

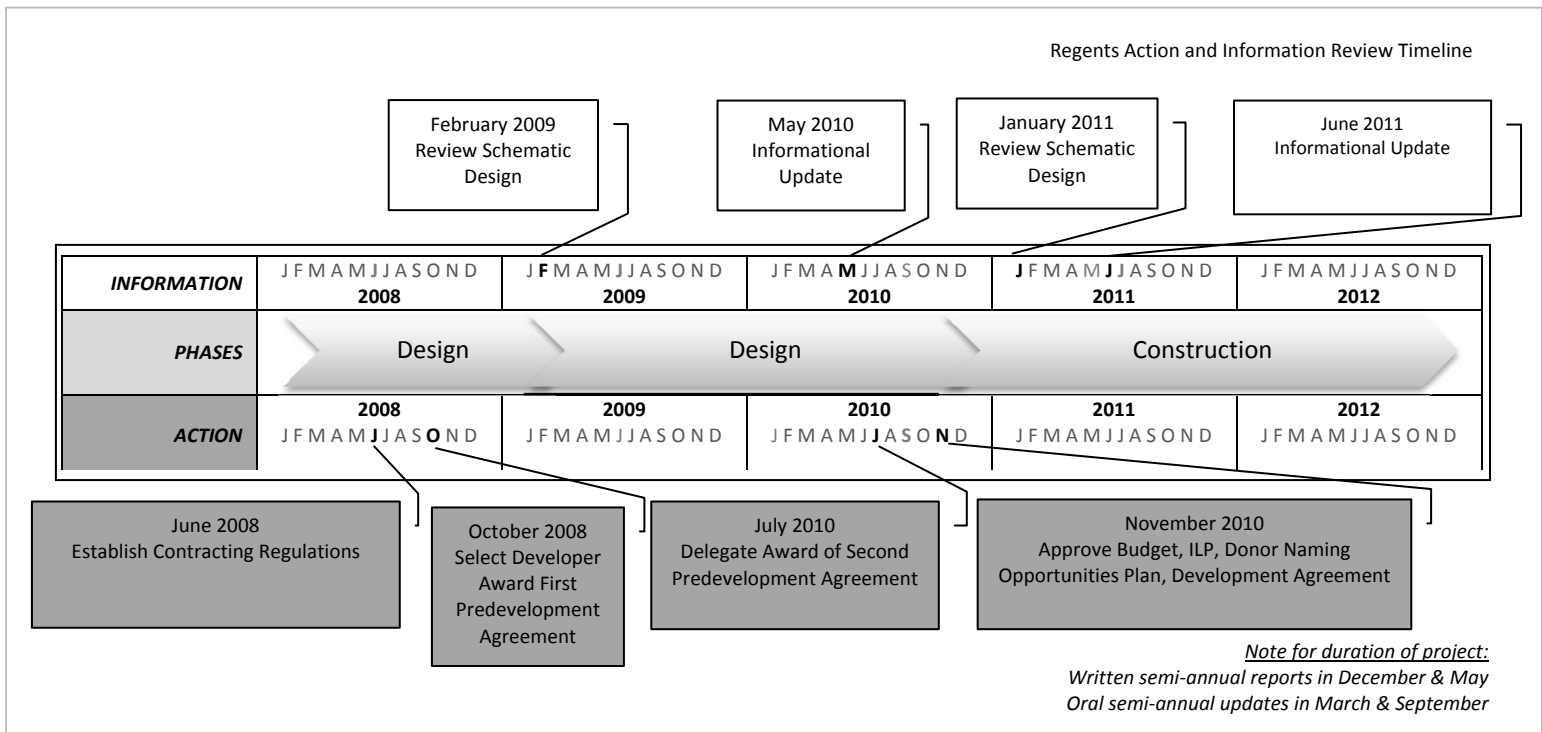
VII. STANDING COMMITTEES

A. Academic and Student Affairs Committee

In Joint Session with

B. Finance, Audit and Facilities Committee

Husky Stadium Renovation – Informational Update



INFORMATION:

At the November 2010 Board of Regents meeting, Intercollegiate Athletics committed to return with a project status update prior to further obligating the University to the Developer. The purpose of this informational update is to discuss the current project status as well as discuss the authorizations needed to be given to the Developer to continue the project and meet the agreed-upon schedule. The development agreement signed December 15, 2010 gave the Developer approval to commence with the Design Phase, which is the preparation of design and construction drawings for the project; the Design Phase ends June 30, 2011. The University must give the Developer written authorization to proceed with the subsequent phases, and intends to do so following the June 9, 2011 meeting, for the first two items:

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- Pre-Construction Phase by July 1, 2011 to keep the project on schedule and preserve pricing agreements made by the Developer; this work includes ordering and committing to purchase materials for the project.
- Construction Phase (limited) by June 13, 2011 to authorize the Developer to construct early site work of relocated and temporary site utilities in preparation for work on the stadium, taking advantage of the slower time on campus as well as the more favorable weather.
- Construction Phase (complete) by November 7, 2011 to start actual construction of the Stadium. Intercollegiate Athletics will return with a project update prior to authorizing this phase.

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:

June 2008	Approve Developer Process
October 2008	Select Developer and Award First Predevelopment Agreement with Hines Interests Limited Partnership
July 2010	Delegate Authority to Sign Predevelopment Agreement with Wright Runstad
November 2010	Adopt the project budget for the Husky Stadium Renovation at \$250,000,000 and approve use of the Internal Lending Program (ILP) for up to \$250,000,000 for design, construction, capitalized interest, and other project costs; approve the Donor Naming Opportunities Plan; and delegate authority to the president to sign a Development Agreement with Wright Runstad & Company

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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, club seats, and the Don James Center 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 – October 2010
Regents meeting to approve the project	November 18, 2010
Development Agreement executed	December 1, 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 development team has been working on the construction documentation phase of the project as the design is being completed and drawings prepared in preparation of final subcontract bidding and awarding of subcontracts. The Final Supplemental Environmental Impact Statement (SEIS) has been prepared and is being reviewed and the Master Use Permit (MUP) application has been submitted the City of Seattle. Approval of both of these is anticipated to be in June 2011.