



BT-650
FAU STADIUM
BOCA RATON CAMPUS

FEBRUARY 14, 2008
CIRCULATED FOR SIGNATURES
AMENDED SEPTEMBER 8, 2008



BT-650
FAU STADIUM
BOCA RATON CAMPUS

FLORIDA ATLANTIC UNIVERSITY
BOCA RATON, FLORIDA

PREPARED IN ACCORDANCE WITH
AVP POLICY AND PROCEDURE #2
PROGRAM DEVELOPMENT

FEBRUARY 14, 2008

AMENDED SEPTEMBER 8, 2008
(HIGHLIGHT INDICATES AMENDED PAGES)

SUBJECT	TAB
I. Title Sheet	1
II. TABLE OF CONTENTS	2
III. SIGNATURE SHEET	3
IV. INTRODUCTION	4
V. ACADEMIC PLAN	5
VI. SPACE NEEDS ASSESSMENT	6
VII. CONSISTENCY WITH ADOPTED CAMPUS MASTER PLAN	7
VIII. SITE ANALYSIS	8
IX. PROGRAM AREA	9
X. UTILITIES IMPACT ANALYSIS	10
XI. INFORMATION TECHNOLOGY AND COMMUNICATION RESOURCES REQUIREMENTS	11
XII. CODES AND STANDARDS	12
XIII. PROJECT SCHEDULE	13
XIV. PROGRAM FUNDS	14
XV. PROJECT SPACE AND BUDGET SUMMARY	15

APPENDIX

Computer Rendered Conceptual Architectural Images of FAU Stadium and Related Surroundings Completed to Assist in Fundraising.

Florida Atlantic University
FACILITIES PROGRAM

PREPARED BY:



Robert Richman, Director of Facilities Planning

REVIEWED AND APPROVED:

FACILITIES PLANNING:

This is to certify that this document has been reviewed for project schedule, budget and code requirements.



Robert Richman, Director

INFORMATION RESOURCE MANAGEMENT:

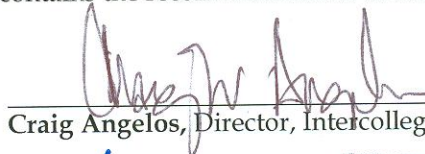
This is to certify that this document meets the requirements of Information Resource Management.



Jeffery Schilit, Associate Provost

PROGRAM COMMITTEE:

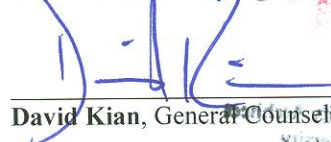
This is to certify that this document contains the recommendations of the Program Committee.



Craig Angelos, Director, Intercollegiate Athletics



Howard Schnellenberger, Director Football Operations/Head Coach



David Kian, General Counsel

RECEIVED

SEP 16 2008

Office of Facilities & Construction
Florida Atlantic University

DIVISION OF FINANCIAL AFFAIRS:

This is to certify that this document meets the requirements of the Division of Financial Affairs.



Kenneth Jessell, Vice President for Financial Affairs

DIVISION OF FACILITIES:

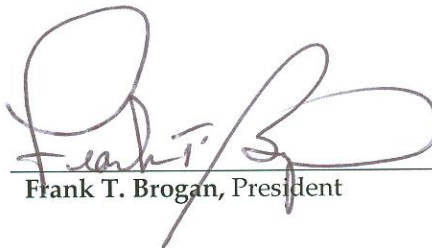
This is to certify that this document meets the intent of the University Architect's AVP Policy and Procedure #2 (Development of Facility Program) and is consistent with the latest approved Campus Master Plan.



Thomas Donaudy, University Architect &
Vice President for Facilities

FLORIDA ATLANTIC UNIVERSITY:

This is to certify that this document has been reviewed by the administrative leadership at Florida Atlantic University and that the material contained herein is forwarded with the President's approval and recommendation.



Frank T. Brogan, President

9/19/08
Date

A. PROJECT HISTORY AND GENERAL DESCRIPTION

This facility is a 30,000 seat football stadium to be built on FAU's Boca Raton Campus. The stadium shall be expandable to up to 65,000 seats. See the appendix of this program for early schematic studies showing stadium concepts for a 30,000 to 35,000 seat stadium, a 40,000 - 45,000 seat stadium and a 60,000 to 65,000 seat stadium. The field will be state-of-the-art. The selection of artificial turf vs. grass will be made during the early phases of design. The stadium building will comprise a press level with several press rooms, designed for radio and TV broadcasting; at least one level of up to 24 luxury suites, plus a presidential suite; a club level with catering kitchen, and a locker & training level. Concession booths and restrooms, designed to suit the capacity of the stadium, shall be provided. The stadium will include two scoreboards, one video board, and 4 light towers (min) which will meet nighttime broadcast TV standards.

B. DESIGN OBJECTIVES

The overall design objective for this project is to develop an athletic facility, and public campus spaces, which will provide an environment for students and faculty to enjoy and interact, in order to enhance their experience on the FAU Boca Raton Campus. The stadium complex shall promote a superior athletic experience and promote University spirit. The development of a first class football team, playing at home and on campus will be central to creating a more traditional college campus at FAU, and to recruiting new students and athletes from Florida as well as all 50 states.

1. OPENING DAY

The construction of the facility must be complete by early summer of 2010 and ready to play football to a sold out crowd on opening day in August 2010.

2. LANDSCAPING AND EXTERIOR LIGHTING

Landscaping and exterior lighting shall be incorporated into the design for function, aesthetics, security and safety. Lighting and security shall be furnished to safely connect the proposed building with the plaza areas and parking areas of the site.

2. WALKWAYS AND PEDESTRIAN TRAFFIC

The project shall include walkways and plazas, adequate for providing connections from this facility to other facilities, the core campus and parking areas in a way that is consistent with the master plan..

3. VEHICULAR TRAFFIC

Separation of vehicular and pedestrian traffic is of utmost importance. The safety of pedestrian circulation should be a first priority.

4. DESIGN FOR FUTURE EXPANSION AND RENOVATION

Within the program and budget constraints, the site and building will be designed (thru conceptual design phase) to allow for the expansion to 65,000 seats.

5. **CONTEXTUAL SITE AND BUILDING DESIGN**

Site and Building design shall emphasize the design of a total campus entity rather than the individual building. While each building is required to be designed as an appropriate response to its particular program, budget and site requirements, it must relate to the existing fabric of the campus.

6. **SUSTAINABLE DESIGN, GREEN ARCHITECTURE AND RECYCLING**

The University promotes environmental quality and resource conservation through sustainable design, green architecture and recycling in its planning and development. This project will be designed and built to the U. S. Green Building Council's LEED Silver standard or equivalent.

7. **CONNECTIVITY**

The design shall provide for the connectivity to essential voice data and life-safety reporting systems between the stadium and core campus facilities. Wireless connectivity within the buildings is required. See Section XI for more on Information / Communications Resources.

8. **PROJECT BUDGET**

The University expects the architect to develop design and contract documents which will be consistent with the established project budget. This obligation is mandatory. The architect shall work with the University's construction management consultant to prepare a cost breakdown at each stage of the project design. If these estimates exceed the budget at any stage, the architect will work with the university to modify the construction documents or the program to conform to the budget at no additional costs to the University. However, the design may not vary from the program nor may the program be modified without University approval.

C. **CONSTRUCTION DELIVERY METHOD**

The University anticipates the utilization of a construction manager for this project. The construction sequencing is critical to minimize disruption of campus services and the relocation of parking areas. Prior to the start of construction the CM shall provide a mobilization plan to the University, for its approval in regard to these issues.

The size of the project is sufficiently large and/or complex to require major emphasis on the qualification of the contractor in order to provide specific expertise in highly specialized cost estimating, value engineering, and scheduling during the design process, with continuity of construction management through both design and construction phases.

A. STATE UNIVERSITY SYSTEM OF FLORIDA MASTER PLAN

The proposed program for this project is consistent with the goals and objectives of the currently adopted FAU Boca Raton Campus Master Plan and with the proposed Master Plan update, currently being prepared.

B. ACADEMIC PROGRAM REVIEWS

Not Applicable

C. RECOMMENDATIONS OF THE REVIEW CONSULTANTS

Not Applicable

C. JUSTIFICATIONS

Not Applicable

.

A. FACILITY DEFICIENCIES

Currently, there is no such facility on campus for the FAU Owls to play in. The venue that has been used for the past several years will no longer be available to FAU. The location of the proposed stadium on campus will heighten the spirit of the entire student body, faculty and staff, and will promote FAU's transformation toward a more traditional campus.

B. ALTERNATIVE SOLUTIONS

Not Applicable

C. QUANTITATIVE ANALYSIS OF PROGRAM SPACES

Not Applicable

D. PROJECT AND SURVEY RECOMMENDATIONS

Not Applicable

A. THE ADOPTED CAMPUS MASTER PLAN

The proposed project is consistent with all elements of the Boca Raton Campus Master Plan prepared and adopted on November 6, 2001, pursuant to Section 1013.30, F. S. Currently, an amendment to the adopted master plan, has been prepared and has been reviewed by the state review agencies, per 1013.30. The proposed project is consistent with all elements of this proposed Boca Raton Campus Master Plan amendment.

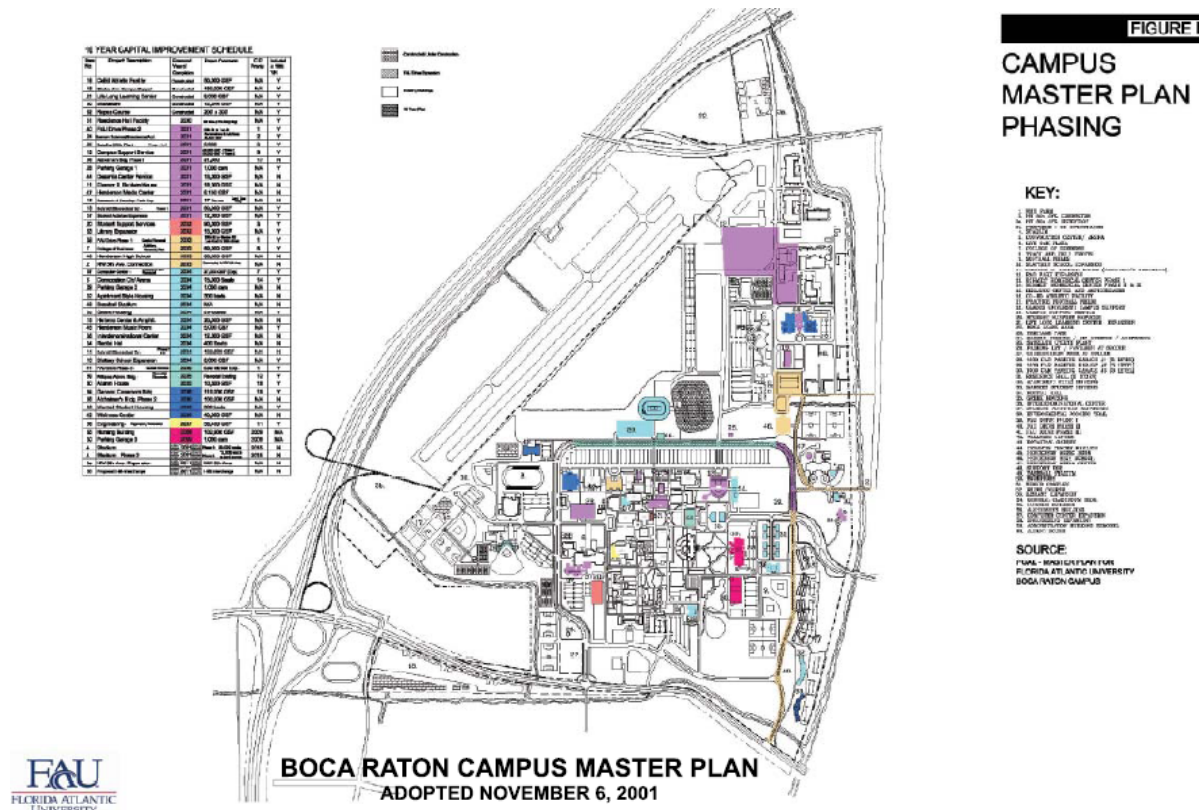




FIGURE MP.1

CAMPUS MASTER PLAN

LEGEND:

CREATOR NUMBER	PROJECT TITLE	PROJECT SIZE	ESTIMATED YEAR OF COMPLETION
1	PLANNING CONCEPTS	2,500,000	2007
2	PLANNING CONCEPTS	2,500,000	2007
3	PLANNING CONCEPTS	2,500,000	2007
4	PLANNING CONCEPTS	2,500,000	2007
5	PLANNING CONCEPTS	2,500,000	2007
6	PLANNING CONCEPTS	2,500,000	2007
7	PLANNING CONCEPTS	2,500,000	2007
8	PLANNING CONCEPTS	2,500,000	2007
9	PLANNING CONCEPTS	2,500,000	2007
10	PLANNING CONCEPTS	2,500,000	2007
11	PLANNING CONCEPTS	2,500,000	2007
12	PLANNING CONCEPTS	2,500,000	2007
13	PLANNING CONCEPTS	2,500,000	2007
14	PLANNING CONCEPTS	2,500,000	2007
15	PLANNING CONCEPTS	2,500,000	2007
16	PLANNING CONCEPTS	2,500,000	2007
17	PLANNING CONCEPTS	2,500,000	2007
18	PLANNING CONCEPTS	2,500,000	2007
19	PLANNING CONCEPTS	2,500,000	2007
20	PLANNING CONCEPTS	2,500,000	2007
21	PLANNING CONCEPTS	2,500,000	2007
22	PLANNING CONCEPTS	2,500,000	2007
23	PLANNING CONCEPTS	2,500,000	2007
24	PLANNING CONCEPTS	2,500,000	2007
25	PLANNING CONCEPTS	2,500,000	2007
26	PLANNING CONCEPTS	2,500,000	2007
27	PLANNING CONCEPTS	2,500,000	2007
28	PLANNING CONCEPTS	2,500,000	2007
29	PLANNING CONCEPTS	2,500,000	2007
30	PLANNING CONCEPTS	2,500,000	2007
31	PLANNING CONCEPTS	2,500,000	2007
32	PLANNING CONCEPTS	2,500,000	2007
33	PLANNING CONCEPTS	2,500,000	2007
34	PLANNING CONCEPTS	2,500,000	2007
35	PLANNING CONCEPTS	2,500,000	2007
36	PLANNING CONCEPTS	2,500,000	2007
37	PLANNING CONCEPTS	2,500,000	2007
38	PLANNING CONCEPTS	2,500,000	2007
39	PLANNING CONCEPTS	2,500,000	2007
40	PLANNING CONCEPTS	2,500,000	2007
41	PLANNING CONCEPTS	2,500,000	2007
42	PLANNING CONCEPTS	2,500,000	2007
43	PLANNING CONCEPTS	2,500,000	2007
44	PLANNING CONCEPTS	2,500,000	2007
45	PLANNING CONCEPTS	2,500,000	2007
46	PLANNING CONCEPTS	2,500,000	2007
47	PLANNING CONCEPTS	2,500,000	2007
48	PLANNING CONCEPTS	2,500,000	2007
49	PLANNING CONCEPTS	2,500,000	2007
50	PLANNING CONCEPTS	2,500,000	2007

SOURCE: FAU UNIVERSITY ARCHITECT

COMPREHENSIVE MASTER PLAN GOALS, OBJECTIVES, & POLICIES



DRAFT FEBRUARY 14, 2007
 550 1,100 2,200
 N

The Proposed Master Plan Amendment Currently Being Prepared

A. SITE CONDITIONS

1. SITE TOPOGRAPHY (CM-N-04.00-09/97 B.1)

The site is a level site, part of which is an existing green field, and part is an existing parking lot, formerly an US Air Force runway.

2. STORM DRAINAGE (CM-N-04.00-09/97 B.2)

The site will require permitting with the South Florida Water Management District (SFWMD) and the Lake Worth District. If required, the architect will be directed to provide attenuation strategy for storm water management on site. Refer to Section X, Utilities Impact Analysis for site maps and preliminary site storm water system.

3. VEHICULAR AND PEDESTRIAN CIRCULATION (CM-N-04.00-09/97 B.3)

Vehicular, pedestrian and service circulation to the site will require study by the selected design consultant. Parking spaces displaced by this facility shall be replaced by this project.

4. SITE VEGETATION (CM-N-04.00-09/97 B.4)

The university will adhere to its policy of replanting and replacing any trees or shrubbery that are removed or damaged due to new construction, and the architect shall recommend additional improvements in his design. It is expected that landscaping will play an important role in enhancing the structure as well as shielding any required service areas from view.

5. ARCHAEOLOGICAL HISTORY (CM-N-04.00-09/97 B.5)

There is no known archeological history on this site.

6. EXISTING UTILITY LOCATIONS (CM-N-04.00-09/97 B.6)

Refer to Section X, Utility Impact Analysis for utility maps and descriptions of proposed site utilities.

7. ARCHITECTURAL SIGNIFICANCE OF ADJACENT STRUCTURES (CM-N-04.00-09/97 B.7)

The building design is to compliment the existing scale and architectural vocabulary of the surrounding structures of the campus.

8. UNUSUAL SITE CONDITIONS (CM-N-04.00-09/97 B.8)

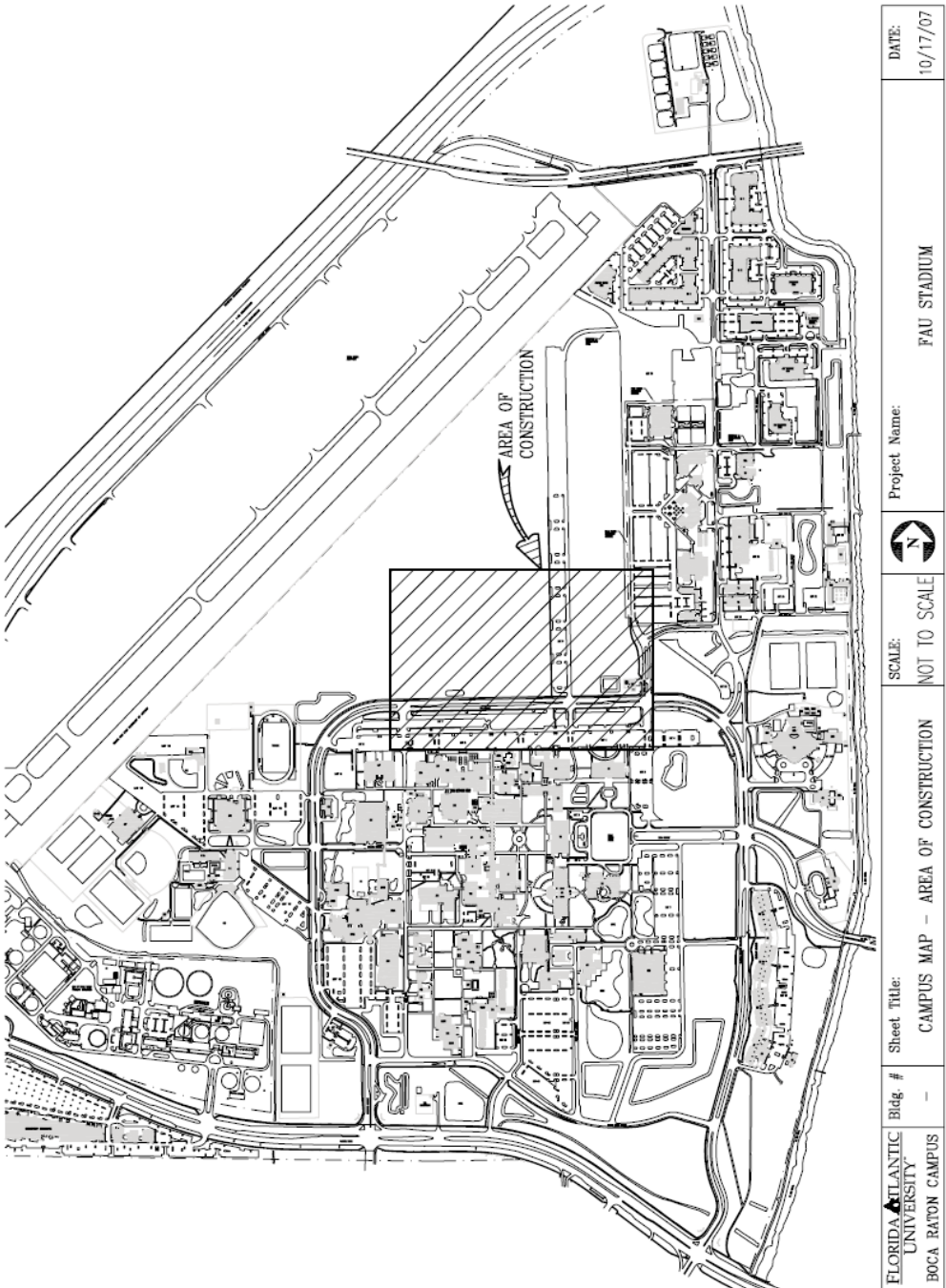
There are no known unusual site conditions.

9. DIRECTION OF PREVAILING WINDS (CM-N-04.00-09/97 B.9)

There is no University wide study of the prevailing wind patterns. Generally the wind patterns vary seasonally reflecting the global patterns associated with the summer tropic air currents from the southeast and winter arctic winds from northwest. More importantly, the Architect must study the effect of microclimate created by existing tree canopy and site conditions (in addition to the relationship to adjacent building exhaust, fresh air intake and vehicular traffic patterns) in siting the building and in designing for views and HAVC/MEP systems.

B. CAMPUS MAP & SITE MAPS

The following map of the Boca Raton Campus shows the general vicinity of the site for this project.



A. PROGRAM AREA TABLE

The following program is to be verified and expanded into great detail by the selected Design Team while working closely with designated FAU Facilities and Athletics personnel. The program is intended to provide for a completely functional facility. Accordingly, the design team shall provide for all that is reasonably inferred as needed for such a facility, even if not specifically indicated in this program.

Preliminary Program for FAU Stadium	Approximate Quantities		
Stadium Structure with 30,000 seats, expandable to 65,000 seats	30,000	Seats or Bench	
Support Building	Net area		Gross Area
Press/Suite/Club/Locker Building			
Suite Level (s) with 25 Luxury Suites (20 leaseable) with 16 seats each.			
Club Level with 1000 club seats; catering kitchen			
Locker Rooms for 2 teams (with toilet facilities)			
Concession Booths			
Restroom facilities for capacity of stadium seats			
Total estimated area of Support Building	56,667	Net x 1.5 Gross =	85,000

The gross area shown above is an estimate and may deviate when the detailed program is determined. It is the intent that the program conform to the available budget.

B. OTHER PROGRAM ISSUES

The following important issues are to be considered by the design team. Many requirements are repeated in more detail in the FAU Cost Containment Guidelines and Professional Services Guidelines which are available for viewing at <http://wise.fau.edu/facilities/uavp/>. The design team is encouraged to become familiar with these documents.

- 1) As the site is relatively flat, the building site shall be designed to assure positive drainage away from the building (s) and all paved pedestrian and vehicular areas. If any grass areas are to be provided for temporary parking they must be designed with equally positive drainage.
- 2) Telephone and data services shall be provided in accordance with the standards specified in Section XI of this program.
- 3) Provide meters, according to FAU standards and guidelines, for all utilities serving the building.
- 4) The building and paved site areas shall be completely accessible in strict accordance with the Americans with Disabilities Act and all other pertinent codes. This will be the sole responsibility of the design team.

- 5) Provide an emergency generator (with lockable screened fence or wall) for a minimum of all life safety functions. Additional capacity to be provided as directed by the University.
- 6) Provide lightning protection per University standards.
- 7) Energy efficient systems and lighting shall be used to the greatest extent possible, in accordance with University standards.
- 8) Provide for screened trash storage area for recycling, etc.
- 9) Provide for the covered outdoor storage and charging of up to 12 golf carts.
- 10) Provide card readers at major entrances. Provide conduit and J-boxes, as required to all exterior doors for monitoring door status and automatic locking from a central police location.
- 11) Provide conduit for voice and data connectivity to the existing campus backbone. See Section XI for data and communications requirements.
- 12) Provide for connectivity to the existing campus energy management system and life safety systems.
- 13) The building shall have 100% sprinkler protection.
- 14) Provide surge protection for the entire building.
- 15) Provide wireless capability for the entire building and all outdoor activity areas, including plazas.
- 16) Provide site design which will successfully interface the proposed facility into the existing fabric of the local campus site and parking areas and which will that maintain a working and safe site in terms of vehicular and pedestrian movement.
- 17) Existing on-grade parking that is displaced by the location of the facility shall be replaced as part of this project. The actual location of these on-grade spaces shall be determined by the University.
- 18) All of the above considerations are to be provided for and included in the selected AE's design fee proposal.

A. UTILITIES IMPACT ANALYSIS

The following analysis of site utilities and discussion of utility capacities, sizes and connection points is for early estimating purposes only and should not be relied upon by the design professional as direction. It is the responsibility of the design professionals to research all existing conditions and to make recommendations based on the requirements of the project, future considerations, existing capacities, sizes and the location of all utilities.

1. CHILLED WATER: (SUS CM-N-04.00-09/97 A)

The AE shall determine the requirements of the chilled water and determine the best solution to providing it to the facility. The team shall study such alternatives as providing free standing dedicated chillers, to assessing the capacity of the nearby satellite chiller plant, running a line to that chiller plant and adding capacity to that chiller plant. The team shall assess the intermittent usage of the Stadium Facility and determine the most cost effective method of providing air conditioning to those areas that will require it.

2. HOT WATER: (SUS CM-N-04.00-09/97 B)

The AE shall determine the requirements for heating and domestic hot water, to be provided with local gas or electric fired boilers.

3. ELECTRICAL: (SUS CM-N-04.00-09/97 C)

The AE shall determine the total electrical load required and the appropriate feeders to tie into.

4. POTABLE WATER: (SUS CM-N-04.00-09/97 D)

This project will tap off the nearest existing water line. Typical water pressure on Campus is 60 psi at fire hydrants. The domestic water will have double, parallel BFP assemblies. Include an EMON compatible water meter, Invensys or equal.

5. SANITARY: (SUS CM-N-04.00-09/97 D)

The AE shall determine the number of fixtures required, determine the nearest sanitary lines and verify their capacity.

6. IRRIGATION: (SUS CM-N-04.00-09/97 E)

Tie into the existing reclaim water system to irrigate all landscaped areas. Provide new timers as required.

7. STORM WATER MANAGEMENT:

Tie into existing stormwater system. Provide retention ponds or detention as required. The AE shall submit plans to SFWMD and Lake Worth Drainage District for Permitting. The consultant will request the operational permit, after construction.

8. NATURAL GAS:

If required, tie into the nearest known gas line.

9. TELECOMMUNICATIONS:

Tie into the nearest telecom manhole. Confirm plans with the FAU IRM Department. Internal wiring for telecommunication is to be completed by Telecommunication Sub-contractor through FAU. All required internal cable trays, conduits and duct banks shall be designed by the AE and provided by the construction manager.

10. FIRE ALARM SYSTEM:

A complete fire alarm system including ADA requirements, compatible with existing campus systems shall be installed. Provisions shall include an automatic dialer directly to the Campus Police.

11. ENERGY MANAGEMENT CONTROL SYSTEM:

A complete EMS will be installed, with connections to the existing front end system, located in the Central Utility Plant.

12. SITE LIGHTING:

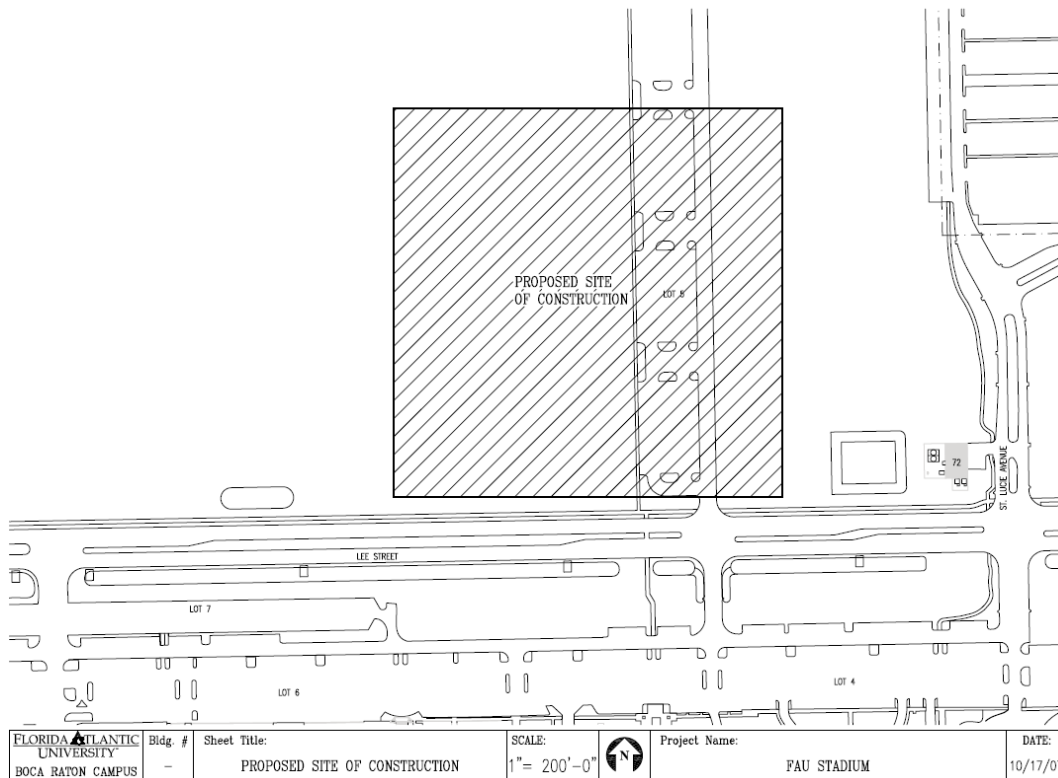
Walkway and site lighting fixtures complying with the campus standards and FAU guidelines for foot-candle levels will be installed, as required by the building footprint.

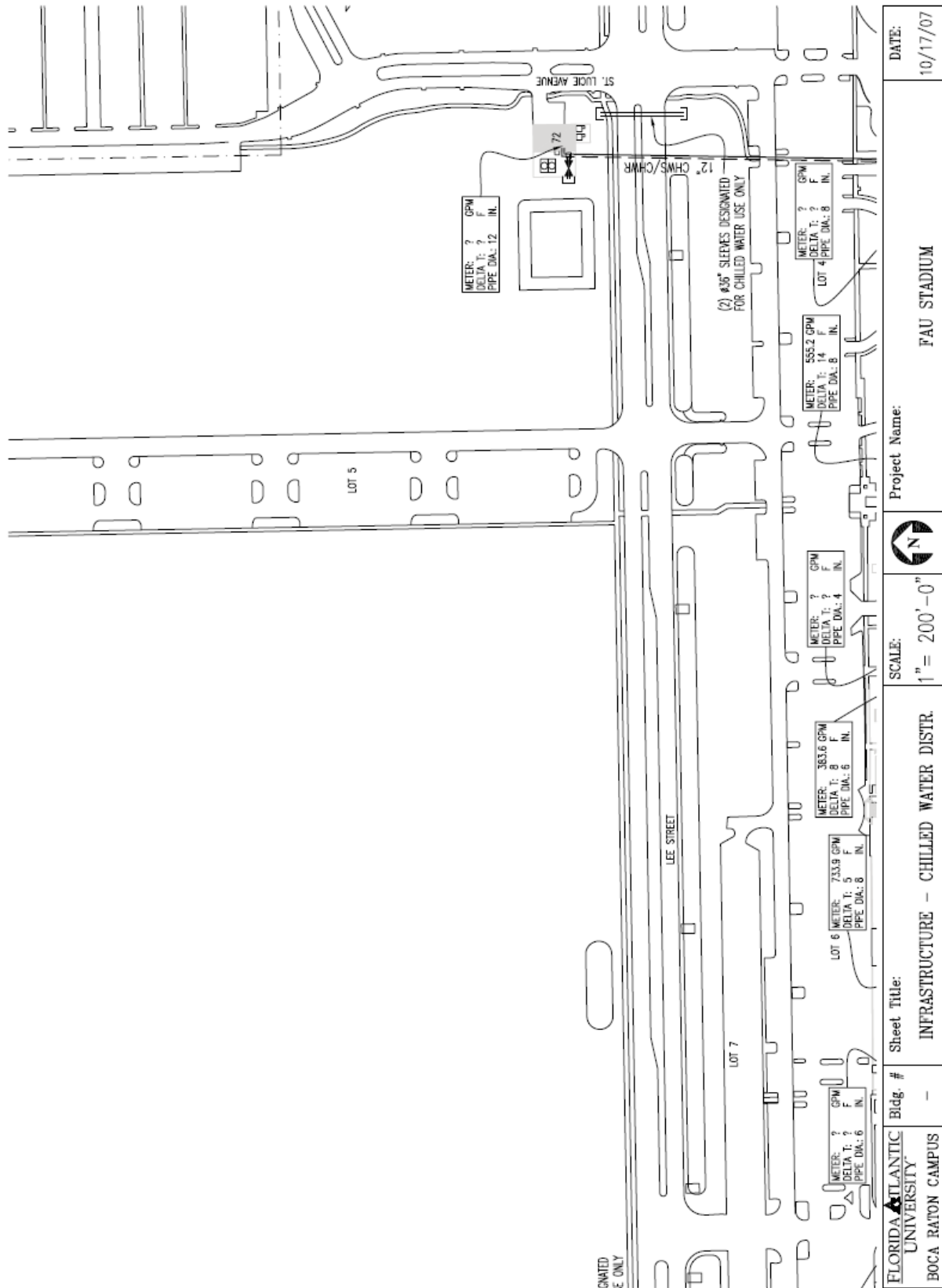
13. SURFACE IMPROVEMENTS:

Walkways and landscape will be reconfigured, as required, to provide access through the site, and promote quality outdoor space.

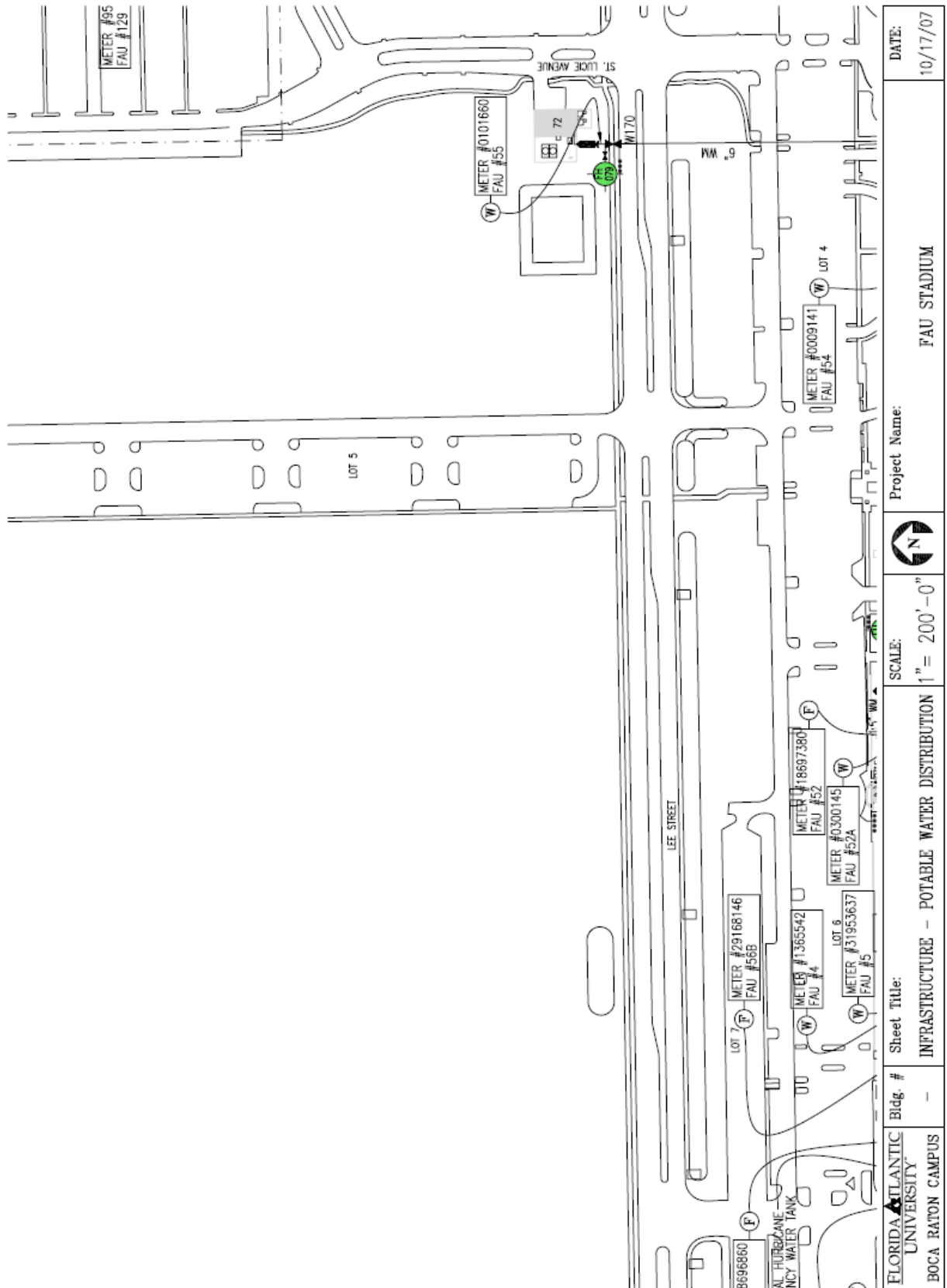
B. INFRASTRUCTURE MAPS

The following campus infrastructure maps show an estimation of the available utilities and conditions for the sites that are being examined. The information shown is meant for general information purposes only and is not to be used by the consultants or contractors in the actual design or construction of the proposed facility. All utilities and information shown are to be field verified by the AE and CM team prior to design and construction. The drawings are not to scale.

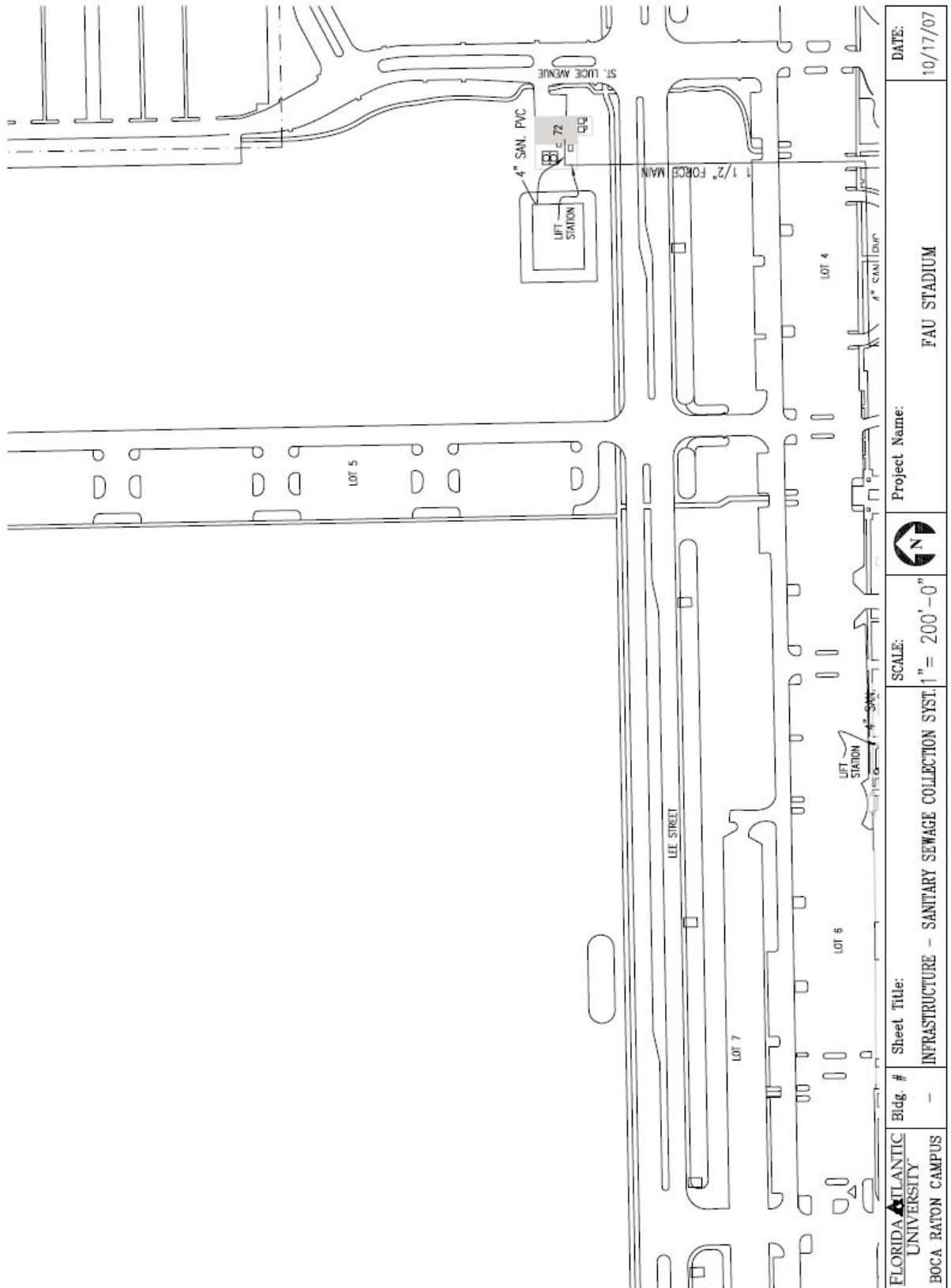




FAU STADIUM

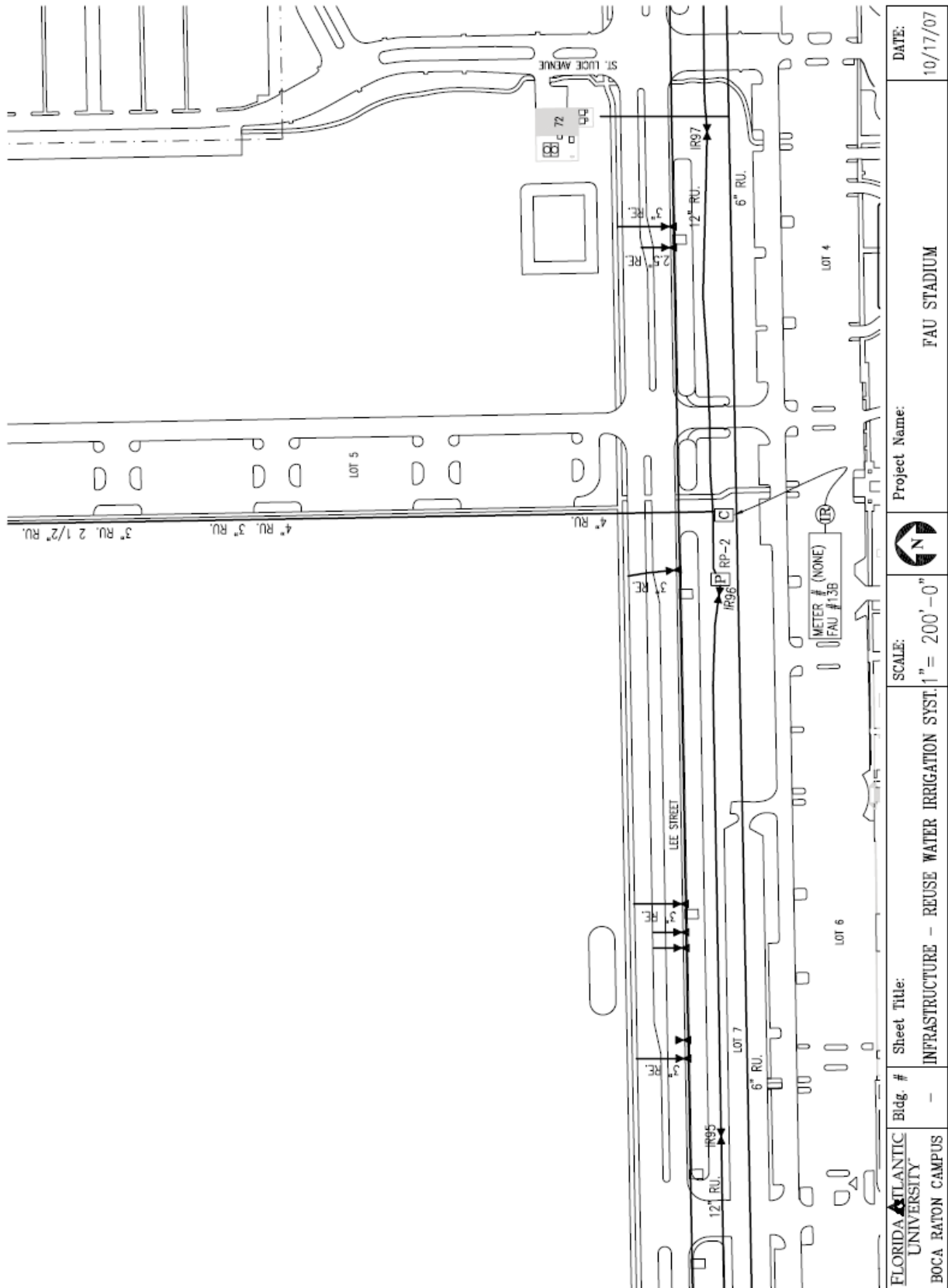


FAU STADIUM

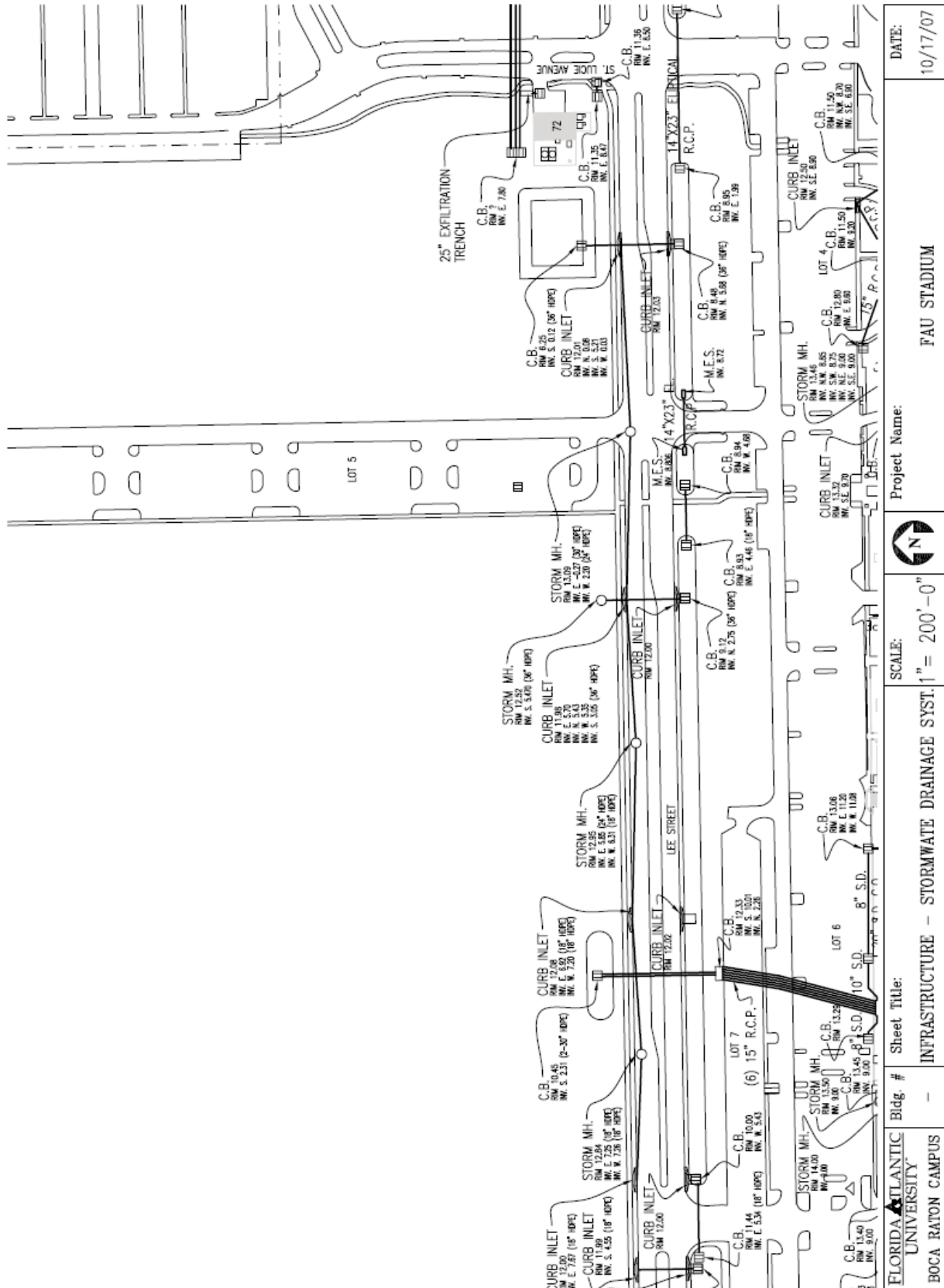


FLORIDA ATLANTIC UNIVERSITY BOCA RATON CAMPUS	Bldg. # -	Sheet Title: INFRASTRUCTURE - SANITARY SEWAGE COLLECTION SYST.	SCALE: 1" = 200' - 0"		Project Name: FAU STADIUM	DATE: 10/17/07
--	-----------	---	--------------------------	---	------------------------------	-------------------

FAU STADIUM

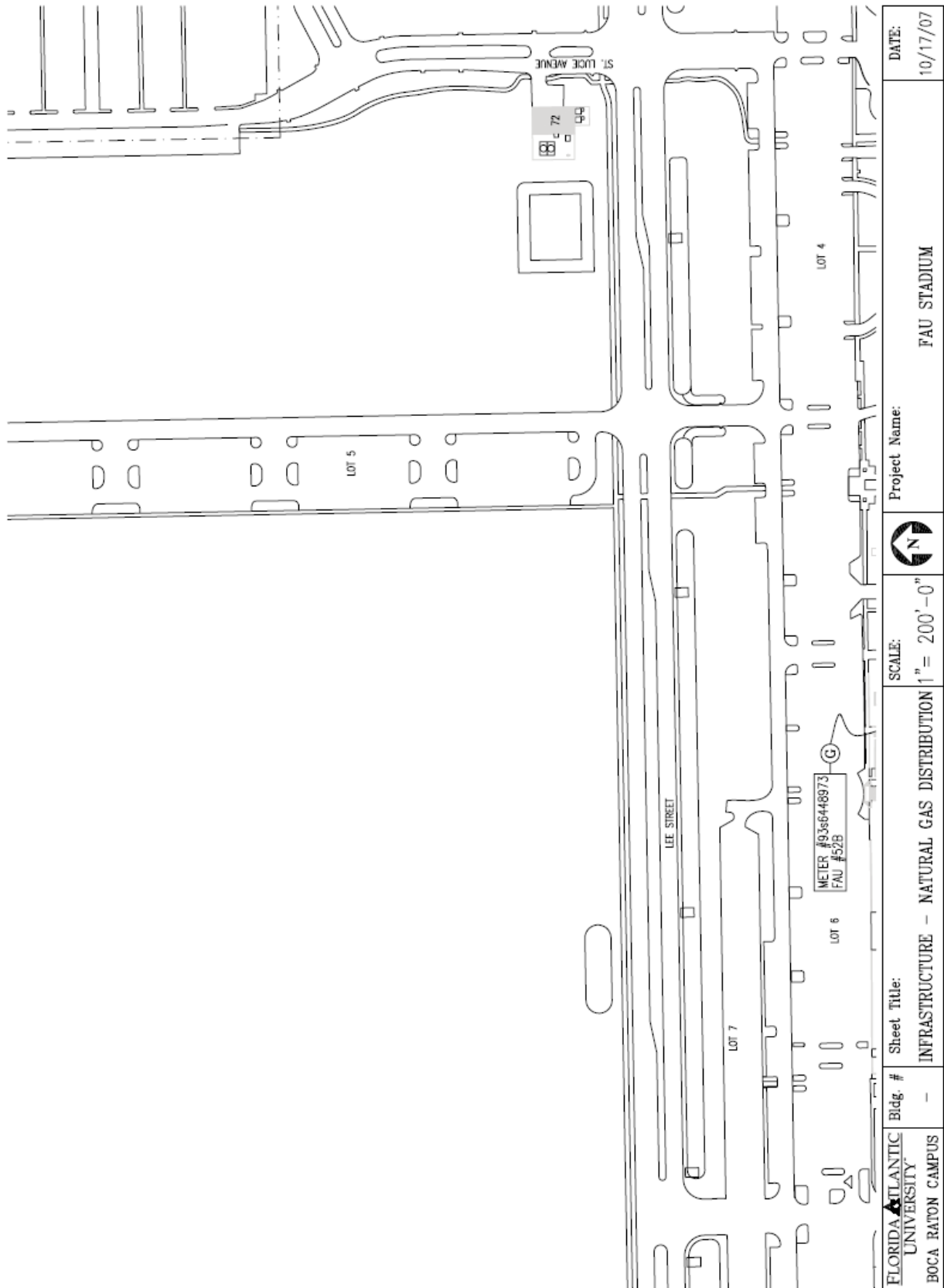


FLORIDA ATLANTIC UNIVERSITY BOCA RATON CAMPUS	Bldg. # -	Sheet Title: INFRASTRUCTURE - REUSE WATER IRRIGATION SYST.	SCALE: 1" = 200'-0"		Project Name: FAU STADIUM	DATE: 10/17/07
---	--------------	---	------------------------	--	------------------------------	-------------------

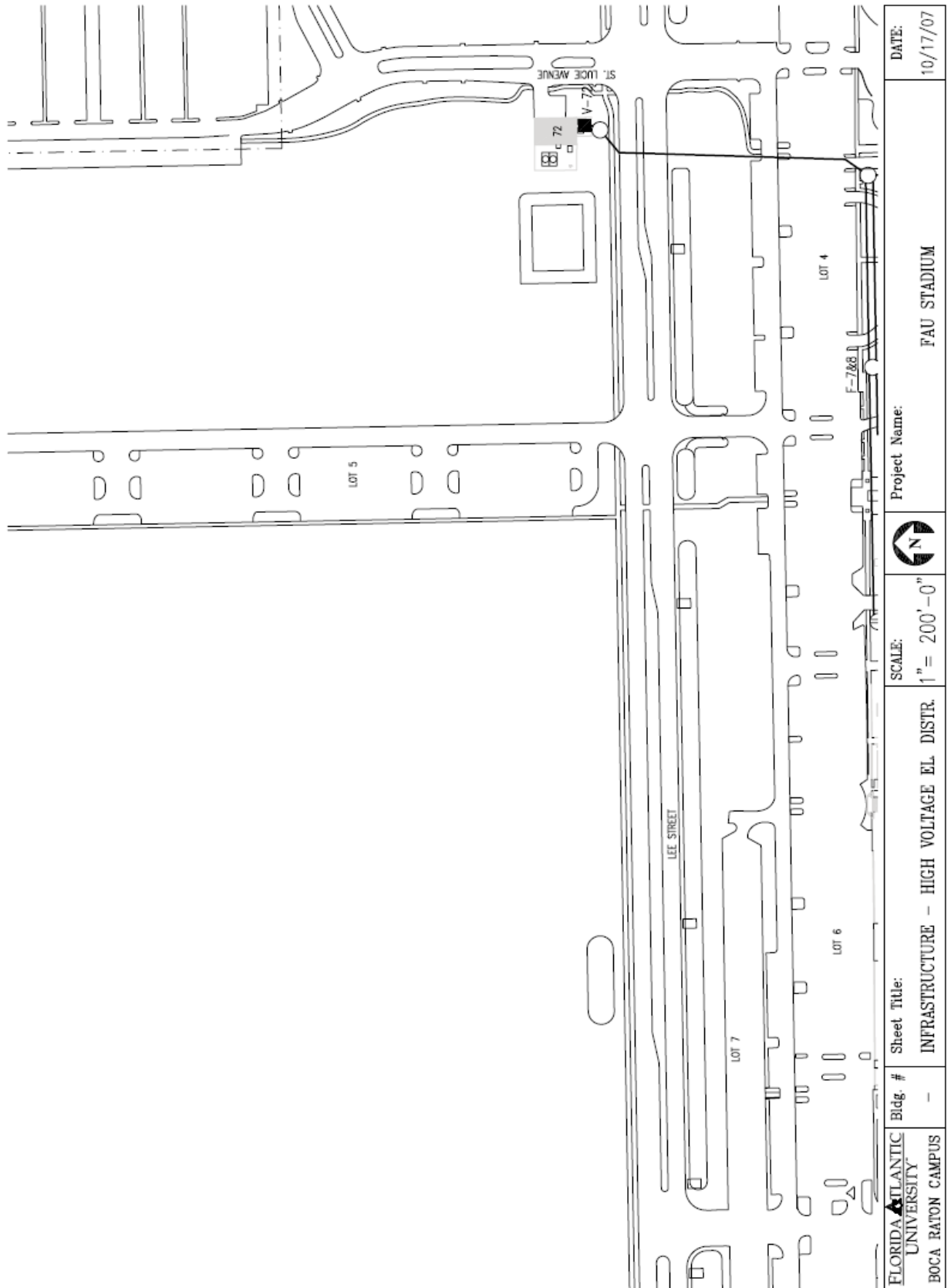


FLORIDA ATLANTIC UNIVERSITY BOCA RATON CAMPUS	Sheet #	Scale:	Project Name:	DATE:
-		1" = 200'-0"	FAU STADIUM	10/17/07

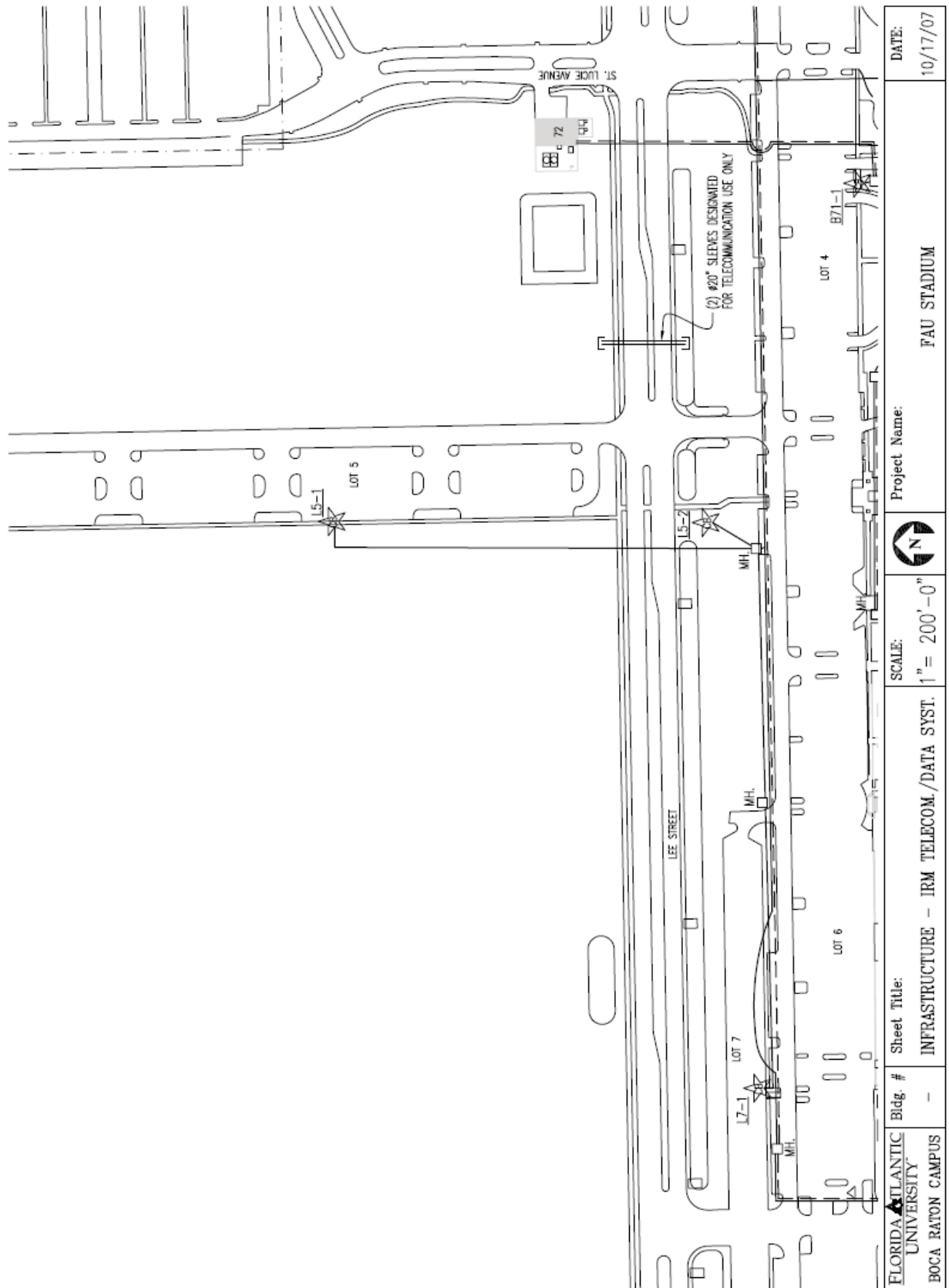
FAU STADIUM



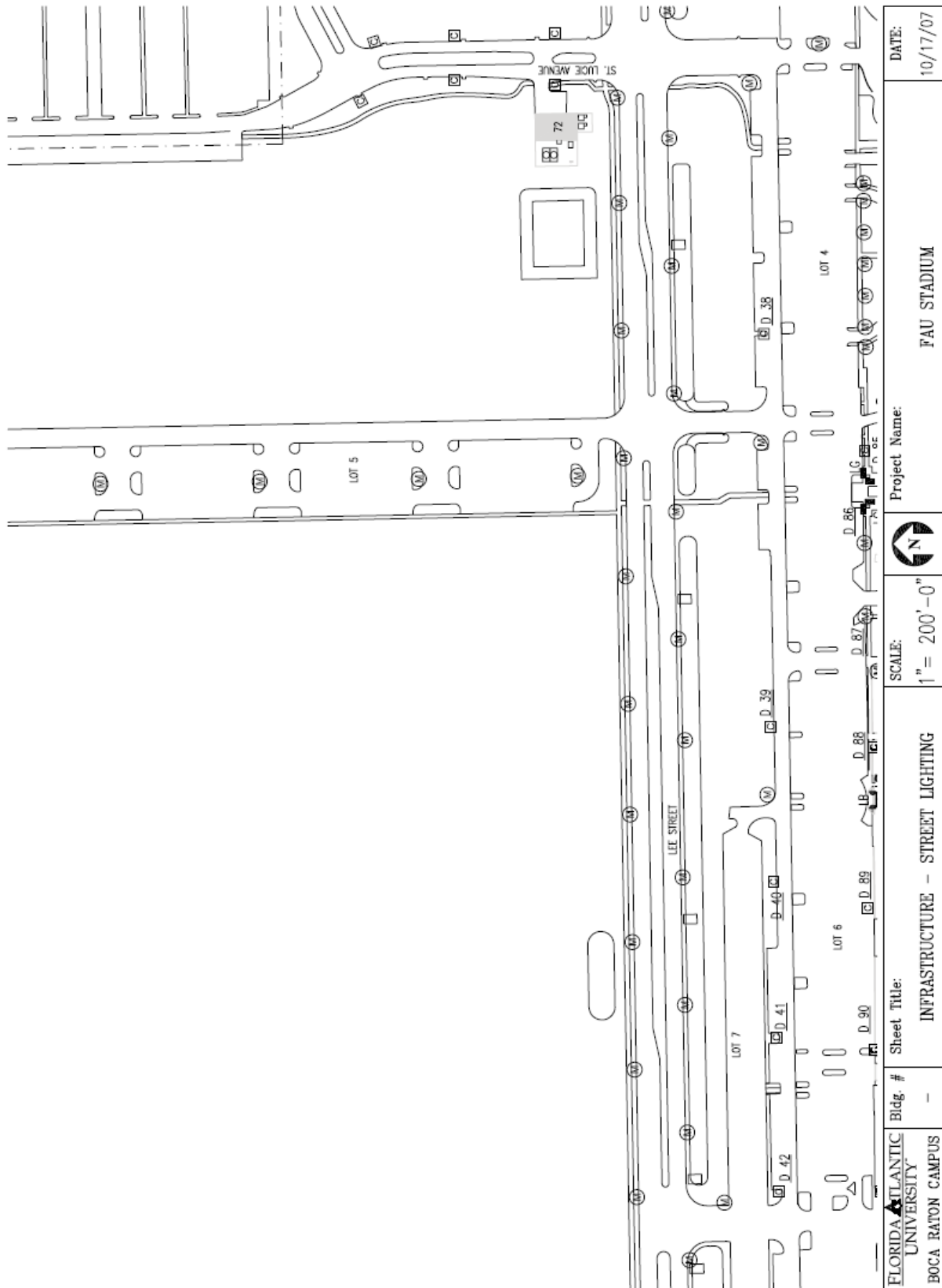
FAU STADIUM




FAU STADIUM



FAU STADIUM



FLORIDA ATLANTIC UNIVERSITY BOCA RATON CAMPUS	Bldg. # -	Sheet Title: INFRASTRUCTURE - STREET LIGHTING	SCALE: 1" = 200'-0"		Project Name: FAU STADIUM	DATE: 10/17/07
---	--------------	--	------------------------	---	------------------------------	-------------------

A. UNIVERSITY INFORMATION / COMMUNICATION STANDARD

All voice and data systems shall comply with Florida Atlantic University's most current specifications for Information Resources Management Communication Infrastructure Specification effective on the date of the Architect/Engineer contract execution. The complete specification is located on the web at:

<http://wise.fau.edu/irm/ts/cblspecs.htm>.

The requirements of the University information/communications standards will be strictly enforced for the design and construction of the proposed facility.

B. UNIVERSITY INFORMATION RESOURCE MANAGER CERTIFICATION

By signature (on the signature page of this facilities program) the University Information Resource Manager certifies that a review of the University information/communication standards has been completed; and that the facilities program is developed in conformance with the Florida Atlantic University Information/Communication Standards in accordance with the Section 282, F.S.

Please see Paragraph C for IRM cost implications on next page.

C. OUTLINE OF COMMUNICATIONS AND IRM REQUIREMENTS

The following is a draft list of the potential stadium applications and services that will be dependent upon IRM infrastructure and/or equipment. The cost of these applications is yet to be fully developed, but an early estimate from FAU's IRM department, based on input from other colleges, is \$4.5 million. This figure is carried in the budget in Section XIV and XV and is subject to verification by the design team upon the start of the project. The selected team shall verify the scope and cost of the required or desired IRM applications and make recommendations to reduce the estimated \$4.5 figure, in order to apply the saved funds to the construction of the stadium.

Stadium/IRM Applications (Compiled October 2007)

MEDIA/BROADCASTING

Press Box
TV Broadcasting
Sky Cams
Satellite hook ups in service area for broadcasting with feeds back to press box
Cable TV in suites and through out building
Speaker System - full coverage

WIRELESS COMMUNICATION

WiFi - all indoor areas as well as all outdoor activity areas
Cell phone signal boosters/antennae

TRADITIONAL VOICE AND DATA CONNECTIVITY

Throughout complex as per construction documents
Elevators
Ticket Booth
Retail/concession/food spaces
ATM
Emergency phones (parking lots and internal)
Coin phones? (generally not recommended)

SECURITY

Cameras
Security lock down system
Card Readers at major entrances
Badge readers for IRM locations

MISC

Scoreboard feed
Tickers for sponsors
Conduit for future 10,000 seating
Energy Management Control System (sensors?)

A. CODES AND STANDARDS

The following editions of Codes and Standards (and associated review & permitting process), and University standards, where applicable, shall be followed for the design and construction of the proposed facility. Building codes which are approved at the time of building permit application shall be used for the project.

		<i>DESCRIPTION</i>
Year		Building Codes
1.	2004	Florida Building Code, Building
2.	2004	Florida Building Code, Mechanical
3.	2004	Florida Building Code, Fuel Gas
4.	2004	Florida Building Code, Plumbing
5.	2004	Florida building Code, Test Protocols for High Velocity Hurricane zones
		Section 4A-3.012 Standard of the National Fire Protection Association (Most commonly used Codes and Standards)
Standard	Year	Title
1	2004	Fire Prevention Code
10	2002	Standard for Portable Fire Extinguishers
13	2002	Standard for the Installation of Sprinkler Systems
13R	2002	Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and including four stories in Height
14	2003	Standard for the Installation of Standpipe and Hose systems, except 2-7 Shall be omitted
20	2003	Standard for the Installation of Centrifugal Fire Pumps
24	2002	Standard for the Installation of Private Fire Service Mains and Their Appurtenances
25	2002	Standard for the Inspection, Testing & Maintenance of Water Based Fire Protection Systems
30	2003	Flammable and Combustible Liquids Code
45	2004	Standard on Fire Protection for Laboratories Using Chemicals
70	2005	National Electrical Code
72	2002	National Fire Alarm Code
90A	2002	Standard for the installation of Air Conditioning and Ventilating Systems
96	2004	Standard for Ventilation Control and Fire Prevention of Commercial Cooking Operations
101	2003	Life Safety Code
3.13.3		State Fire Marshal Requirements for review shall comply with PSG, Exhibit 5; (all inspections, reviews and permitting for University projects shall be coordinated through the University BCA Office)
3.13.4-5		Required Permits All Building permits are to be issued by the Building Code Official at FAU Facilities Planning, prior to the start of construction.
3.13.5.2		Department of Business and Professional Regulation, Division of Hotel and restaurants, Bureau of Elevator Inspection for elevator inspections and permit, Department of Health
3.13.5.4		Department of Environmental Protection (DEP), area Branch and NPDES Permits
3.13.5.5		Local Water Management District permit
		Florida Atlantic University Standards
		Florida Atlantic University Cost Containment Guidelines
		FAU Professional Services Guide and Project Manual
		All special requirements as identified in the pre-design conference meeting(s) with the various University agencies (the A/E consultant(s) shall record in meeting minutes).
		Miscellaneous Statutes
		Ratio of facilities for men and women public restrooms of Section 553.14 of Florida Statutes

Note: All reference to codes shall mean the latest editions adopted through legislation for use in state owned/leased buildings as described in the Florida Statutes sections 471, 481 and 553s

CONSTRUCTION MANAGEMENT PROJECT DELIVERY METHOD The University preference is the CM process with a GMP submittal at the conclusion of design phase adequate for obtaining a GMP. The preliminary schedule below reflects a normal single phase project approach. Any other project approach would require adjustments to this schedule.

Project: FAU STADIUM

CONSTRUCTION MANAGEMENT PROJECT DELIVERY METHOD				
GOALS AND MILESTONES	DURATION	START DATE	END DATE	
DESIGN PHASE	39 weeks	08-Sep-2008	07-Jun-2009	CM Deliverable Due Date
Programming/Master Planning	3 weeks	08-Sep-2008	01-Oct-2008	
University review & approval to proceed	1 weeks	01-Oct-2008	08-Oct-2008	
Conceptual Design	4 weeks	08-Oct-2008	08-Nov-2008	
University review & approval to proceed	1 weeks	08-Nov-2008	15-Nov-2008	15-Nov-2008
Advanced Schematic Design	4 weeks	15-Nov-2008	15-Dec-2008	
University review & approval to proceed	1 weeks	15-Dec-2008	22-Dec-2008	22-Dec-2008
Design Development	4 weeks	22-Dec-2008	22-Jan-2009	
University review & approval to proceed	1 weeks	22-Jan-2009	29-Jan-2009	29-Jan-2009
33% Construction Documents	4 weeks	29-Jan-2009	01-Mar-2009	
University review & approval to proceed	1 weeks	01-Mar-2009	08-Mar-2009	06-Mar-2009
66% Construction Documents	4 weeks	08-Mar-2009	05-Apr-2009	
University review & approval to proceed	1 weeks	05-Apr-2009	12-Apr-2009	12-Apr-2009
100% Construction Documents	4 weeks	12-Apr-2009	10-May-2009	
University review & approval to proceed	3 weeks	10-May-2009	31-May-2009	
Prepare and Submit GMP	3 weeks	10-May-2009	31-May-2009	31-May-2009
State Fire Marshall Submittal / SFWMD	4 weeks	10-May-2009	07-Jun-2009	
GMP Review & Negotiations	2 weeks	31-May-2009	14-Jun-2009	
CONSTRUCTION PHASE	60 weeks	14-Jun-2009	08-Aug-2010	
Notice to Proceed / Mobilization	1 weeks	14-Jun-2009	21-Jun-2009	
Construction	58 weeks	21-Jun-2009	01-Aug-2010	Total const. time 15 mo.
Substantial Completion	1 weeks	01-Aug-2010	08-Aug-2010	
Final Completion		08-Aug-2010		
Total	100 weeks	08-Sep-2008	08-Aug-2010	

A. ESTIMATED FUNDING

CURRENT FUNDING	20,000 SEATS	30,000 SEATS
Bond Funding	\$52,000,000.00	\$ 62,000,000.00
TOTAL PROJECT FUND	\$52,000,000.00	\$ 62,000,000.00

C. ESTIMATED BUDGET SUMMARY

		20,000 Seats	30,000 Seats
1	Construction Costs	Total \$\$	Total \$\$
a.	Construction Costs	\$42,000,000	\$50,000,000
b.	Additional/Extraordinary Construction Costs	\$2,000,000	\$2,000,000
c.	Inflation Escalation	\$0	\$0
	Sub Total Construction Costs	\$44,000,000	\$52,000,000
2	Other Project Costs		
a.	Land/existing facility acquisition/Relocations	\$0	\$0
b.	Professional Fees	\$3,600,000	\$3,600,000
c.	Fire Marshal Fees	\$110,000	\$130,000
d.	Inspection Services	\$300,000	\$300,000
e.	Insurance Consultant	\$0	\$0
f.	Surveys and Tests	\$20,000	\$20,000
g.	Permit/Impact/Environmental Fees	\$5,000	\$5,000
h.	Art Work	\$0	\$0
i.	Movable Furnishings & Equipment	\$2,150,000	\$2,150,000
j.	IRM Costs	\$905,000	\$905,000
j.	Project Contingencies	\$910,000	\$2,890,000
l.	Campus Infrastructure	\$0	\$0
	Sub Total Other Project Costs	\$8,000,000	\$10,000,000
	TOTAL PROJECT BUDGET	\$52,000,000	\$62,000,000

Note j: IRM scope and costs are to be verified during the conceptual design phase.

PROJECT SPACE AND BUDGET SUMMARY (Reference: SUS CM-N-04.00-09/97, Attachment 3)

20,000 SEAT STADIUM

SPACE SUMMATION (from Section IX of Facilities Program)

Program Space Type (New Construction)	NASF	Factor	GSF	\$ / GSF	Costs in \$
Club, Press, Vending, Locker Rm. Tower	56,667	1.5	85,000		
High Performance Synthetic Turf Field					
20,000 Seat Stadium incl Vending & Restrooms					
Subtotal Building Construction (SUS)	56,667	1.50	85,000		\$42,000,000.00

1 CONSTRUCTION COSTS (Reference: SUS CM-D-38.00-09/97, Attachment 1-B)

a. Building Construction Cost					Costs in \$
New Construction Cost (from above)					\$42,000,000.00
Upgrade finishes in public areas	-	GSF		\$10.00	\$0.00
Esc Factor over SUS Allowance to Present Costs	0%	Allowance		\$0.00	\$0.00
Recent Storm Related Escalation Costs	0%	Allowance		\$0.00	\$0.00
Building Demolition	-				\$0.00
Sub-Total Building Construction Costs (today's \$\$)					\$42,000,000.00
b. Additional/Extraordinary Construction Cost		Units		Unit Cost	
Environmental Impacts Mitigation	Included in Add/Extra Construction Cost Below				
Site Preparation/Demolition	Included in Add/Extra Construction Cost Below				
Landscape/Irrigation	Included in Add/Extra Construction Cost Below				
Asbestos/Lead Abatement (Demo & Renovation)	Included in Add/Extra Construction Cost Below				
Plazas/Walks/Bikepaths	Included in Add/Extra Construction Cost Below				
Roadway Improvements	Included in Add/Extra Construction Cost Below				
Parking Replacement (on-grade)	Included in Add/Extra Construction Cost Below				
Electrical Services	Included in Add/Extra Construction Cost Below				
Water Distribution	Included in Add/Extra Construction Cost Below				
Drinking Water Coolers	Included in Add/Extra Construction Cost Below				
Sanitary Sewer System	Included in Add/Extra Construction Cost Below				
Chilled Water System	Included in Add/Extra Construction Cost Below				
Storm Water System	Included in Add/Extra Construction Cost Below				
Telecomm Trench and conc encased conduits	Included in Add/Extra Construction Cost Below				
Estimated Site Development Casts	Included in Add/Extra Construction Cost Below				
Sub-Total Add/Extra Construction Costs				Round to 100	\$2,000,000.00
TOTAL CONSTRUCTION COSTS - BUILDINGS and SITE DEVELOPMENT					\$44,000,000.00
Inflation Adjustment					\$0.00
TOTAL CONSTRUCTION BUDGET					\$44,000,000.00

Please see next page for Other Project Costs.

2 **OTHER PROJECT COSTS** Add or delete following items as required.

a. Land/Existing Facility Acquisition/Relocation				\$0.00	
Subtotal Land/Existing Facility Acquisition/Relocation					\$0.00
b. Professional Fees					
A/E Fees (Curve E: Less Average)	7.50	%		\$3,300,000.00	
Civil & Engineering Fee (10% of A/E Fee)	Included in A/E Fees above				
Landscape Design Fee (5% of A/E fee)	Included in A/E Fees above				
Building Commissioning (T&B)	Included in Owner's Contingency				
Site master planning	Included in A/E Fees above				
C/M Pre-Construction Services Fee	0.68	%		\$ 300,000.00	
Sub-Total Professional Fees					\$ 3,600,000.00
c. State Fire Marshal Review and Inspection	0.25	%		\$110,000.00	\$110,000.00
d. Inspection Services					
Roofing Inspection	1	Allowance		\$10,000.00	
Threshold Inspection	1	Allowance		\$30,000.00	
Code Compliance Inspection (weekly)				\$225,000.00	
Plan Review (Code Compliance Inspection)				\$35,000.00	
Sub-Total Inspection Services					\$300,000.00
e. Risk Management / Insurance Consultant					\$0.00
f. Surveys & Tests					
Topographical/Site Survey	1	Allowance		\$10,000.00	
Geotechnical Testing	1	Allowance		\$10,000.00	
Indoor Air Quality	0	Allowance		\$10,000.00	\$0.00
Sub-Total Surveys & Tests					\$20,000.00
g. Permit/Impact/Environmental Fees					
Environmental (SFWM)	1	Allowance		\$5,000.00	
Sub-Total Permits/Impact Fees					\$5,000.00
h. Art in State Building (Section 255.043, F.S.)					\$0.00
i. Movable Furniture & Equipment					
FFE (includes Card Access)	4.1%			\$2,150,000.00	
Subtotal Moveable Furniture & Equipment (FFE)					\$2,150,000.00
j. IRM & Costs - See Section XI for more detail					
IRM Estimated Costs	1	Allowance		\$905,000.00	
Sub-Total IRM Costs					\$905,000.00
k. Project Contingency	2%			\$910,000.00	\$910,000.00
TOTAL OTHER PROJECT COSTS					\$8,000,000.00

TOTAL PROJECT BUDGET COST ESTIMATE	\$52,000,000.00
---	------------------------

Note b: A/E Fee based on construction cost for 30,000 Seat Stadium.

Note j: IRM scope and costs are to be verified during the conceptual design phase.

30,000 SEAT STADIUM

SPACE SUMMATION (from **Section IX** of Facilities Program)

Program Space Type (New Construction)	NASF	Factor	GSF	\$ / GSF	Costs in \$
Club, Press, Vending, Locker Rm. Tower	56,667	1.5	85,000		
High Performance Synthetic Turf Field					
30,000 Seat Stadium incl Vending & Restrooms					
Subtotal Building Construction (SUS)	56,667	1.50	85,000		\$50,000,000.00

* Rnovation \$/GSF as % of new construction cost **100 %**

1 CONSTRUCTION COSTS (Reference: SUS CM-D-38.00-09/97, Attachment 1-B)

a. Building Construction Cost					Costs in \$
Sub-Total Building Construction Costs (today's \$\$)					\$50,000,000.00
b. Additional/Extraordinary Construction Cost	Units		Unit Cost		
Environmental Impacts Mitigation	Included in Add/Extra Construction Cost Below				
Site Preparation/Demolition	Included in Add/Extra Construction Cost Below				
Landscape/Irrigation	Included in Add/Extra Construction Cost Below				
Plazas/Walks/Bikepaths	Included in Add/Extra Construction Cost Below				
Roadway Improvements	Included in Add/Extra Construction Cost Below				
Parking Replacement (on-grade)	Included in Add/Extra Construction Cost Below				
Electrical Services	Included in Add/Extra Construction Cost Below				
Water Distribution	Included in Add/Extra Construction Cost Below				
Drinking Water Coolers	Included in Add/Extra Construction Cost Below				
Sanitary Sewer System	Included in Add/Extra Construction Cost Below				
Chilled Water System	Included in Add/Extra Construction Cost Below				
Storm Water System	Included in Add/Extra Construction Cost Below				
Telecomm Trench and conc encased conduits	Included in Add/Extra Construction Cost Below				
Estimated Site Development Casts	Included in Add/Extra Construction Cost Below				
Sub-Total Add/Extra Construction Costs				Round to 100	\$2,000,000.00
TOTAL CONSTRUCTION COSTS - BUILDINGS and SITE DEVELOPMENT					\$52,000,000.00
TOTAL CONSTRUCTION BUDGET					\$52,000,000.00

Please see next page for Other Project Costs.

FAU STADIUM

2 OTHER PROJECT COSTS Add or delete following items as required.

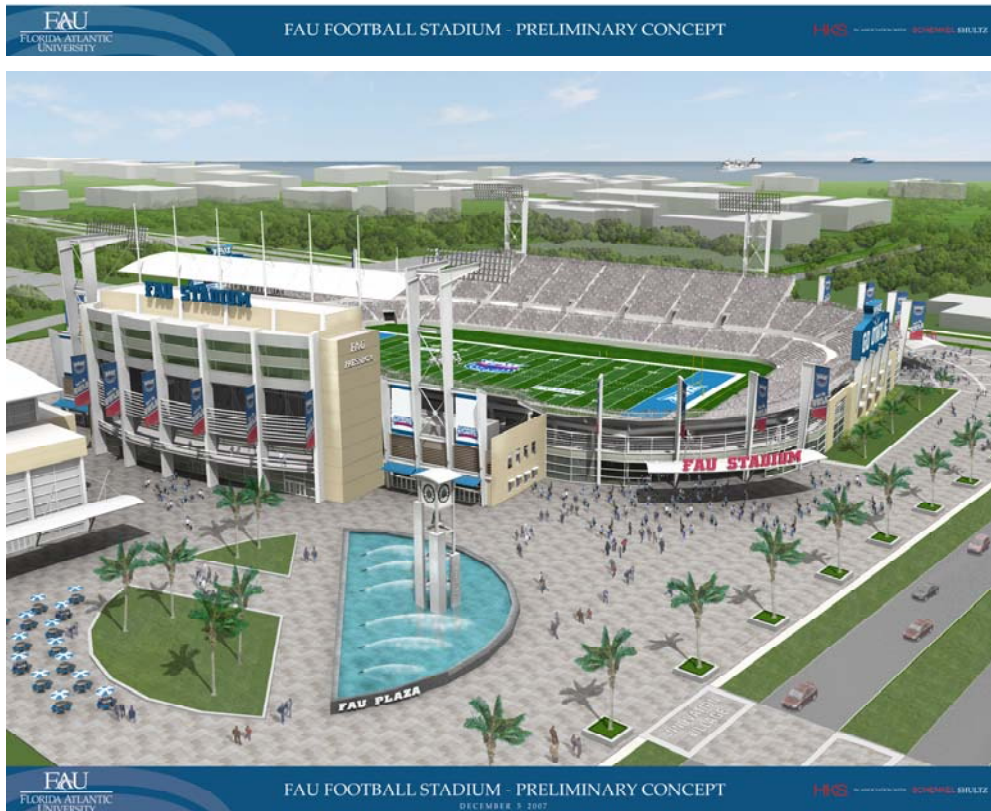
a.	Land/Existing Facility Acquisition/Relocation		\$0.00	
	Subtotal Land/Existing Facility Acquisition/Relocation			\$0.00
b.	Professional Fees			
	A/E Fees (Curve E: Less Average)	6.35%	\$3,300,000.00	
	Civil & Engineering Fee (10% of A/E Fee)	Included in A/E Fees above		
	Landscape Design Fee (5% of A/E fee)	Included in A/E Fees above		
	Building Commissioning (T&B)	Included in Owner's Contingency		
	Site master planning	Included in A/E Fees above		
	C/M Pre-Construction Services Fee	0.58%	\$ 300,000.00	
	Sub-Total Professional Fees			\$3,600,000.00
c.	State Fire Marshal Review and Inspection	0.25 %	\$130,000.00	\$130,000.00
d.	Inspection Services			
	Roofing Inspection	1	Allowance	\$10,000.00
	Threshold Inspection	1	Allowance	\$30,000.00
	Code Compliance Inspection (weekly)			\$225,000.00
	Plan Review (Code Compliance Inspection)			\$35,000.00
	Sub-Total Inspection Services			\$300,000.00
e.	Risk Management / Insurance Consultant			\$0.00
f.	Surveys & Tests			
	Topographical/Site Survey	1	Allowance	\$10,000.00
	Geotechnical Testing	1	Allowance	\$10,000.00
	Sub-Total Surveys & Tests			\$20,000.00
g.	Permit/Impact/Environmental Fees			
	Environmental (SFWM)	1	Allowance	\$5,000.00
	Sub-Total Permits/Impact Fees			\$5,000.00
h.	Art in State Building (Section 255.043, F.S.)			\$0.00
i.	Movable Furniture & Equipment			
	FFE (includes Card Access)			\$2,150,000.00
	Subtotal Moveable Furniture & Equipment (FFE)			\$2,150,000.00
j.	IRM & Costs - See Section XI for more detail			
	IRM Estimated Costs	1	Allowance	\$905,000.00
	Sub-Total IRM Costs			\$905,000.00
k.	Project Contingency	5%	\$2,890,000.00	\$2,890,000.00
	TOTAL OTHER PROJECT COSTS			\$10,000,000.00

TOTAL PROJECT BUDGET COST ESTIMATE	\$62,000,000.00
---	------------------------

Note j: IRM scope and costs are to be verified during the conceptual design phase.

Computer Rendered Conceptual Architectural Images of FAU Stadium and Related Surroundings Completed to Assist in Fundraising

Preliminary Concepts a 30,000 – 35,000 Seat Stadium:







Preliminary Concepts a 40,000 – 45,000 Seat Stadium:



FAU STADIUM



FAU
FLORIDA ATLANTIC
UNIVERSITY

FAU FOOTBALL STADIUM - PRELIMINARY CONCEPT
DECEMBER 4 2007

FAU
FLORIDA ATLANTIC
UNIVERSITY



FAU
FLORIDA ATLANTIC
UNIVERSITY

FAU FOOTBALL STADIUM - PRELIMINARY CONCEPT
DECEMBER 4 2007

FAU
FLORIDA ATLANTIC
UNIVERSITY

Preliminary Concepts a 60,000 – 65,000 Seat Stadium:



FAU FOOTBALL STADIUM - PRELIMINARY CONCEPT

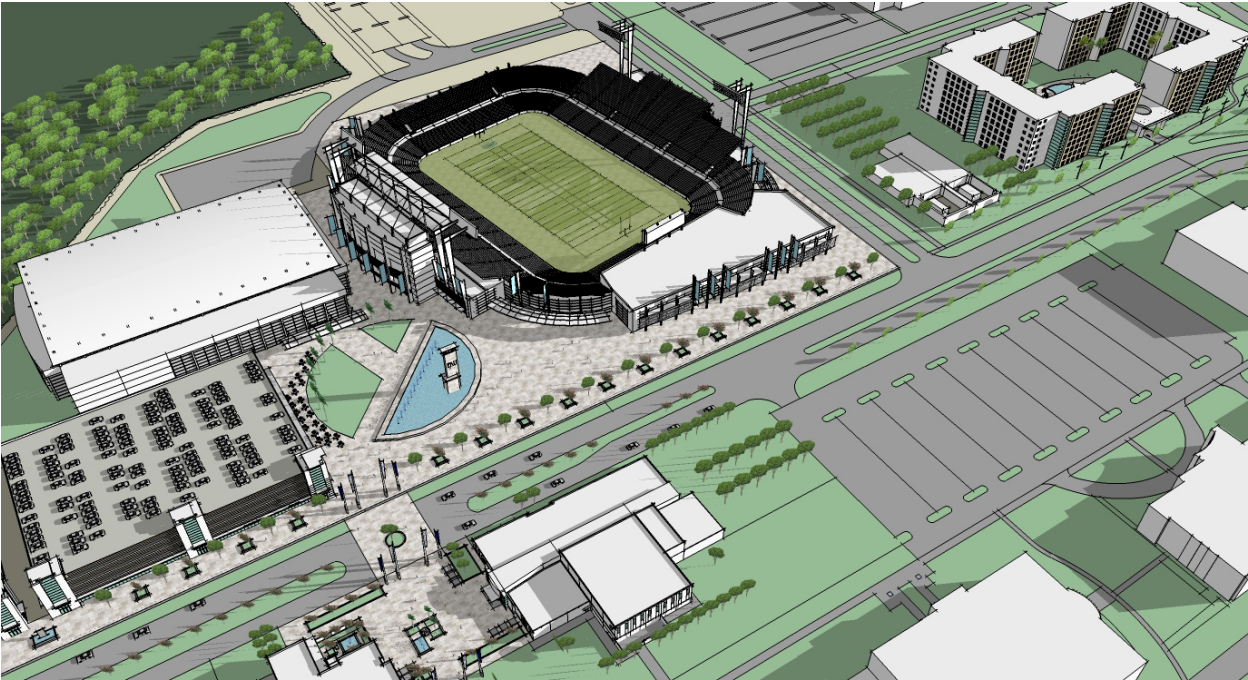
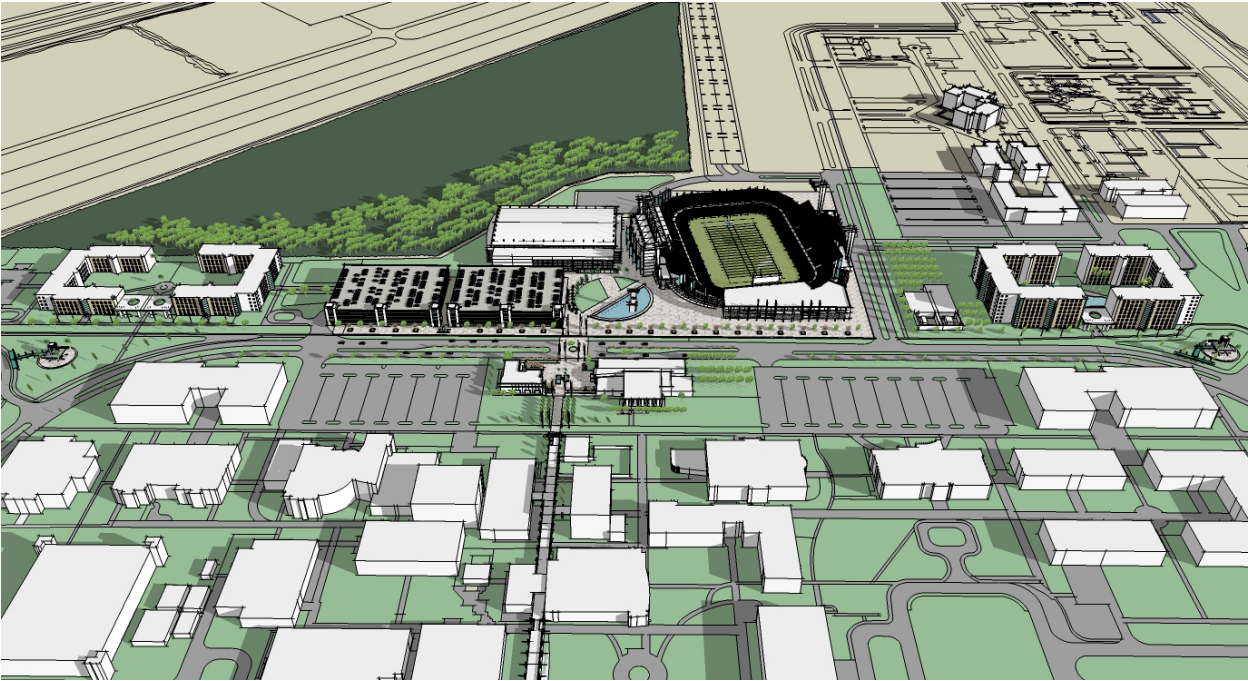


FAU FOOTBALL STADIUM - PRELIMINARY CONCEPT

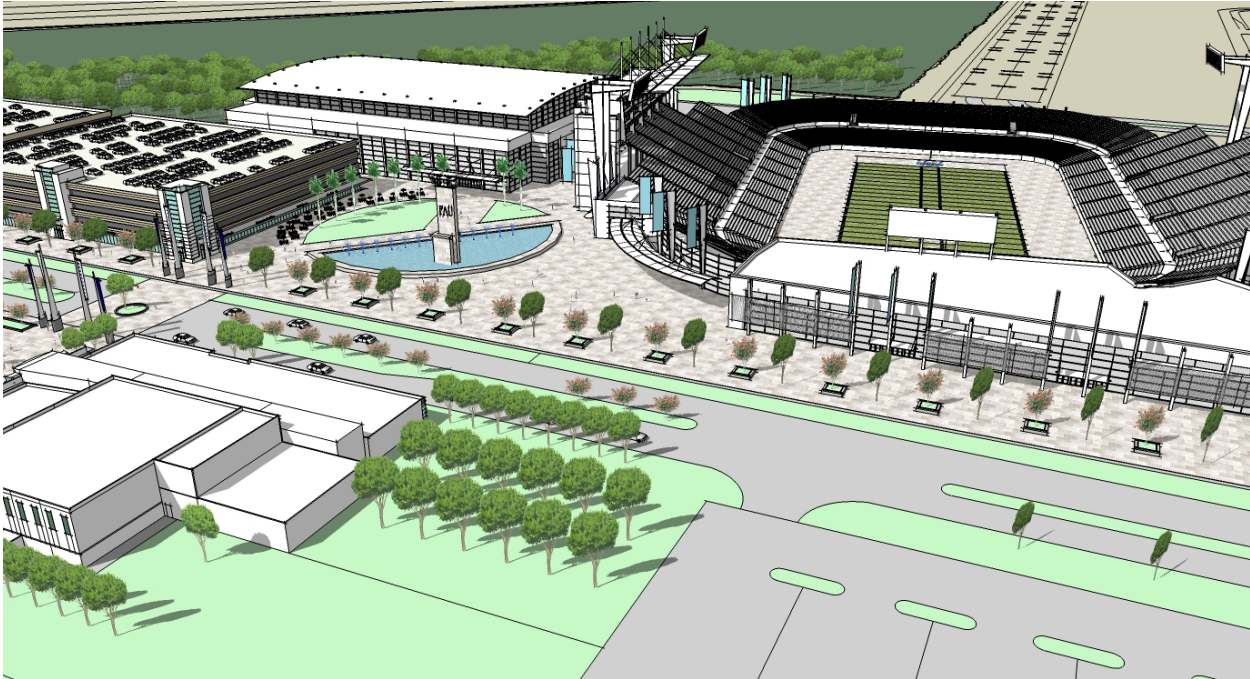
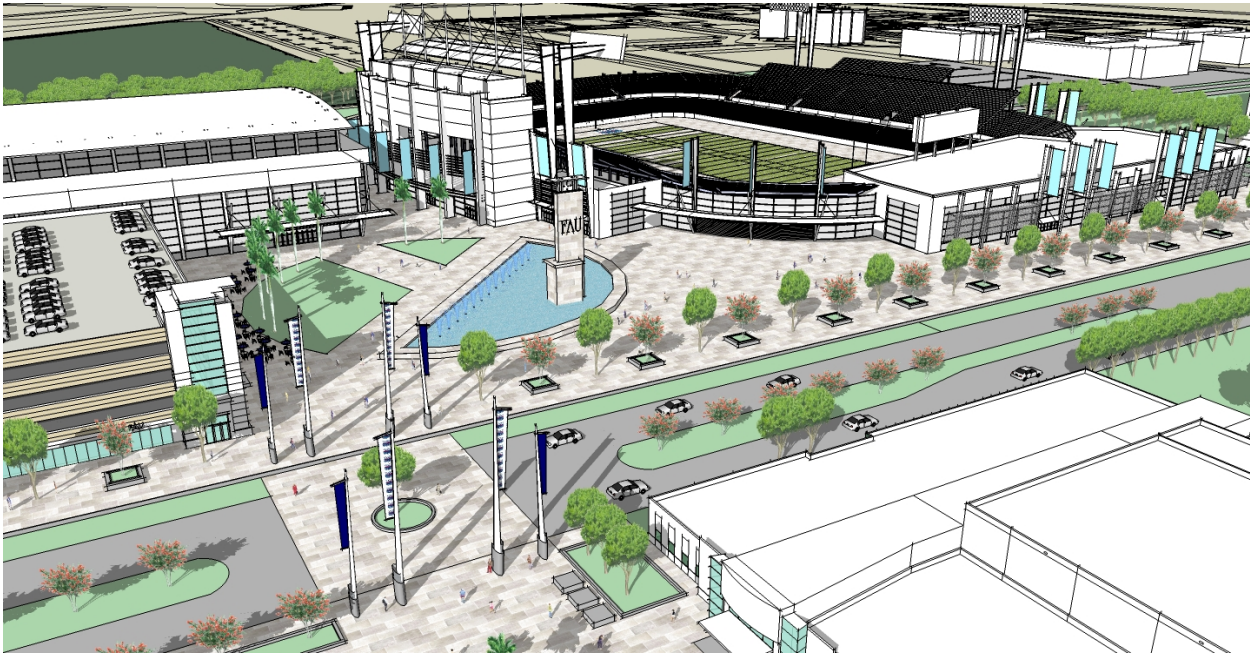
FAU STADIUM



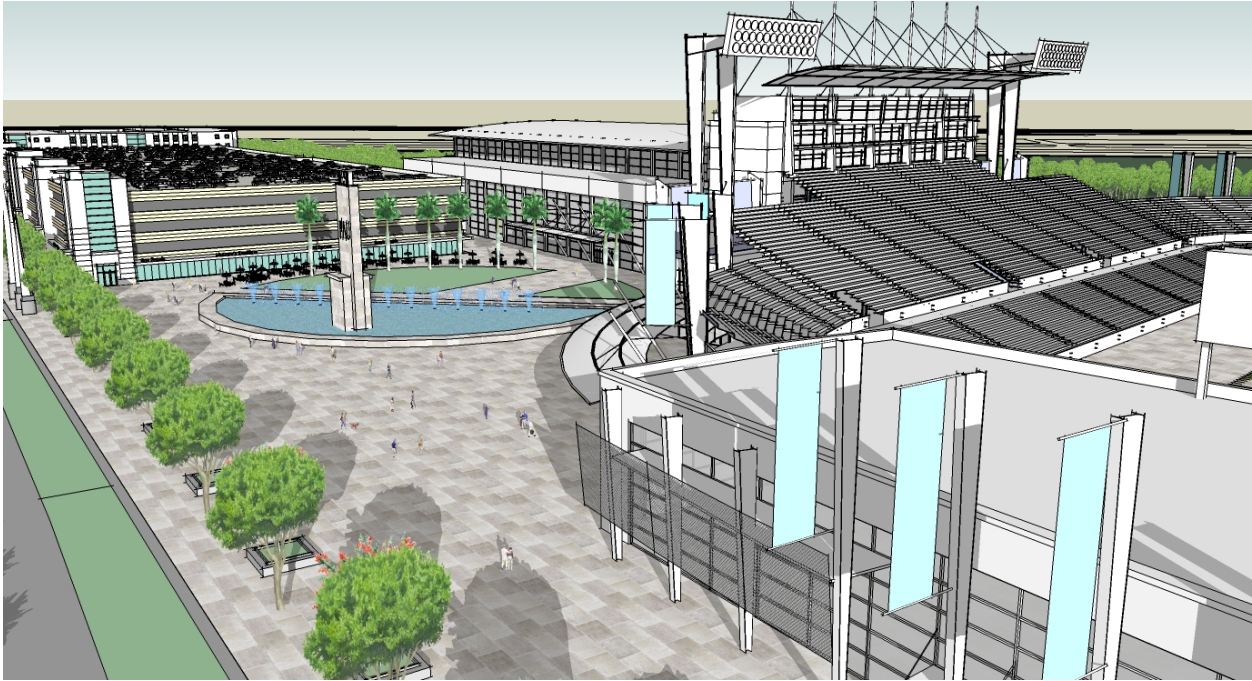
Other Computer Rendered Images of Proposed Stadium and Surroundings.



FAU STADIUM



FAU STADIUM



FAU STADIUM



Excerpt from C. H. Johnson, Inc. Report Presentation - BOT Retreat Sept 17 & 18, 2007:

Stadium Demand Assumptions (cont.)

Premium Seating Assumptions				
	Total Available	Price	% Sold	Total Revenues
Luxury Suites	20	\$45,000	100	\$900,000
Club Seats	1,000	1,500	90	1,350,000
Total Revenues*				\$2,092,500

Assumes 7% fulfillment costs
Source: Johnson Consulting

- Premium Seating Analysis for Year 1

- 20 luxury suites, each seating 16

- 100% of the suites will be sold at \$45,000 exclusive of tickets for a total revenue of \$900,000

- 1,000 club seats at \$1,500 each exclusive of tickets

- 90% of club seats sold for a total of \$1.35 million

- Total revenues from premium seating approximately \$2.1 million net of 7% fulfillment costs