



Chicago Bulls owner Jerry Reinsdorf and Chicago Blackhawks owner William Wirtz chose Stein and Co. as development manager, represented by Vincent P. Ziolkowski, AIA, to oversee the three-year, \$175 million development of the United Center stadium. Ziolkowski oversaw the retention of the architect HOK Sport and the general contractors, a joint venture of Huber, Hunt, Nichols and Morse Diesel. The project was awarded for at 8% below the ownership budget, which allowed for upgrades throughout the facility.

Ziolkowski's project team established, monitored, and controlled the project's budget, plan, and schedule; reviewed design documents and working drawings for correctness and cost-reduction opportunities; handled the bid process; and assisted through the selection of a qualified general contractor. Services also included community outreach and replacement housing assistance; coordination, monitoring and controlling project activity; review of scope changes and pay requests; and managing final testing, inspection and commissioning.

**Project:**  
Chicago Bulls/Chicago Blackhawks  
United Center

**Size:**  
20,500 - 23,800 seat stadium

**Value:**  
\$175 million

**Status:**  
completed 1994

**Type of Services:**  
Development Management



architecture | interiors | planning