

# **Board of Regents Meeting**

**Memorial Union, Kansas Room**

**Wednesday, 3/28/2018**

**2:00 - 3:00 PM CT**

## **I. Call to Order**

## **II. Roll Call**

Mr. Beck  
Mr. Boles  
Mayor De La Isla  
Mr. Hoferer  
Mr. McGivern  
Mrs. Parks  
Mr. Sneed  
Mrs. Sourk  
Mrs. Van Etten

## **III. Action Item(s)**

### **A. Indoor Practice Facility**

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**Agenda Item No. III. A.**  
**Washburn University Board of Regents**

SUBJECT: Indoor Practice Facility

**BACKGROUND:**

During its November 9, 2017 meeting, the Washburn Board of Regents reviewed preliminary architectural illustrations and cost estimates from Schwerdt Design Group and DLR Group for an indoor practice facility. The illustrations portrayed a 100 yard indoor field with a 300 meter flat track. Cost estimates were approximately \$20.2 million.

At the December 13, 2017 meeting the Board approved a motion which put in place Step 1 of a new funding model for the indoor practice facility which had been exhibited at the November meeting. This model, in its entirety, provided for a minimum of \$5 million of donor commitments, up to \$10 million of bond financing and \$5 million of University reserves to fund the project. Step 1 of the funding model also provided for Schwerdt Design Group and DLR Group to begin design work on the facility once sufficient reserves have been identified to pay for the design services.

**DESCRIPTION:**

Following the December Board of Regents meeting, an internal committee was formed which met weekly with our outside architects to further develop a plan for the new indoor practice facility. In the course of these meetings, two new designs for the facility were brought forward. In addition to the original 100 yard field with a 300 meter flat track, a proposal for a 110 yard field with a 200 meter banked track was put forward along with a 100 yard field with a 200 meter banked track. Preliminary cost estimates for all three of these proposals were also developed independently by two contractors (McPherson Contractors and McCownGordon Construction). Cost Estimates for these three proposals are summarized below. For analysis purposes, a calculated average estimated cost for each facility design using the two contractor estimates is also included below.

Project	Description	SDG/DLR	McCown Gordon	McPherson	Contractor Average
Option #1	100 yd. field with 200 meter banked track	NA	\$19.1 million	\$19.8 million	\$19.4 million
Option #2	110 yd. field with 200 meter banked track	NA	\$19.9 million	\$20.3 million	\$20.1 million
Option #3	100 yd. field with 300 meter unbanked track	\$20.2 million	\$16.7 million	\$18.8 million	\$17.8 million

Coincident with the internal committee meetings on the indoor practice facility, Washburn’s finance department put together the tabular analysis below. For each of the indoor practice field designs described above, estimated costs are compared to funding sources (bonds, donors, reserves). The shaded column in the table below calculates the estimated reserves available to fund construction of the new law school after funding the indoor practice field.

Proj.	Description	Contractor Average Est. Total Cost	Funding Sources			Est. Univ. Reserves Available	Reserves Left After Ind. Prac. Fac.	Possible Future
			Bond	Donor	Reserves			Reserve Use
			Issuance	Commit.	Used			Law School
Opt. 1	100 yd field w/200 mtr banked track	\$19.4 million	\$10 million	\$5 million	\$4.4 million	\$7 million	\$2.6 million	\$10 million
Opt. 2	110 yd field w/200 mtr banked track	\$20.1 million	\$10 million	\$5 million	\$5.1 million	\$7 million	\$1.9 million	\$10 million
Opt. 3	100 yd field w/300 mtr flat track	\$17.8 million	\$10 million	\$5 million	\$2.8 million	\$7 million	\$4.2 million	\$10 million

**FINANCIAL IMPLICATIONS:**

An expenditure of \$1,370,000 for schematic design work.

**RECOMMENDATION:**

President Farley recommends the Board approve Option #3 and grant the University the authority to move forward with schematic design work and preparation of initial bond documentation.

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Date

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Jerry B. Farley, President