

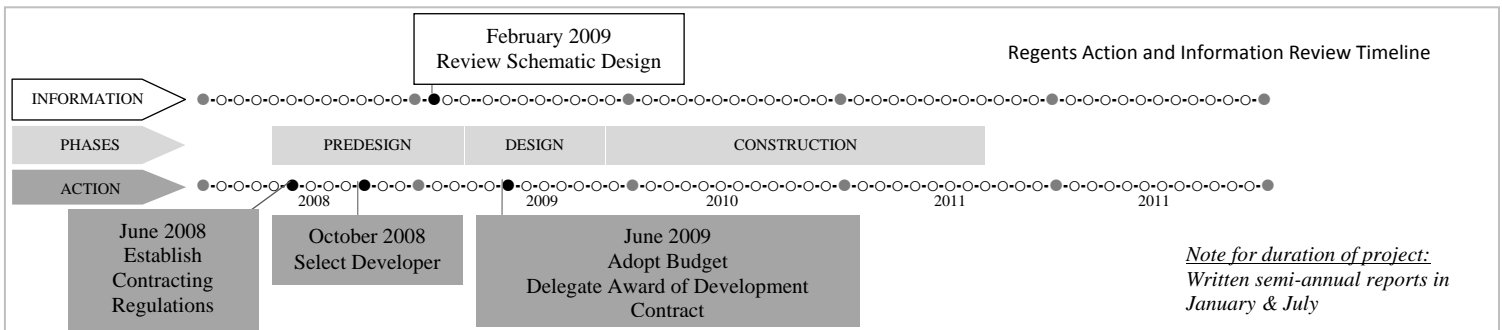
VII. STANDING COMMITTEES

A. Academic & Student Affairs

*In Joint Session With*

B. Finance, Audit and Facilities Committee

Husky Stadium Renovation – Approval of Pre-Development Contract



RECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the President be delegated authority to sign an Agreement for Pre-Development services for the Husky Stadium Renovation and Football Operations Building with the Selected Developer, Hines Interests Limited Partnership, 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 Nitze-Stagen & Co., Inc., the firm recommended as the alternate.

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 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 general work elements of the recommended Husky Stadium master plan include: replace the lower seating bowl; remove and relocate the track; lower the

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football field about eight feet and add additional seating; renovate and update the south stands and concourse including concessions and toilet facilities; renovate the north concourse including concessions and toilet facilities; replace the west end bowl, closer to the football field, with new seating, concourse, concessions and toilets; replace the press box; upgrade site utilities; upgrade stadium services including utilities, support space, sound system, elevators and seismic.

The design team refined the Husky Stadium conceptual design and provided order of magnitude cost estimates for the proposed work. The need to provide an optimal training and learning environment to maximize the student athletes' time as well as assist in recruiting for football was identified and resulted in the recommendation for a Football Operations Support Building. The conceptual design proposed a building of approximately 70,000 gross square feet that should be located either adjacent to or integral with the Stadium. This building would contain weight training, equipment, lockers, video support, meeting and congregating areas, coaches' offices, public spaces and football displays and other football team-related services. The conceptual design project cost estimate, assuming starting 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 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 is to be located immediately west of Husky Stadium, with construction to start in the fall of 2009, take 5.5 years until completion and 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 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

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adoption of these rules, the RFP was re-started July 18, 2008. On September 4, 2008, two teams submitted proposals: Hines Interests Limited Partnership, Mortenson Construction, HOK Sport Architects and Magnusson Klemencic Associates; and Nitze-Stagen & Co. Inc., Turner Construction and Ellerbe Becket Architects. Both teams were interviewed on October 2, and the recommendation of the Selection Committee is that the team of Hines Interests Limited Partnership be the Selected Developer.

Hines will provide management, leadership, and serve as the developer. Their projects include the University of Minnesota's TCF Bank Stadium, the Padres' Petco Park, and the Houston Rockets' Toyota Center. Mortenson will provide construction services as general contractor and is currently working with the other team members in the University of Minnesota's TCF Bank Stadium. Mortenson has performed more than \$3 billion worth of commercial construction in the Puget Sound area. HOK Sport, which will be the lead designer, is a firm with more than 25 years of experience and 30 NCAA Division football stadiums. Magnusson Klemencic Associates (MKA) will provide structural engineering. MKA has provided engineering services to the University of Washington Athletic department for more than 30 years.

The budgeted amount for the total Pre-Development Agreement is \$3 million. Phase 1, to be completed January 15, 2009 is \$1 million; and Phase 2, to be completed May 15, 2009 is \$2 million. At the completion of Phase 2, the intent will be to negotiate the Development Agreement for the project. Funding for the Pre-Development will be from Intercollegiate Athletics funds.