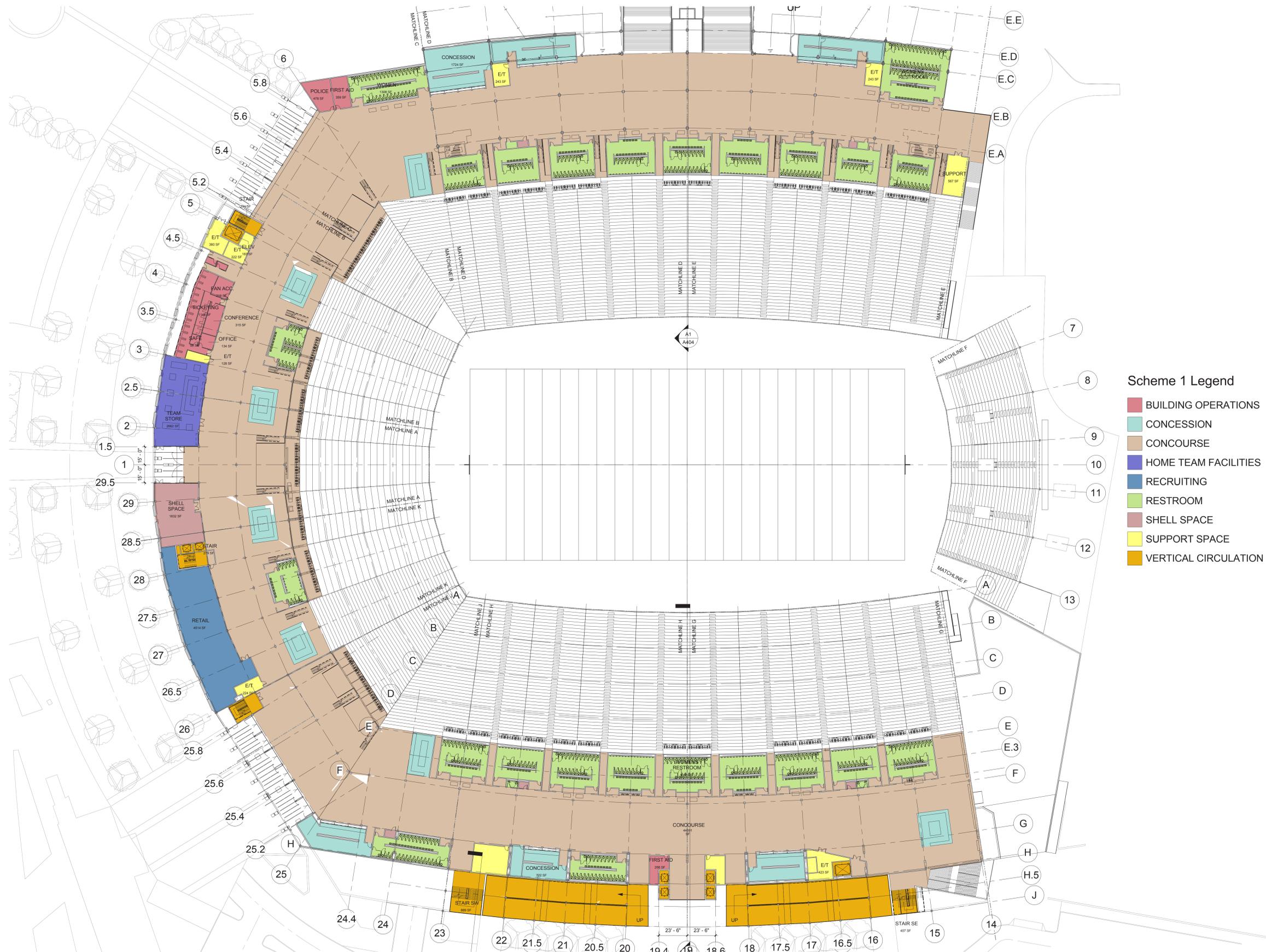


- Scheme 1 Legend**
- CONCOURSE
  - MEP
  - PARKING
  - SUPPORT SPACE
  - VERTICAL CIRCULATION

**PARKING LEVEL**  
 ELEV. +55'-0"

SCALE: 1/32" = 1'-0"  
 DATE: 12-06-2010





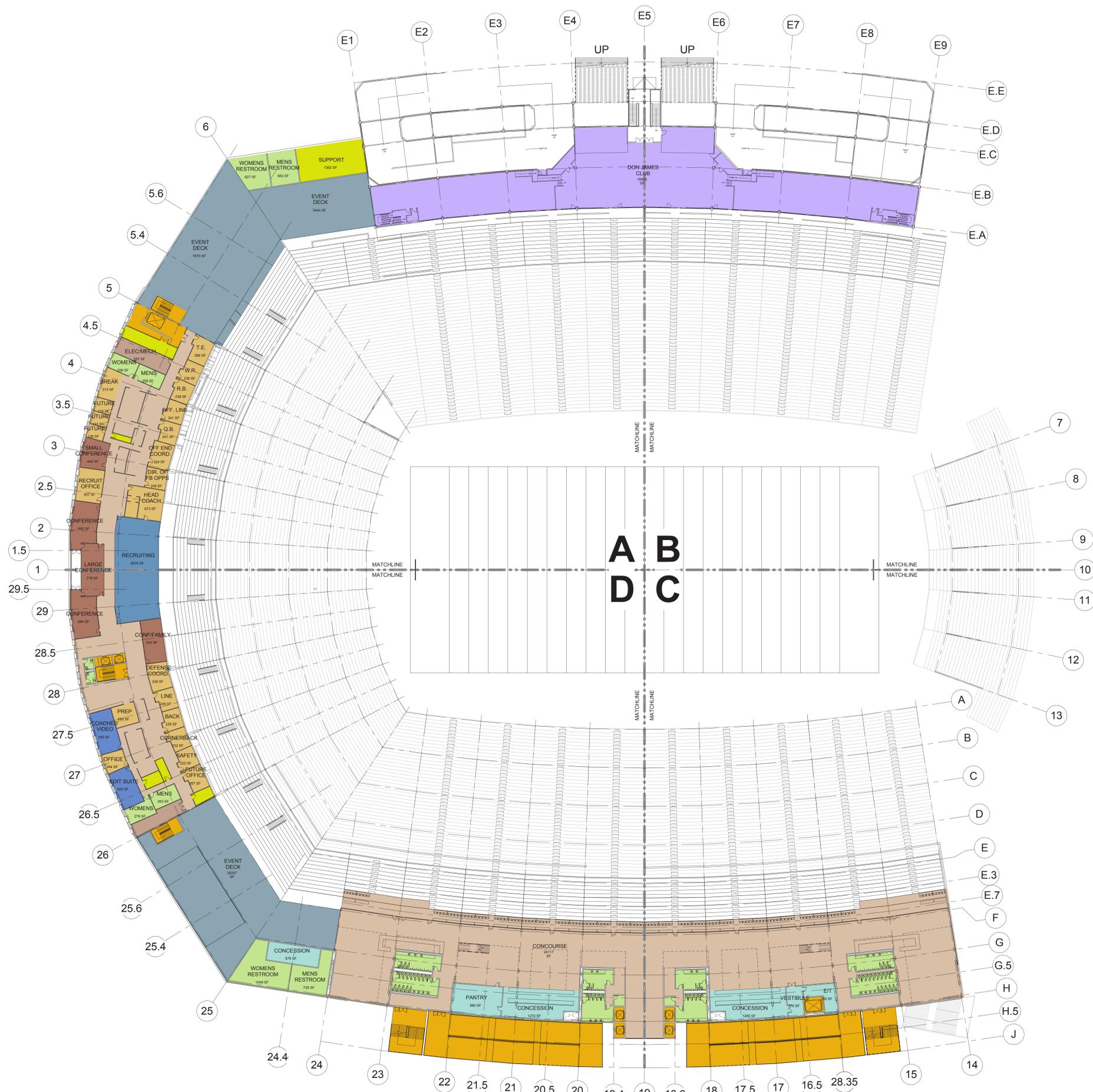
**Scheme 1 Legend**

- BUILDING OPERATIONS
- CONCESSION
- CONCOURSE
- HOME TEAM FACILITIES
- RECRUITING
- RESTROOM
- SHELL SPACE
- SUPPORT SPACE
- VERTICAL CIRCULATION

MAIN CONCOURSE LEVEL  
ELEV. +67'-8"

SCALE: 1/32" = 1'-0"  
DATE: 12-06-2010





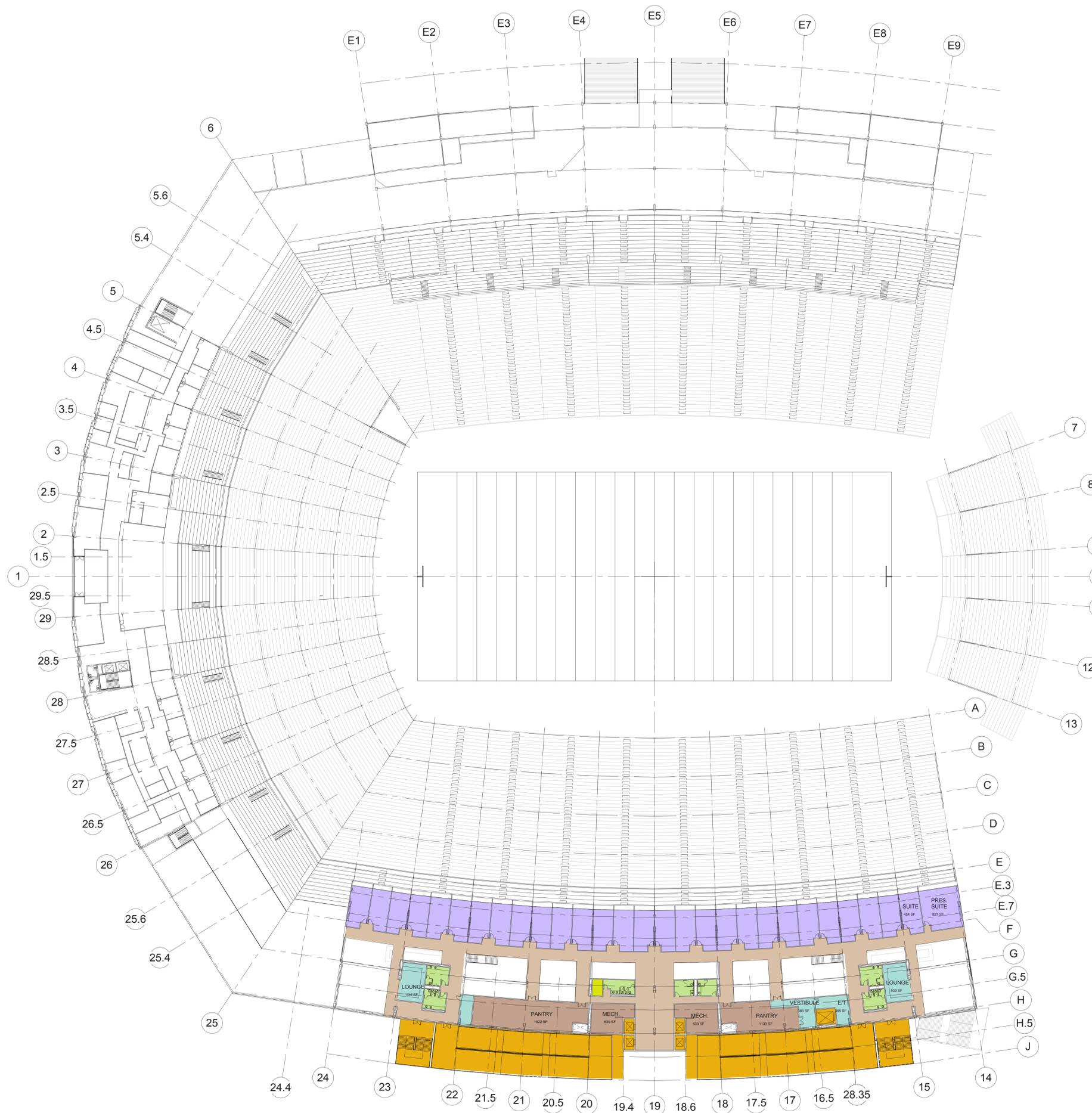
**Scheme 1 Legend**

- CONCESSION
- CONCOURSE
- DON JAMES CLUB
- EVENT SPACE
- Football Administration
- Meeting Rooms
- MEP
- RECRUITING
- RESTROOM
- SUPPORT SPACE
- VERTICAL CIRCULATION
- VIDEO

**CLUB LEVEL**  
ELEV. +90'-0"

SCALE: 1/32" = 1'-0"  
DATE: 12-06-2010





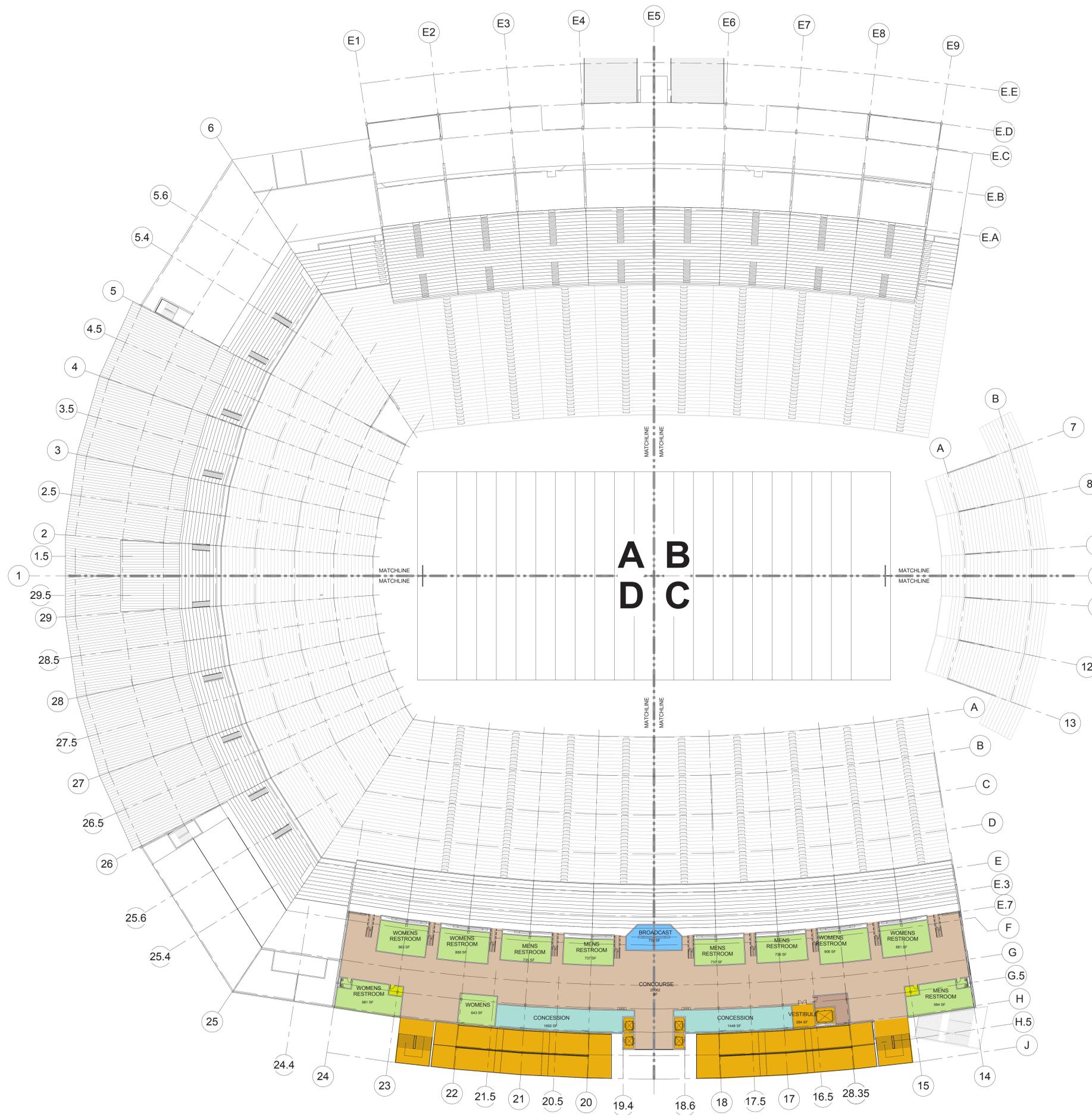
Scheme 1 Legend

- CONCESSION
- CONCOURSE
- MEP
- RESTROOM
- SUITE
- SUPPORT SPACE
- VERTICAL CIRCULATION

SUITE LEVEL  
ELEV. +102'-0"

SCALE: 1/32" = 1'-0"  
DATE: 12-06-2010



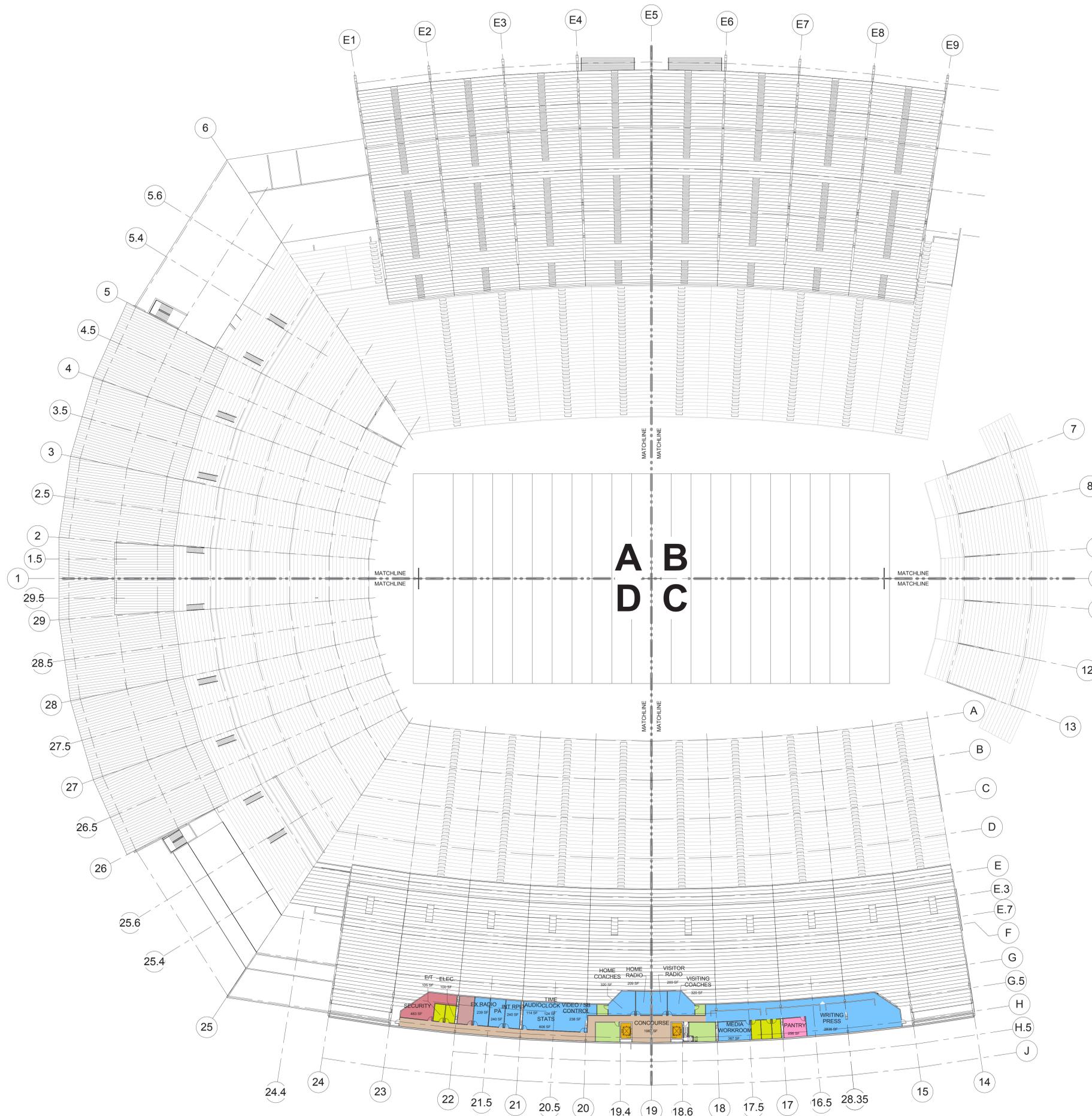


- Scheme 1 Legend**
- CONCESSION
  - CONCOURSE
  - MEP
  - PRESS
  - RESTROOM
  - SUPPORT SPACE
  - VERTICAL CIRCULATION

UPPER CONCOURSE  
ELEV. +127'-7"

SCALE: 1/32" = 1'-0"  
DATE: 12-06-2010



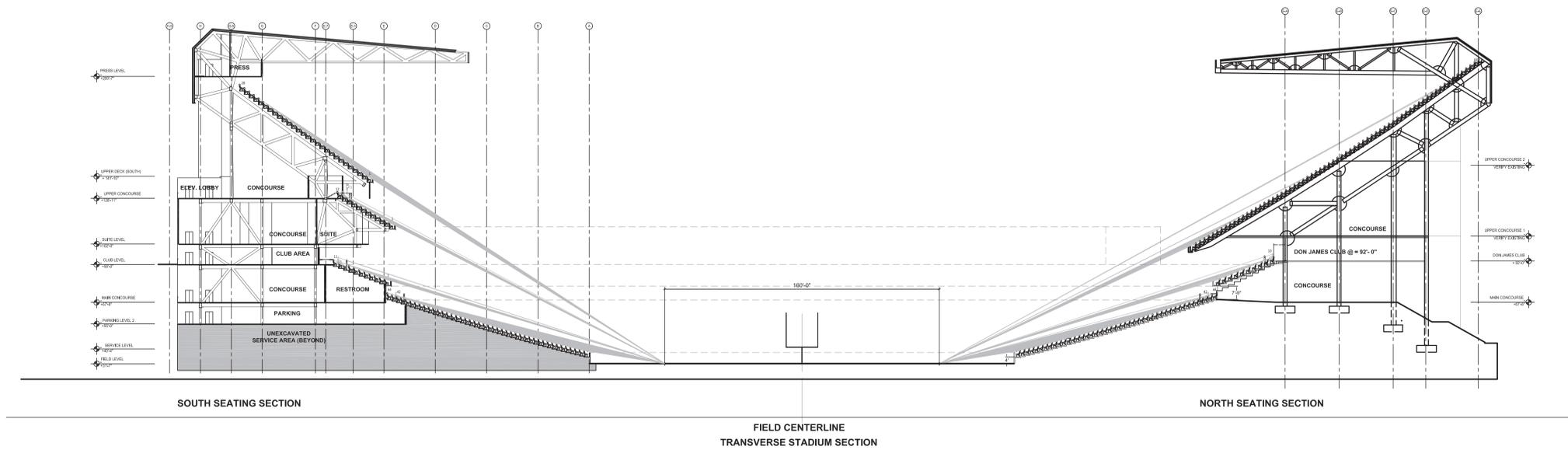


- Scheme 1 Legend**
- BUILDING OPERATIONS
  - CONCOURSE
  - FOOD SERVICE
  - PRESS
  - RESTROOM
  - SHELL SPACE
  - SUPPORT SPACE
  - VERTICAL CIRCULATION

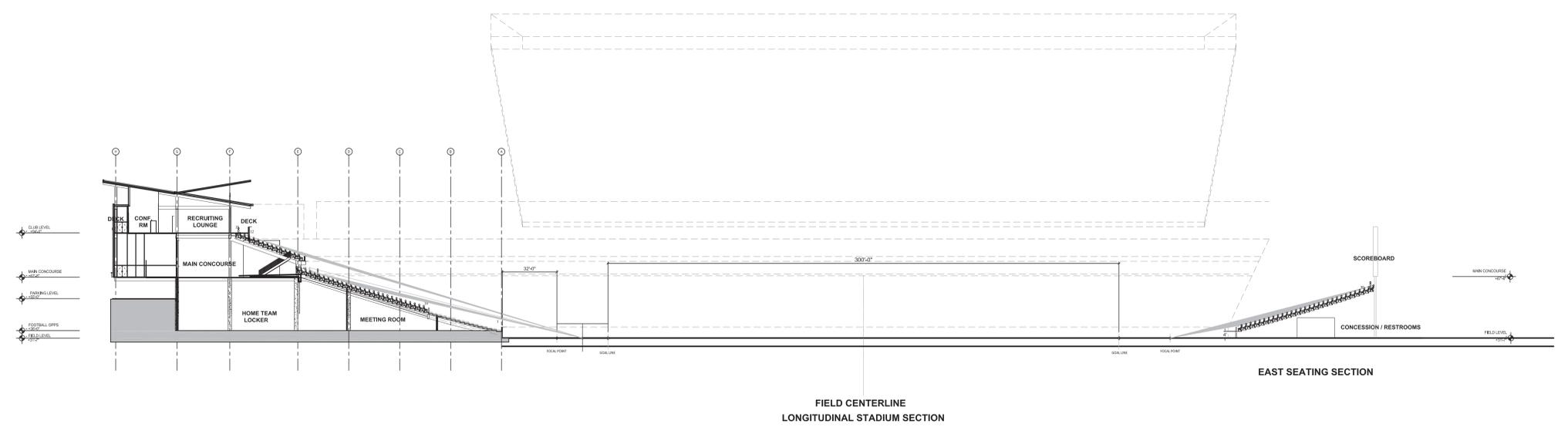
PRESS LEVEL  
ELEV. +200'-7"

SCALE: 1/32" = 1'-0"  
DATE: 12-06-2010





TRANSVERSE SECTION



LONGITUDINAL SECTION

SCALE: 1/32" = 1'-0"  
 DATE: 12-06-2010





FIELD VIEW

DATE: 12-06-2010



FIELD VIEW

DATE: 12-06-2010



FIELD VIEW

DATE: 12-06-2010



WEST ELEVATION

DATE: 12-06-2010



WEST ENTRY

DATE: 12-06-2010



WEST ENTRY

DATE: 12-06-2010



WEST ENTRY TICKETING

DATE: 12-06-2010



SOUTH ELEVATION

DATE: 12-06-2010



SOUTH ENTRY

DATE: 12-06-2010



EAST ELEVATION

DATE: 12-06-2010



PERSPECTIVE LOOKING WEST FROM WATER

DATE: 12-06-2010



OVERALL PERSPECTIVE LOOKING EAST

DATE: 12-06-2010