FUTURE ACTION ITEM #2
WSU Pullman, Martin Stadium Football Operations Building
(Bill Moos/Roger Patterson/Olivia Yang)

TO ALL MEMBERS OF THE BOARD OF REGENTS

SUBJECT: WSU Pullman, Martin Stadium Football Operations Building

PROPOSED: That the WSU Board of Regents approve the schematic design, authorize the project to proceed with a project budget not to exceed $61 million, and delegate authority to the President or his designee to enter into any and all contracts necessary to complete the Football Operations Building, provided a total construction cost can be established within the project budget.

SUBMITTED BY: Roger Patterson, Vice President for Business and Finance

SUPPORTING INFORMATION: The planned renovation of Martin Stadium consists of two separate projects. The first, now completed project, the Southside Project, replaced the old press box on the south stands with the new structure that includes a new press box, club seats, loge boxes, luxury suites and a club room. The second project, called the Football Operations Building (also known as the West End-Zone Project), would provide a home for the Cougar football program, including new weight, locker, equipment and training rooms for players, in addition to meeting rooms and coaches’ offices. It will also feature a WSU Football heritage area and a game-day home for Gray W former letter winners.

At its meeting on January 28, 2011, the Board authorized the administration to move forward with architectural design work and preconstruction services and select a General Contractor /Construction Manager (GC/CM). ALSC/AECOM was selected as the architect. Hoffman Construction was selected as the General Contractor/Construction Manager (GC/CM) for pre-construction.

At its meeting on May 3, 2012, the schematic design for the Football Operations Building was presented to the Finance and Audit Committee as an information item.
The Football Operations Building timeline would be as follows:

- **November 26, 2012**: Initiate mobilization and demolition. This is the Monday after the last home game of the season, which is Friday, November 23.
- **February 28, 2014**: Substantial completion of project.
- **February 28, 2014**: Certificate of Occupancy, which allows equipment/furniture move-in.
- **March 3, 2014**: Begin furniture, fixture and equipment move-in.
- **March 31, 2014**: Begin occupant move-in.

The Football Operations Building project budget is as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Direct Construction (Max. Allowable Construction Cost)</td>
<td>$43,859,454</td>
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<tr>
<td>Professional Services (Design Fees, Agency Fees, etc.)</td>
<td>$7,111,263</td>
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<tr>
<td>Equipment</td>
<td>$2,018,316</td>
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<tr>
<td>Other Costs</td>
<td>$118,250</td>
</tr>
<tr>
<td>Subtotal</td>
<td>$53,107,283</td>
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<tr>
<td>Contingency</td>
<td>$7,892,717</td>
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<tr>
<td><strong>Total Project Budget</strong></td>
<td><strong>$61,000,000</strong></td>
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</tbody>
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The funding sources for the project are as follows:

- **Current Estimate of Football Operations Facility**: $61,000,000
- **Less Existing Sources**:
  - Design Costs of Football Ops Included in Southside Proj.: (5,250,000)
  - Residual Contingency from Southside Project: (9,750,000)
- **Additional Funding Needed**: $46,000,000

Source of Additional Funding - Bonds: $46,000,000

The estimated annual debt service payments on the proposed $46.0 million bond issue, based on current interest rates, would be approximately $3.1 million. Funds from the PAC 12 Conference, in particular revenue from the media contract and from the new television network, will be used together with other revenue of the athletic system to pay debt service on the proposed debt issuance.

Attachment 1: Football Ops Design – from Bohler
Attachment 2: Football Ops Design – Hollingbery plaza north
from east concourse

Attachment 1: Football Ops Design - from Bohler

Washington State University
Football Operations Facility

ALSC Architects

May 1, 2012
Washington State University
Football Operations Facility

level 4

May 1, 2012
elevated walkways
Washington State University
Football Operations Facility

from bohler stair
Washington State University
Football Operations Facility

hall of fame - south end
level 5 hall of fame entry
locker room coach’s wall
locker room lounge and back wall