

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Update on Kinnick Stadium Renovation – Capital Campaign, Premium and Priority Seating Commitments, and Construction Bids Received to Date
Date: December 1, 2004

Recommended Action:

Receive the University's report on the Kinnick Stadium Renovation project.

Executive Summary:

At the November 2004 Board meeting, the University indicated that it would provide a comprehensive update on the Kinnick Stadium Renovation project to the Board at its December meeting.

The University's report will include a status report on the capital gifts campaign and projected revenue from suites, indoor and outdoor club seats, and priority seating.

The University's update will also include a status of the budget to date, including the results of the bids received on November 12th for the south stands reconstruction.

Bids for the new press box and west concourse structure are scheduled to be received on December 7th; the University will include information on the bids received in its oral report to the Board.

Other items included in the Board's agenda this month related to the Kinnick Stadium Renovation project include:

- University's request to purchase and finance a new scoreboard / videoboard (Agenda Item 15b);
- Preliminary resolution for the sale of the first series of Athletic Facilities Revenue Bonds for the renovation (Agenda Item 15c); and
- University's request to rename the plaza on the south side of Kinnick Stadium (Agenda Item 15d).

The report provided by the University is attached to this memorandum.


Joan Racki

Approved: 
Gregory S. Nichols

**MONTHLY REPORT - NOVEMBER 2004
KINNICK STADIUM RENOVATION PROJECT**

<u>REVENUE</u>	Total Number Used in Revenue Model (1) (Actual Design No.)	Estimates Used in Revenue Model	Letters of Intent			Executed Contracts		
			3 year	5 year	7 year	Total	3 year	5 year
Suites	40 (46)	\$ 1,791,500	6	16	24	46	\$ 2,575,000	\$ 2,575,000
Indoor Club Seats	310 (132)	\$ 1,245,200	23	22	34	79	\$ 395,000	\$ 395,000
Outdoor Club Seats	1,150	\$ 2,149,800	306	281	456	1,043	\$ 2,471,700	\$ 2,471,700
		\$ 5,186,500					\$ 5,441,700	\$ 5,441,700

CAPITAL GIFTS \$ 10,000,000 The University has received commitments totaling \$7.9 million toward the Kinnick Stadium capital campaign. Gift commitment agreements are being developed.

- NOTES**
- As reported to the Board in March 2004, the final mix of suites vs. indoor club seats and outdoor club seats was to be determined in the design development stage. As a result of initial sales and expressed interest, the number of suites increased and the number of indoor club seats decreased in the design phase. The actual number of suites and indoor clubs seats are bracketed and in italics.
 - The University began the contracting process in October for suites and will begin the process in early 2005 for club seats. These times have been established to allow specific locations of each suite or club seat to be offered to individuals on a priority basis. This process will take several weeks to accomplish. It is the University's intent to begin this process only after all patrons have had a fair opportunity to express their interest through a signed letter of intent and to assist in the solicitation of capital gifts.
 - Athletics Department and UI Foundation staff have met with 32 patrons who signed letters of intent to lease suites in the new press/viewing box. The patrons selected their suite locations and were asked to return an executed lease agreement by December 31, 2004.

CONSTRUCTION BID PACKAGES: COST ESTIMATES -- BIDS -- AWARDEES

Date	Bid Package	Estimate	Bid	Awardee
05/11/04	Bid Package 1 Utilities (Contract #1) Demolition (Contract #2)	2,485,000 175,000	2,660,000 79,000	Maxwell (Iowa City) Maxwell (Iowa City)
07/29/04	Bid Package 2 South End Zone Structure (#3)	8,400,000	9,433,000	Knutson (Iowa City)
11/12/04	Bid Package 3 (South End Zone Completion)	9,886,000		Under review
12/07/04	Bid Package 4 (Press Box Structure)	9,863,000		
02/08/05	Bid Package 5* (Press Box Completion)	30,100,000		
02/08/05	Bid Package 6* (East Concourse)	4,500,000		

*In development stage

As of this date (November 29), three of the six Bid Packages have been bid.

- Bid Package #1 (Site Utilities and South End Zone Demolition) is scheduled to be complete by mid-December. The utilities work is complete with the exception of work to occur within the current south end zone area. The demolition contract has been initiated and the bleacher system is being dismantled. The scoreboard is to be removed beginning the week of December 6th and the remainder of the demolition work should be complete by December 17th. (Note: a web-cam has been installed and a live image of progress on the south end zone can be viewed at: <http://www.fsg.uiowa.edu/kinnickcam/kinnickcam.htm>)
- Bid Package #2 (South End Zone Structure) is under contract with shop drawings and materials ordering underway. Upon completion of the Bid Package #1 demolition, excavation for the new South End Zone will begin.
- Bid Package #3 (Build-out of the South End Zone) was bid on November 12th and those bids are currently under review. The project construction manager, M.A. Mortenson, is interviewing all contractors that submitted bids and is evaluating options. Of the five bid openings included in Bid Package #3, three (Mechanical, Electrical and Bleacher systems) have bids below the approved budget. A fourth package, the masonry work, had only one bidder and the bid was over the budget for that contract. Mortenson has interviewed that single bidder and has initially identified some \$200,000 in savings through non-impact value engineering efforts. The cumulative bids of these four contracts are within the approved budget limits. The final contract for Bid Package #3, general contractor work, had only two bidders with the low bid \$991,000 over the budget allotment for that contract. Mortenson is carefully examining all elements of the bids received. The University will review the plan with and recommend a course of action to the Board Office prior to the December Board meeting. As additional information is available, it will be shared with the Board office.
- Bid Package #4 (Press Box demolition and structural system) has been released and the bid date is scheduled for December 7th. The results of this major bid package will be reported to the Board Office as soon as the results are available. A summary will be provided at the December Board meeting.
- Bid Package #5 (Press Box build-out, West Concourse renovation and Site work) is scheduled to bid on February 8, 2005.
- Bid Package #6 (East Concourse renovation) is scheduled to bid on February 8, 2005.
- Associated furniture, fixtures and equipment will be ordered to assure delivery timed with completion of specific portions of the project.

KINNICK STADIUM RENOVATION
Iowa City, Iowa
BID PACKAGE SCHEDULE/SCOPE OF WORK OUTLINE
Revised 10/29/04

BID PACKAGE 1: Utilities/Demolition

(Drawings: 4/15/04 To Printer: 4/20/04 Issued: 4/22/04 Pre-Bid: 4/29/04
Bid: 5/11/04 Rec to BOR: 5/12/04 Award Date: 5/27/04)

Contract #

- 1 Underground Utilities (entire project) AWARDED TO MAXWELL CONSTRUCTION
Chilled water
Steam
Storm
Sewer
Telecom/Data
U.G. Power
Water/Fire Protection
Grading @ Tennis Courts
2 Demolition - South Endzone & Scoreboard Assembly AWARDED TO MAXWELL CONST.

BID PACKAGE 2: South Endzone Structure & Playing Field Sub-Base

(Drawings: 6/29/04 To Printer: 6/30/04 Issued: 7/5/04 Pre-Bid: 7/20/04
Bid: 7/29/04 Rec to BOR: 8/2/04 Award Date: 8/9/04)

Contract #

- 3 Footings/Foundations AWARDED TO KNUTSON CONSTRUCTION
Selective Demolition
Excavation/Backfill
Grade Beams
Pad/Strip Footings
Foundation Walls
Slab on Grade/SOMD/Topping Slabs
Structural Steel & Precast:
Columns/Beams/Decks
Raker Beams
Precast Concrete Stadia
Steel Cross Bracing
Playing Field System Sub-Base (alternate)

BID PACKAGE 3: South End Zone Completion

(Drawings: 9/30/04 To Printer: 10/1/04 Issued: 10/6/04 Pre-Bid: 10/21/04
Bids: 11/10/04 Rec to BOR: 11/16/04 Award Date: 11/30/04)

Contract #

- 7 Masonry - Interior/Exterior/Arch. Precast/Cast Stone
8 Enclosure/Interiors
Stud Back-up Systems/Drywall
Roofing/Sub-roof System
Carpet/Tile/Ceilings
Paint
Millwork/Casework/Lockers
Glass - Interior & Exterior
Equipment
Toilet Partitions/Accessories
Doors/Frames/Hardware
Rough Blocking
Steel Stairs/Misc. Metals/Railings
Elevator (South End Zone only)
9 Stadium Bleachers
13 Mechanical
Plumbing Lines & Fixtures
HVAC Piping
Ductwork
Equipment
Fire Protection
15 Electrical
General Power
Interior/Exterior Lighting
Grounding
Emergency Power Ductbank
Tele/Data (roughin & cabling)
Fire Alarm (roughin)
Audio/Visual & Sound (roughin)
Security & CCTV (roughin)
Lightning Protection (complete)
Broadcast Cabling (roughin)
Lighting Control (roughin)

BID PACKAGE 4: Pressbox/Suites Structure

(Drawings: 11/3/04 To Printer: 11/4/04 Issue: 11/9/04 Pre-Bid: 11/18/04
Bids: 12/7/04 Rec to BOR: 12/13/04 Award Date: 12/20/04)

Contract #

- 20 Press Box/Suites Structure
Demolition - Existing Pressbox/Suites
Caissons
Footings/Foundations/Grade Beams
Slab on Grade/SOMD
Steel Beams/Columns/Metal Deck
Precast Concrete Stadia
Steel Stairs

RFP's to be Issued

10 Scoreboards/Video Boards/Ad Panels
(Issue: 9/08/04 Pre-Bid: 9/16/04 Bids: 9/27/04
Rec to BOR: 10/8/04 Award Date: 11/4/04)

Scoreboard Video System
(Issue Date: TBD)

16 FF&E (entire project)
(Issue Date: TBD)

- Furniture
- Fixtures
- Equipment

Systems by Owner

BAS /Temperature Control Systems
Test & Balance

BID PACKAGE 5: Pressbox/Suites Completion/West Concourse/Site Work

(Drawings: 12/30/04 To Printer: 12/31/04 Issue: 1/10/05 Pre-Bid: 1/25/05
Bids: 2/8/05 Rec to BOR: 2/10/05 Award Date: 2/24/05)

Contract #

- 5 Signage/Graphics (entire project)
6 Site work
Site Demolition
Ductbanks (balance)
Finish Grading
Plaza Concrete
Curb & Gutter/Concrete Paving
Sidewalks/Special Surfaces
Landscape/Irrigation
Site Features (benches, fences, walls, signage, etc)
Site & Parking Lot Lighting
Gas Piping System
Parking Lot Storm System
11 Food Service Equipment (entire project)
12 Elevators
14 Low Voltage Systems (entire project)
Fire Alarm System
Audio/Visual & Sound Systems
Security & CCTV Systems
Broadcast Cabling & Terminations
Lighting Control System
Tele/Data Systems
21 Masonry - Interior/Exterior/Arch. Precast/Cast Stone
22 Enclosure
Glazing Systems
Metal Wall Panels/Scoreboard Enclosures
Roofing
Caulking
Window Washing System
23 Club/Suite Seats
24 Interiors
Selective Demolition
Fireproofing Structural Steel
Stud Back-up Systems/Drywall
Roofing/Sub-roof System
Carpet/Tile/Ceilings
Paint
Millwork/Casework
Equipment
Toilet Partitions/Accessories
Doors/Frames/Hardware
Rough Blocking
Misc. Metals/Railings
25 Mechanical
Gas Piping
Plumbing Lines & Fixtures
HVAC Piping
Ductwork
Equipment
Fire Protection
26 Electrical
General Power
Interior/Exterior Lighting
Grounding
Emergency Power/Generator
Tele/Data (roughin & cabling)
Fire Alarm (roughin)
Audio/Visual & Sound (roughin)
Security & CCTV (roughin)
Lightning Protection (complete)
Broadcast Cabling (roughin)
Lighting Control (roughin)

BID PACKAGE 6: East Concourse

(Drawings: 12/30/04 To Printer: 12/31/04 Issue: 1/10/05 Pre-Bid: 1/25/05
Bids: 2/8/05 Rec to BOR: 2/10/05 Award Date: 2/24/05)

Contract #

- 4 Waterproof Existing N, E & W Seating Areas (alternate)
Stadium Bleachers (East & West Stands - alternate)
17 Structure/Interiors
Selective Demolition
Footings/Foundations/Slabs
Masonry
Stud Back-up Systems/Drywall
Glass
Roofing/Sub-roof System
Carpet/Tile/Ceilings
Paint
Millwork/Casework
Equipment
Toilet Partitions/Accessories
Doors/Frames/Hardware
Rough Blocking
Structural Steel/Misc. Metals
18 Mechanical
Plumbing Lines & Fixtures
HVAC Piping
Ductwork
Equipment
Fire Protection
19 Electrical
General Power
Interior/Exterior Lighting
Grounding
Emergency Power
Tele/Data (roughin)
Fire Alarm (roughin)
Audio/Visual & Sound (roughin)
Security & CCTV (roughin)
Lightning Protection (complete)
Lighting Control (roughin)

Note: Current changes in bold.

MORTENSON