

AGENDA FOR THE SPECIAL MEETING OF THE  
UNIVERSITY OF ARKANSAS BOARD OF TRUSTEES  
WINTHROP ROCKEFELLER INSTITUTE  
9:00 A.M., JUNE 16, 2016

University of Arkansas, Fayetteville

1. Consideration of Request for Project Approval for the Donald W. Reynolds Razorback Stadium North End Zone Addition and Stadium Updates, UAF (Action)
2. Executive Session

June 13, 2016

TO THE MEMBERS OF THE BOARD OF TRUSTEES

Dear Trustees:

Chancellor Joseph E. Steinmetz, University of Arkansas, Fayetteville, is requesting final approval for the expansion and updates to the Donald W. Reynolds Razorback Stadium at the north end, including a north expansion, updates to existing areas, and a new Broyles Athletic Center.

In 2009, the Department of Athletics hired specialty consultants to develop a Facilities Master Plan for Razorback Athletics. Included in the master plan was a general concept and program for the expansion of Donald W. Reynolds Razorback Stadium at the north end.

In 2013, the Department of Athletics brought together a project team to further study the feasibility of a north end zone expansion, additional updates needed within the stadium, along with a market study for the demand of different types of seating and amenities at home football games. The project team has included Populous (architect), Polk Stanley Wilcox (architect), CSL (feasibility study), Legends (cost estimator and sales consultant), and Facilities Management.

At its January 2016 meeting, the Board of Trustees approved the University of Arkansas to move forward with the project team to complete the full design and cost estimate. In addition, approval was given for the department to begin soliciting commitments for capital contributions and sales of the new suites, loge boxes, and club seats.

This project is about the fans of Razorback football. The guiding force behind the project design and scope is the development of seating types and amenities that fans are asking for, as well as updating areas of the stadium that have not been touched since the last major stadium project more than 15 years ago. The experience of Arkansas fans is critical to keeping patrons coming to games and to maintaining the environment needed for a true home field advantage. In addition, updates will include improved flow of fans into and through the stadium, as well as enhancing their safety within the stadium.

A resolution is attached for your consideration. I recommend its approval.

Sincerely,



Donald R. Bobbitt  
President

Attachments

2404 North University Avenue / Little Rock, Arkansas 72207-3608 / 501-686-2505

## RESOLUTION

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ARKANSAS THAT the University of Arkansas, Fayetteville, is authorized to proceed with the expansion and updates to the Donald W. Reynolds Razorback Stadium at the north end located on the campus of the University of Arkansas, Fayetteville.

## ATTACHMENT A

### CAPITAL PROJECT PROPOSAL FORM

Campus—FAYETTEVILLE

Name of Proposed Facility—DONALD W. REYNOLDS

RAZORBACK STADIUM – NORTH END ZONE ADDITION AND STADIUM UPDATES

#### 1. Project Function

In 2009, the Department of Athletics hired specialty consultants to develop a Facilities Master Plan for Razorback Athletics. Included in the master plan was a general concept and program for the expansion of Donald W. Reynolds Razorback Stadium at the north end.

In 2013, the Department of Athletics brought together a project team to further study the feasibility of a north end zone expansion, additional updates needed within the stadium, along with a market study for the demand of different types of seating and amenities at home football games. The project team has included Populous (Architect), Polk Stanley Wilcox (Architect), CSL (Feasibility Study), Legends (Cost Estimator and Sales Consultant), and Facilities Management. The department committed to bring the project back to the Board of Trustees after the study was completed, and prior to moving forward with the project.

This project is about the fans of Razorback football. The guiding force behind the project design and scope is the development of seating types and amenities that fans are asking for, as well as updating areas of the stadium that have not been touched since the last major stadium project more than 15 years ago. The experience of Arkansas fans is critical to keeping patrons coming to games and to maintaining the environment needed for a true home field advantage. In addition, updates will include improved flow of fans into and through the stadium, as well as enhancing their safety within the stadium.

The scope of the project will include a north expansion, updates to existing areas, and a new Broyles Athletic Center:

- *North end zone.* The north addition will include new suites, loge boxes, club seats, and club areas. The east and west concourses will connect to allow flow of patrons around the stadium, as well as provide new concessions and restrooms. Additional and expanded entrances will improve patron flow. A new gameday locker room, training room, and pre/post game support rooms will be added for the football team.
- *Stadium updates.* New elevators will be installed at the northeast and northwest corners to service the existing east and west suites, club areas, and upper level seating, and existing suites, club areas, and concourses will be updated. A new video board will be added at the south end of the stadium. Security and safety systems will be enhanced.
- *Frank Broyles Athletic Center.* The Broyles Center will be affected by the larger north end zone project, and will be rebuilt in the new north end. The Broyles Center

will still house the administrative offices, along with space that can be used for ticketing, merchandise, and Razorback history and traditions.

## 2. Facility Location & Description

Donald W. Reynolds Razorback Stadium (DWRRS) is located on the Fayetteville campus. The facility was built in 1938, and expanded over the years to its current capacity of 72,000. The last expansion and renovation of the stadium occurred in 2000 with the addition of the south end zone and east side seats, suites, and club seats.

DWRRS currently has 134 suites. Suites vary in size, with most being 12, 18, or 24 seats. The suites on the west side of the stadium are the oldest, and the suites on the east and south sides were added with the 2000 expansion. Suites are currently sold-out on a season basis. There is demand for additional suites in the stadium.

DWRRS currently has 9,076 club seats in the stadium. The East Outdoor Club seats are the oldest and certain seats have obstructed views of the video board. There are limited amenities in the East Outdoor Club section. The East Indoor Club, South Outdoor Club, and South Indoor Club seats were added with the 2000 stadium expansion. Club seats are 98% sold on a season basis, with the only open seats being either scattered singles or seats with an obstructed view of the video board. All club areas have become congested on gamedays. There is demand for additional premium club seats and improved circulation in the club areas.

The Frank Broyles Athletic Center is located at the north end of DWRRS. The facility was renovated and expanded in 1994, and served as both administrative and football offices until 2013 when the football coaches and support staff relocated to the new Fred W. Smith Football Center. The Broyles Athletic Center currently serves as administrative offices. The locker room, team meeting rooms, training room, and turf area are used primarily during home games only.

The east side of DWRRS is the old location of the Bogle Academic Center. In 2015, the academic and student support services relocated to the new Jerry and Gene Jones Family Student Athlete Success Center. The space on the east side of DWRRS is currently vacant.

## 3. Total Project Cost

The Department of Athletics is working with Populous (Architect), Polk Stanley (Architect), Legends (Cost Estimator), CDI-Hunt (General Contractor), and Facilities Management to develop the final design, project scope and cost estimates. The total projected cost for this project is \$160 million. The full design of the project has not yet been completed, so this is simply a cost estimate. However, a contingency amount of \$19 million was factored into the estimate to cover additional scope or cost increases that develop during the final design and construction process.

#### 4. Parking Plan to Support New or Expanded Facility

There are a number of existing surface parking spaces in the area. The Department of Athletics is funding the cost of additional spaces in the general area to offset any existing parking that may be affected by this project.

#### 5. Source of Project Funds

This project will be funded entirely by athletic revenues, gifts, and bond proceeds from a future bond issue. Bonds will be amortized using athletic revenues generated from the stadium. No university funds, state funds, or student fees will be required to complete this project.

The new suites, loge boxes, and club seats in the north end zone will require both capital contributions and annual donation and ticket payments. The capital contributions will be used toward the cost of the stadium project, and the annual revenues will be used to amortize the debt. Additional capital and annual revenues will be generated from existing suite and club areas, concessions and catering contracts, multimedia rights contracts, and naming opportunities within the stadium.

The Athletic Department will be funding \$10M towards the design and pre-construction work being completed at this time. The Razorback Foundation has approved funding of \$10M of unrestricted reserves towards the stadium project. The Foundation also has received commitments of \$20M for new suites in the stadium. The Athletic Department will be requesting approval at a future meeting for a bond issue of \$120M, which will be amortized over a 20-year period entirely from Athletic revenues.

The Department of Athletics is requesting final approval from the Board of Trustees to move forward with the project team to complete the Donald W. Reynolds Razorback Stadium North End Zone Addition and Stadium Updates.

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#### Location Map

