

Board Meeting
January 19, 2006

ROLL CALL

EMPLOY ARCHITECT/ENGINEER FOR PHASE ONE OF
MEMORIAL STADIUM PHASED DEVELOPMENT PLAN, DIVISION OF
INTERCOLLEGIATE ATHLETICS, URBANA

Action: Employment of Architect/Engineer for Phase One of the Memorial Stadium Phased Development Plan, Division of Intercollegiate Athletics, Urbana

Funding: Gift Funds

In April 2005, HNTB was employed to provide professional services for the study and evaluation of a phased development plan for Memorial Stadium at the Urbana campus. In July 2005, HNTB presented preliminary information that included: (1) the investigation of potential architectural and/or mechanical upgrades, remodelings, additions, and improvements to the facility, ultimately to be executed via a series of future phased, incremental efforts; and (2) preliminary financial and marketing analysis to support the stadium facility plan. The objective of the study was to develop an implementation strategy that prioritized Stadium improvements in phases to maximize revenue to the Division of Intercollegiate Athletics (DIA), minimize indebtedness, and respond to the seasonal operational needs of the University of Illinois.

This comprehensive report that reviews these issues has been received and reflects recommendations supporting the viability of a first phase of a multi-phase plan.

Five project components have been identified for this first phase project, and it is anticipated that formal project approval, currently estimated at \$116.0 million, will be requested at a future board meeting. Negotiations are now complete with HNTB for all five components of the first phase through construction and warranty for a total fee of \$5,940,000 plus authorized reimbursable expenses estimated at \$724,000. In September 2005, the Board authorized a fixed fee of \$1,480,000 plus reimbursable expenses to begin the professional services required of HNTB for schematic design and design development of the west stadium component plus schematic design services for the north stadium component. In order to complete the design development phase of the north stadium component and the schematic design and design development of the remaining three components of the east and south stadium and the lowering of the field, it is necessary to authorize the funds for HNTB to continue their work.

Accordingly, the Chancellor at Urbana with the concurrence of the appropriate administrative officers recommends that HNTB, Kansas City, Missouri, be employed for the additional professional services required through the design development phase for all the first-phase components for a fixed cost of \$422,375 plus reimbursable expenses. Formal approval by the Board for a specific first-phase project and additional professional services authorization will be required at a future Board of Trustees meeting, as will the Board's approval of the financing plan associated with that project.

The board action recommended in this item complies in all material respects with applicable State and federal laws, University of Illinois *Statutes*,

The General Rules Concerning University Organization and Procedure, and Board of Trustees policies and directives.

Funds for the contract are available from gift funds.

The President of the University concurs.