

**ILLINOIS STATE
UNIVERSITY**

**BOARD OF
TRUSTEES**

Resolution No. 2021.12.56
Authorization for Athletics Indoor
Practice Facility Financing & Construction

Resolution

Whereas, the Illinois State University Intercollegiate Athletics Department is committed to strong national competition within the NCAA Division I landscape and serving student-athletes to the standard expected at Illinois State University, and

Whereas, the addition of an Athletics Indoor Practice Facility space is necessary for the well-being of our student-athletes and provides a positive impact on recruiting success for all sports as a very visible representation of athletics program support by the department and wider campus community, and

Whereas, the addition of an Athletics Indoor Practice Facility will provide program and activity scheduling relief for the current multi-purpose use within Horton Fieldhouse for the benefit of the greater campus community and will also provide recreational benefit to the greater Bloomington-Normal Community, and

Whereas, Intercollegiate Athletics has been publicly fundraising for this project for several years, and intends to continue to actively fundraise for additional donor commitments as well as identifying other material revenue sources, such as facility naming rights and other Athletic departmental revenue sources to support the total project cost:

Therefore, be it resolved that the Board of Trustees authorizes Intercollegiate Athletics to proceed with project design, bidding, construction, and financing of an Athletic Indoor Practice Facility for a total project cost not to exceed \$11.5 million. Authority to proceed with project construction will be contingent upon the verified identification of 70% (\$8.05 million) of the total project costs based on public bids, funds received through private donations, and other Intercollegiate Athletic Department fiscal resources dedicated to the project.

Board Action on: _____
Motion by: _____
Second by: _____
Vote: Yeas: _____ Nays: _____

Postpone: _____
Amend: _____
Disapprove: _____
Approve: _____

ATTEST: Board Action, December 11, 2021

Secretary/Chairperson

**Board of Trustees
Illinois State University
Authorization for Athletics Indoor Practice Facility Financing & Construction**

Background and Justification

The Illinois State University Athletics Department has a long, rich, history. The athletics program was established in 1923. In 1980, the Athletics Department joined the Missouri Valley Conference. As a fully funded NCAA, DI program, the Redbirds compete at a high level. Over 400 student-athletes compete in 19 sports, primarily in the Missouri Valley Conference. The Redbirds have taken home nine team and individual national championships, hundreds of All-American honors and more than 160 MVC league titles.

The current Missouri Valley Football Conference landscape consists of 5 of the 11 schools operating with an indoor space of some magnitude. The construction of the Athletics Indoor Practice Facility on our campus will provide our student-athletes with the level of physical protection and care expected.

Further, it will allow Illinois State to remain competitive within the Missouri Valley Football Conference landscape. The investment in this Athletics Indoor Practice Facility will not only support football, it will also be a visible representation of the University and Athletic Division's commitment and support of our entire student-athlete population and their respective athletic programs.

Project Development

The Athletic Indoor Practice Facility has been an asset on the horizon for Redbird student-athletes since 2010. There is a strong sense of Redbird Pride among our student-athlete alumni base. Redbird supporters and alumni have been instrumental in bringing this project to its current stage.

In the fall of 2018, ISU Athletics decided to proceed with conceptual designs of an Athletic Indoor Practice Facility. Through the required State of Illinois Quality Based Selection (QBS) procurement process, Perkins and Eastman Architects were selected and hired in March of 2019 to offer multiple design and structural options to choose from. Ultimately an inflatable dome structure with a 100-yard field and one end zone was selected due to overall project costs, construction quality, and long-term facility usage.

Project Scope

The Athletics Indoor Practice Facility will be an air supported structure and will be situated on the current ISU football practice field north of Horton Fieldhouse. The planned project statistics are as follows:

- 69'-0" high
- 393'-0" long x 201'-0" wide
- 78,993 GSF total area
- 100-yard practice football field with a single end zone and run off areas
- Artificial turf field to match ISU's Hancock Stadium turf field
- LED lighting throughout interior of dome
- Retractable/removable netting for dividing field into smaller practice areas
- Heated, quality opaque dual membrane fabric air dome with insulation pocket for planned year-round use

The facility will provide necessary athletic activity coverage during inclement weather for football, baseball, softball, and soccer. The addition of this facility will not only provide our student-athletes with a first-class practice facility, but it will also help relieve the scheduling pressure for the use of Horton Fieldhouse (est. 1963). Horton Fieldhouse currently supports academic programming and other activities for the greater campus community, most specifically Campus Recreation, the School of Kinesiology and Recreation within the College of Applied Science and Technology, ROTC, and University High School.

Project Schedule, Costs, and Financing

If this project is approved by the Illinois State University Board of Trustees, the project plan is to complete construction documents, issue for public bidding and start construction, weather permitting, once there is verified identification of 70% of the total project costs, based on public bids, and funds received through private donations and other available Athletic Department fiscal resources dedicated to support the project.

To help facilitate earlier construction completion of this important facility, the University intends to issue AFS debt in the near future for \$9,870,000 to combine with the existing \$1,465,000 of unspent AFS bond proceeds remaining from the Series 2018C issued to construct the Redbird Arena Seat Renovation Project, and \$165,000 of existing Athletic Department resources. Funds raised through private donors as well as future revenue sources generated

from facility naming rights and other athletic operational resources will be used to pay the required annual debt payments on the total \$11,335,000 of borrowed funds. The University will also seek early AFS debt call provisions, if available and cost effective, in the new AFS debt issued to allow for early pre-payment of the outstanding debt as revenue resources are received.

It is important to distinguish that the construction of the facility will be primarily funded through the combination of AFS debt, donor raised funds, and department resources. The ongoing annual maintenance, repair and reserve costs will be covered via the rental of this space to community groups in the evenings and weekends when not in use by Illinois State University Athletics. The Athletic Department conducted a feasibility study to verify the viability of this plan. The feasibility study presented that, to cover the anticipated overhead costs, the facility would need to be rented out at a level of 40% of available hours outside of the Athletic Department’s scheduled usage, making this a viable option.

The current estimated total project costs are not to exceed \$11.5 million. The details of this cost estimate are shown below. Turner Construction, an external industry expert in construction cost estimation, assisted the University in arriving at these current project costs. Final project costs will be determined by state required public bidding procurement procedures.

ISU Athletics Indoor Practice Facility			
Item	Description		Estimate
1	Facility Design & Administrative Costs		\$ 608,100
2	Facility IT & Security Related Equipment Costs		150,000
3	Facility Construction & Inflatable Dome Costs		9,057,907
4	Misc. Athletics Furniture, Fixtures & Equipment Costs		15,000
5	Total Project Contingency Costs		1,668,993
6	Estimated Total Project Costs - Not to Exceed		\$ 11,500,000

Source of Funds: Private Donor Funds, the issuance of new AFS Debt, and available Athletic Funds. Private Donor Funds raised to date and in the future, plus current & future Athletic fiscal resources available to be dedicated to fund this specific project, including \$1,465,000 in unspent bond proceeds remaining from the AFS Series 2018C that were issued to renovate the Redbird Arena Lower Bowl Seats and Concourse. In the future, a separate resolution will be presented to the Board of Trustees to authorize the unspent AFS Series 2018C project funds to be redirected to help finance the Athletics Indoor Practice Facility in addition to the authority to issue the remaining new AFS debt. The financial charts below outline the various key funding sources.

Project Financing	
AFS Series 2018C - Unspent Proceeds	\$ 1,465,000
Athletic Department Funds	165,000
Estimated Future AFS Bond Series	9,870,000
Total Project Financing Estimated	\$ 11,500,000

Minimum Funds Required to Start Project Construction	
Total Project Costs Estimate	\$ 11,500,000
Minimum Funds Committed	70%
Funds Required to Start Construction	\$ 8,050,000

Project Funds Committed - As of December 1, 2021	
Donor Cash Fund Balance with ISU Foundation	\$ 4,341,000
Donor Pledged Commitments with ISU Foundation	984,000
Athletic Departmental Funds	165,000
AFS Bond Series 2018C - Unspent Project Funds	1,465,000
Total Project Funds Committed to Date	\$ 6,955,000
Remaining Funds Needed to meet 70% Minimum	1,095,000
Required Minimum Funds to Start Construction	\$ 8,050,000
Future Revenue Resources to cover final 30%	3,450,000
Total Project Costs Estimate	\$ 11,500,000