

COMMISSION FOR HIGHER EDUCATION

Friday, October 14, 2011

DECISION ITEM C-1: Baseball and Softball Complex at Indiana University Bloomington

Staff Recommendation

That the Commission for Higher Education recommend approval to the State Budget Agency and the State Budget Committee the following project: *Baseball and Softball Complex at Indiana University Bloomington*. Staff recommendations are noted in the staff analysis.

Background

By statute, the Commission for Higher Education must review all projects to construct buildings or facilities costing more than \$500,000, regardless of the source of funding. Each repair and rehabilitation project must be reviewed by the Commission for Higher Education and approved by the Governor, on recommendation of the Budget Agency, if the cost of the project exceeds seven hundred fifty thousand dollars (\$750,000) and if any part of the cost of the project is paid by state appropriated funds or by mandatory student fees assessed all students. Such review is required if no part of the project is paid by state appropriated funds or by mandatory student fees and the project cost exceeds one million five hundred thousand dollars (\$1,500,000). A project that has been approved or authorized by the General Assembly is subject to review by the Commission for Higher Education. The Commission for Higher Education shall review a project approved or authorized by the General Assembly for which a state appropriation will be used. All other non-state funded projects must be reviewed within ninety (90) days after the project is submitted to the Commission.

The Trustees of Indiana University respectfully request authorization to proceed with the construction of a new baseball and softball complex at the Bloomington campus. The new complex will replace the existing Sembower Field and meet Big Ten conference requirements for softball and baseball events. Estimated cost is \$19.8 million with funding from debt issuances, gift funds and Athletic Department funds.

Supporting Document

Softball and Baseball Complex at Indiana University Bloomington, October 14, 2011.

BASEBALL AND SOFTBALL COMPLEX AT INDIANA UNIVERSITY BLOOMINGTON

Project Description and Staff Analysis

PROJECT DESCRIPTION:

This project will construct a new baseball and softball complex located at the site immediately north and east of the current athletics district along the 45/46 Bypass located on the Indiana University Bloomington campus. It will create new venues for the intercollegiate baseball and softball teams. Both will have enhanced spectator seating, restrooms, concession areas, team and practice facilities, media space, and supporting structures.

RELATIONSHIP TO MISSION AND LONG-RANGE PLANNING

This project is in keeping with the Athletic Department's mission to provide appropriate, modern and high quality facilities for use by athletes, staff, visitors and spectators.

NEED AND EXPECTED CONTRIBUTION TO EDUCATIONAL SERVICES

Indiana University baseball facilities have been in the same location since baseball moved to Sembower Field in 1958. Both stadiums have received minor upgrades over the years, but still lag behind most other Big Ten programs.

The site, currently occupied by recreational sports fields, was designated and recommended in the 2009 Master Plan as the future location for these venues on the IUB campus. This project will provide a level of quality for each facility to meet NCAA Division 1 and Big Ten Conference standards, enable IU to host conference/regional tournaments, greatly impact our ability to attract and recruit the finest student/athletes, and achieve the highest fan attendance rate in the conference.

ALTERNATIVES CONSIDERED

Indiana University engaged consultants to determine the best design for this complex. The university decided this option best met the needs of the program and its relationship to the student/athletes, students, faculty/staff, and campus.

RELATIONSHIP TO LONG-RANGE FACILITY PLANS

This project is part of the university's long-term master plan for the Bloomington campus.

HISTORICAL SIGNIFICANCE

Indiana University does not consider any structures affected by this project to be historically significant.

RELATIONSHIP TO OTHER CAPITAL IMPROVEMENT PROJECTS

This project is not physically dependent upon any other Indiana University construction project. No other projects are directly dependent upon its completion.

STAFF ANALYSIS

Indiana University Athletic Department has placed this project as a top priority for the Department with regard to the capital plans for athletics facilities. With the age of the current field and facility, and the requirements set forth by the Big Ten Conference with regard to space and facility set up, the new facility will keep IU within Big Ten Conference regulations and develop a new facility for intercollegiate athletics.

Additional operating costs will be reduced due to the artificial turf being used on the fields. Currently, grass is used at Sembower Fields; therefore, less maintenance and upkeep will be required with the new fields. Any ongoing maintenance costs associated with Sembower will be saved as a result of the newly constructed facility and could potentially be directed to other athletic facility maintenance issues.

This move will potentially benefit students who partake in the recreation sport events on campus. The new baseball and softball complex will be located on current recreation sport fields, which will be moved to the current Sembower Field location, much closer to campus and student housing (residence halls and Greek housing).

The overall financing of the project will be set up so that IUB establishes a lease-purchase of the new facility from the Indiana University Building Corporation (IUBC). The IUBC will issue Certificates of Participation (COPS), which will be paid off by the Athletic Department through normal annual operating revenues. Revenues for the IU Athletic Department include, but are not limited to, Big Ten TV funds, ticket sales, merchandise sales, donor funds, etc. Once the COPS are retired, the facility ownership will be turned over to IUB. Staff would note that IUB does not charge admission to IUB baseball or softball games and will not adjust that policy in the near term with this new facility.

Overall funding will be covered by COPS proceeds; gift funds represent 10% of the project and the Athletic Department will provide 3% of cash up front for the project on top of annual revenues used to fund COPS payments.

IUB is requesting the Commission review and approve the construction of the new baseball and softball complex and the lease-purchase agreement of the new baseball and softball complex with the IUBC.

Staff recommends the Commission provide a favorable review of the project.

PROJECT SUMMARY
NEW CONSTRUCTION

INSTITUTION: Indiana University CAMPUS: Bloomington
PROJECT TITLE: Baseball and Softball Complex BUDGET AGENCY NO.: A-1-12-1-04
Construction INSTITUTION'S PRIORITY: _____

PROJECT SUMMARY DESCRIPTION (ATTACHMENT A) – This project will construct a new baseball and softball complex located at the site immediately north and east of the current athletics district along the 45/46 Bypass located on the Indiana University Bloomington (IUB) campus. It will create new venues for the intercollegiate baseball and softball teams. Both will have enhanced spectator seating, restrooms, concession areas, team and practice facilities, media space, and supporting structures.

SUMMARY OF NEED AND NET CHANGE IN CONTRIBUTION TO EDUCATIONAL SERVICES PROVIDED BY INSTITUTION (ATTACHMENT B) – This site, currently occupied by recreational sports fields, was designated and recommended in the 2009 Master Plan as the future location for these venues on the IUB campus. The project will provide a level of quality for each facility to meet NCAA Division I and Big Ten Conference standards, as well as to be able to host conference and regional tournaments.

SPACE DATA (ATTACHMENT C)

PROJECT SIZE: 23,542 * GSF 19,775 ASF 84% ASF/GSF

NET CHANGE IN CAMPUS ACADEMIC/ADMINISTRATIVE SPACE: N/A ASF

* GSF covers supporting structures only.

TOTAL PROJECT BUDGET (ATTACHMENT D)

TOTAL ESTIMATED COST: 19,800,000 \$/GSF N/A *

ANTICIPATED DATE OF PROJECT COMPLETION: March 2013

ANTICIPATED SOURCES OF FUNDING (ATTACHMENT E)

Certificates of Participation (IC 21-33-3-5) Repaid from Department of Athletics Revenues	\$17,200,000
Gifts	\$ 2,000,000
Department of Athletics Funds	\$ 600,000
TOTAL BUDGET	\$19,800,000

**ESTIMATED CHANGE IN ANNUAL OPERATING BUDGET AS A RESULT OF THIS PROJECT
(ATTACHMENT F)**

\$16,261 (X) INCREASE () DECREASE