

Board Meeting
May 11, 2006

ROLL CALL

APPROVE PROJECT AND EMPLOY ARCHITECT/ENGINEER AND
CONSTRUCTION MANAGER FOR PHASE I OF THE MEMORIAL STADIUM
PHASED DEVELOPMENT PLAN, DIVISION OF INTERCOLLEGIATE
ATHLETICS, URBANA

Action: Project Approval and Employment of Architect/Engineer and Construction Manager for Phase I of the Memorial Stadium Phased Development Plan, Division of Intercollegiate Athletics, Urbana

Funding: Gift Funds and Proceeds from the Future Sale of Auxiliary Facilities
Systems Revenue Bonds

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, remodeling, 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. 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 January 2006, HNTB was employed for the additional professional services required through the design development phase for all components of the first phase for a fixed cost of \$422,375 plus reimbursable expenses.

In order to proceed fully with this project, the Chancellor at Urbana with the concurrence of the appropriate administrative officers recommends:

1. Phase I of the Memorial Stadium Phased Development Plan, Division of Intercollegiate Athletics project be approved with a project budget of \$116,000,000.
2. HNTB, Kansas City, Missouri, be employed for the additional professional services required for construction documents through warranty for all first-phase components for a fixed cost of \$3,972,950 plus reimbursable expenses estimated at \$397,295.
3. Hunt Construction Group, Inc., Indianapolis, Indiana, be employed for the construction management services required for the project for a fixed fee of \$2,098,100, a staff cost on an hourly basis, the total not to exceed \$2,125,372, plus reimbursable expenses estimated at \$434,915.¹

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.

¹Competitive bidding procedures in accordance with the Illinois Procurement Code were followed.

Funds for this project are available from gift funds and proceeds from the future sale of Auxiliary Facilities Services Revenue Bonds.

The President of the University concurs.

A schedule of Hunt Construction Group, Inc.'s hourly rates has been filed with the Secretary of the Board for record.