

Minot State University, January 19, 2012

REQUESTED ACTION

MiSU requests SBHE ratification of Chancellor's interim authority to proceed with fundraising of \$11,000,000 for the renovation of campus athletic facilities.

PROJECT DESCRIPTION

2013 marks Minot State University's centennial celebration of serving the City of Minot and its region. MiSU established ambitious goals for its 100th anniversary, documented in its Vision 2013 manuscript. One component of the Vision 2013 plan is acceptance as an NCAA Division II athletics institution. After nearly four years of planning, MiSU is nearing the completion of this goal, and will receive full DII status by July 2012. MiSU also gained membership into the Northern Sun Intercollegiate Conference in January 2011, providing the necessary conference for Beaver athletics. At this new level of competition, MiSU recognizes the need to expand and improve athletic facilities.

MiSU anticipates future growth in student and student-athlete enrollment, and attendance at athletic and community events, fueled by population growth in Minot and surrounding communities in western North Dakota. To continue the growth of the institution and community, MiSU is aggressively pursuing the vision to enhance its facilities. The will provide the greater Minot community with improved multi-use facilities, and will allow MiSU to remain viable in attracting local, regional, and state events and competitions, while providing the community with year-round wellness and recreation opportunities.

In response to current and future trends, athletic facilities will require renovation to accommodate increased use. The primary athletic facilities utilized by the university and community are the Dome and Herb Parker Stadium. Both host multiple events for the university and local and regional schools.

Planned improvements to Herb Parker Stadium include construction of a press box with concessions, ticketing facility, lobby, community meeting area, merchandising area, coaches' boxes, suites, restrooms, and area landscaping. This portion of the project also includes the purchase and installation of a video scoreboard and all-weather bubble for the football field. Planned improvements to the Dome include replacement of worn arena seating and installation of a video scoreboard. Second-floor renovations will provide for a food court and improved building egress.

CONSISTENCY WITH CAMPUS MASTER PLAN AND BUDGET

The current campus master plan includes the expansion and renovation of athletic facilities.

SBHE AND/OR LEGISLATIVE HISTORY

In December 2010, the SBHE authorized MiSU to proceed with the removal and replacement of the football stadium bleachers, at a cost of up to \$2,000,000 to be funded from institutional funds. Herb Parker Seating project is nearly complete, with \$1,464,543 spent to date from institutional balances.

ESTIMATED TOTAL PURCHASED OR DONATED COSTS

	Amount
Planning, Permits and Insurance (design costs associated with current project, OMB preplanning revolving funds, architect and engineer fees, permits, insurance)	\$750,000
Land/Building Preparation and Purchase or Donated Costs (land acquisition and site preparation/development)	\$2,200,000
Demolition and Disposal	\$0
Construction (foundation and building construction or renovation, including fixed equipment, landscape, infrastructure and utilities, mechanical and electrical, parking and driveways or roadways)	\$5,850,000
Institutional work (value of work completed by institutional trade staff)	\$0
Contingency	\$600,000
Hazardous Material Abatement	\$0
Other, including 3rd party costs (please describe)	\$0
SUBTOTAL	\$9,400,000
Furniture, Fixture and Equipment (FF&E)	\$1,600,000
TOTAL	\$11,000,000

No other work, other than that specified within this request, is required for the completion of the project not is other work planned to supplement this project using funding or authority not included within this request.

FUTURE OPERATING/IMPROVEMENT COSTS

Facility renovations are not anticipated to materially increase current operation and maintenance costs. For new facilities (press box and seasonal bubble), facility fees will be designed to cover direct expenses.

SOURCE AND AVAILABILITY OF FUNDS

Total funding for the project is expected to come from two major sources: City of Minot tax revenue (\$8,000,000) and MiSU private fundraising (\$3,000,000).

ESTIMATED PROJECT TIMELINE AND COMPLETION DATE

Because City of Minot tax revenue is collected annually, total support and donations are anticipated over a period of approximately 5 years. Because MiSU would like to begin immediate renovation of some athletic facilities (pending City of Minot tax support), the university may consider capital lease financing or other partnerships with private developers.

SBHE Capital Criteria (address each of the criteria below)

- **Project addresses current life, health and safety issues**

As noted in the December 2010 request to replace the Herb Parker stadium bleachers, the old stadium and bleachers were built in 1960. The press box, food areas, and restrooms were added in 1973. The old bleachers and press box sat on a failing concrete foundation. The foundation was splitting/separating and sliding down the

grade toward the football field. MiSU's deferred maintenance submission for the 09-11 biennium included the stadium complex as a critical project, citing significant life safety issues.

- **Project addresses compliance with local, state or federal law or other requirements**

Not applicable.

- **Project corrects significant deferred maintenance**

While not eligible for state support, the Herb Parker Stadium press box was a major deferred maintenance item for MiSU. The old press box was demolished in order to make way for the new stadium bleachers approved by the SBHE in December 2010. The demolition of the old press box, and fundraising for construction of a new press box, has eliminated a major deferred maintenance item for the University (\$942,000 estimate from the 2006 campus master plan).

- **Project addresses a critical maintenance need defined by situations which must be addressed, and which, if neglected, could result in substantial damage to the structural integrity of the building**

As noted in the December 2010 request to replace the Herb Parker stadium bleachers, the old stadium and bleachers were built in 1960. The press box, food areas, and restrooms were added in 1973. The old bleachers and press box sat on a failing concrete foundation. The foundation was splitting/separating and sliding down the grade toward the football field. MiSU's deferred maintenance submission for the 09-11 biennium included the stadium complex as a critical project, citing significant life safety issues.

- **Project meets a compelling programmatic or accreditation justification**

Not applicable.

- **Project has been partially funded by the legislature in a previous biennium, but is not yet complete**

Not applicable.

- **Project is supported by significant outside funding**

Total funding for the project is expected to come from two major sources: City of Minot tax revenue (\$8,000,000) and MiSU private fundraising (\$3,000,000).

- **Space will be used to advance a specific program or activity that is a high priority of the state**

Not applicable.

- **Project addresses an urgent infrastructure need**

As noted in the December 2010 request to replace the Herb Parker stadium bleachers, the old stadium and bleachers were built in 1960. The press box, food areas, and restrooms were added in 1973. The old bleachers and press box sat on a failing concrete foundation. The foundation was splitting/separating and sliding down the grade toward the football field. MiSU's deferred maintenance submission for the 09-11 biennium included the stadium complex as a critical project, citing significant life safety issues.

- **Project is consistent with campus master plan and is highly rated by the campus**

In 2009, Minot State University applied to the NCAA for entry into Division II athletics. As part of that process, Minot State University retained the services of architect EAPC to review the condition of the stadium and dome, offer master plan services to improve the athletic facilities for a Division II program, and integrate those athletic facilities into the Student Wellness Center and Swain Hall. In connection with the athletic facilities study, we identified areas needing immediate improvement, including areas that are deteriorating and pose a safety hazard. Recent construction removed the structures that sat on a failing concrete foundation. The project also removed the old press box and stadium restrooms. Future phases were planned to include replacement of the press box; construction of permanent restrooms, concession areas, and stadium suites; and installation of a fabric dome over the football field.

- **Project is necessary based on clearly demonstrated condition of existing space**

As noted in the December 2010 request to replace the Herb Parker stadium bleachers, the old stadium and bleachers were built in 1960. The press box, food areas, and restrooms were added in 1973. The old bleachers and press box sat on a failing concrete foundation. The foundation was splitting/separating and sliding down the grade toward the football field. MiSU's deferred maintenance submission for the 09-11 biennium included the stadium complex as a critical project, citing significant life safety issues.

- **Project fosters the consolidation of services or enhances operating efficiencies**

MiSU's request for City support is based upon the concept of shared community use of athletic facilities. While the project does not consolidate multiple university services, it does eliminate the need for duplicated facilities within the Ward County area.

- **Project enables the institution to remove obsolete or unnecessary facilities**

The old press box was demolished in order to make way for the new stadium bleachers approved by the SBHE in December 2010. The demolition of the old press box, and fundraising for construction of a new press box, has eliminated an obsolete facility.