

## CSU's Multi-Purpose Stadium Report – December 2015

### Construction Budget and Schedule

<b>Budget</b>		
Total Project Budget	\$220 Million	
Fixed Limit of Construction Construction Management General Contractor Guaranteed Maximum Price (CMGC GMP)	\$172,005,757	
Contingency	Original	Remaining
• Project Owner Contingency	\$8,462,045	\$7,515,481
• CMGC Bidding Contingency	\$2,456,358	\$1,118,380 <small>(with 75% of subcontracts bid out)</small>
• CMGC Construction Contingency	\$5,591,902	\$5,591,902
<b>Project is currently within budget</b>		

<b>Schedule</b>	
Substantial Completion Date	June 2017
<ul style="list-style-type: none"> <li>• Mortenson continued with mass earthwork excavation during November with an anticipated completion of mass excavation by December 13, 2015.</li> <li>• Deep foundation commenced with drilled concrete piers, with progress on schedule and 112 of the total 188 piers completed during the period.</li> <li>• Concrete foundations, concrete elevator pits and vertical concrete walls also commenced during the period as per the project schedule.</li> </ul>	
<b>Project is currently on schedule</b>	

### Stadium Advisory Group (SAG)

Colorado State University and the City of Fort Collins formed a Stadium Advisory Group (SAG), per the terms of the IGA. The jointly appointed members are:

- Amanda Johnson-King, Odell Brewing Company
- Gary Buffington, Larimer County Natural Resources Department Director
- Bob Herrfeldt, Director, The Ranch
- Steve Taylor, Owner, Moot House, Austin's American Grill and Enzo's Restaurants
- Per Hogestad, City of FOCO Landmark Preservation Commission Member, retired CSU Faculty
- Colin Gerety, Owner of Momo Lolo Coffee House
- Mitch Majeski, Pastor, Summit View Church
- Ben Manvel, Former City Councilmember and Retired CSU Professor
- Carol Reed, Sheely Neighborhood Resident

The role of the SAG will be to examine actual impacts and community interactions as the new stadium is put to use for home football games, convocations, and other activities. The SAG occasionally will present recommendations to the City and CSU regarding stadium issues that have impacted, or are anticipated to impact, local residents and make recommendations regarding the use of the Good Neighbor Fund.

The SAG has completed two meetings – October 19 and November 16.

The October meeting included introductions of SAG members, opening remarks from CSU President Tony Frank and Fort Collins City Manager Darin Atteberry, an initial briefing on the stadium project and agenda setting for future meetings.

The November meeting included presentations from CSU Facilities on the University’s Master Plan and an overview of campus construction projects, ICON Venue Group on the overall stadium project, Populous on the stadium’s design, and Mortenson Construction on the stadium’s construction phasing and timeline.

The SAG discussed the immediate impacts of major excavation and truck traffic on the adjacent neighborhoods. Mortenson has implemented controls to mitigate the dirt and debris that has been spilled on the truck routes. They will continue to monitor and address as needed. The SAG also requested a briefing on the field lighting and sound systems. They also agreed to establish a public comment segment for future meetings, focused on the operational impacts of the stadium on surrounding neighborhoods.

Additionally, SAG members attended a weekly football game operations meeting, observed game, event and parking management activities during the October 31, 2015 SDSU football game, and toured the City of Fort Collins Traffic Operations Center during the UNLV game on November 14, 2015.

The SAG has set a monthly meeting schedule as follows:

December 14, 2015 (6:00 p.m. – 8:00 p.m.)	January 25, 2016 (5:30 p.m. – 7:30 p.m.)
February 15, 2016 (5:30 p.m. – 7:30 p.m.)	March 21, 2016 (5:30 p.m. – 7:30 p.m.)
April 18, 2016 (5:30 p.m. – 7:30 p.m.)	May 16, 2016 (5:30 p.m. – 7:30 p.m.)

### **Game Day Experience Committee**

The university formed a Game Day Experience (GDE) committee operating under Vice President Blanche Hughes. The jointly appointed members are:

Emily Allen	Brett Anderson	David Bradford	Zach Campaign
James Dolak	Todd Donovan	Mike Ellis	Fred Haberecht
Scott Harris	Blanche Hughes	Steve Hultin	Anthony King
Ben Lorenzen	Doug Max	Tom Milligan	Judy Muenchow
Kim Okamoto	Joe Parker	Ken Quintana	Katrina Roberts
Andy Schafer	Sandra Sheahan	Becca Wren	

This committee has charged sub-groups with the task of developing parking and campus access plans which include working with City staff directly on game day logistics. There has been great progress on this front, with the creation of campus maps outlining the vision and various points of access for pedestrians, bicycles, and vehicles while identifying key destinations such as parking lots and the “event zones” such as Ram Town. The City staff have found this to be an excellent tool which graphically provides an overview of how to prepare for game events.

A specific game day operations workshop was held between City and CSU staff on November 3<sup>rd</sup> with subsequent weekly meetings between City and CSU staff, focusing on game day vehicle movements, parking, traffic, transit, emergency response, bike and pedestrian movement. CSU has shared a preliminary traffic management and campus parking plan with the GDE sub-group and the City staff and is working through the details of that plan in a collaborative framework. A follow-up workshop is planned for December 14<sup>th</sup>. CSU will distribute the plans publically as it adopts the core assumptions.

Facilities Management is also preparing a detailed game day expense estimate for the university service departments that will prep and clean the stadium and campus, as well as provide services for the game experience. These services will be coordinated with the City, County, and other entities as they develop, as was done with Hughes Stadium.

### **IGA (Intergovernmental Agreement) with City of Fort Collins**

Colorado State University and the City are working together effectively and making significant progress on both the milestones and projects within the Intergovernmental Agreement Related to an On-Campus Stadium.

The infrastructure and related improvements are progressing well and are on track. There are twenty-six projects identified in the IGA and to date, twenty-three are partially or fully funded. Two projects are completed and thirteen more are in construction phase. The remaining projects require more input and collaboration with the City and community to develop a scope of work and cost estimates. Facilities Management has contracted with several consultants to perform this work and is working actively with City staff in a very collaborative manner.

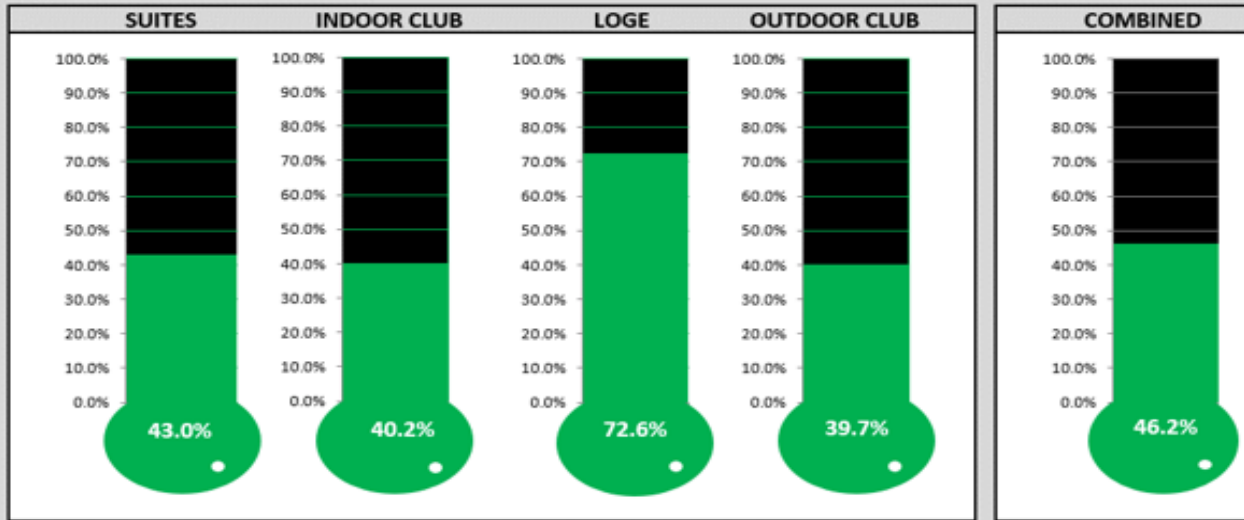
Facilities Management has kept the campus, neighborhood, and business communities current through more than forty presentations with many more scheduled. These “Building Success” presentations are a great opportunity to explain the university’s master plan, showcase the recent project successes, and demonstrate our genuine interest in listening and responding to concerns from all constituents. Facilities Management and External Relations have developed a very robust and active construction web page under the Source website, providing real-time updates, project information, and opportunity for input via emails and other links.

### **Hughes Stadium**

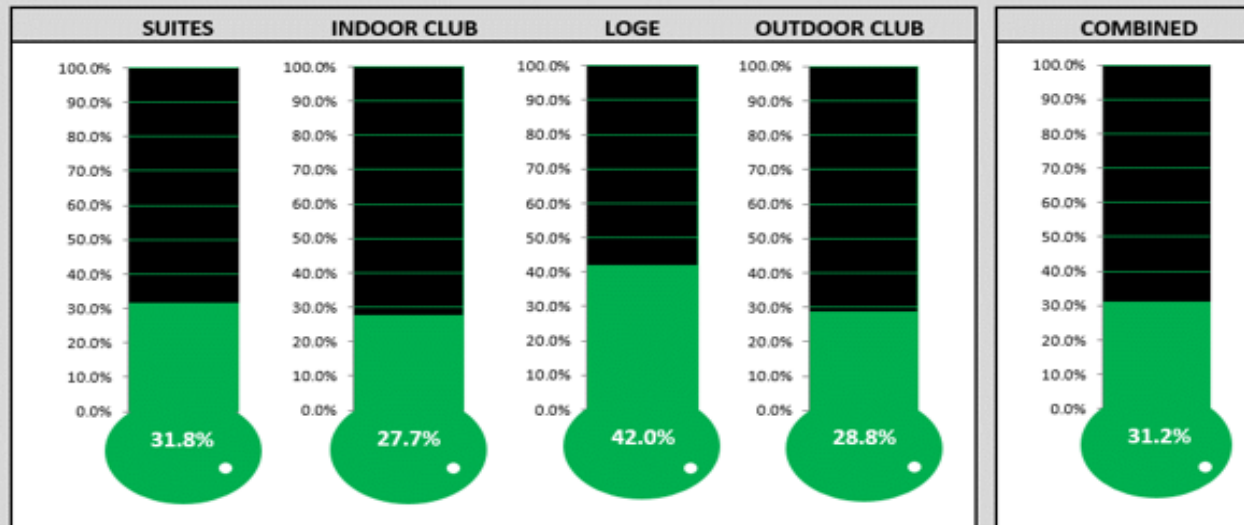
In 2016 the University will begin a process, in coordination with the City of Fort Collins, and Larimer County, to determine the future disposition of Hughes Stadium.

# STADIUM PREMIUM SEATING

## \$'s SOLD TOWARD PRO FORMA CASE



## #'s SOLD OF TOTAL CAPACITY



**Income Statement Pro Forma as of November 2015**

<b>Revenues</b>	FY 16 Hughes	FY 17 Hughes	FY 18	FY 19	FY 20
Premium Seat Donations					
Priority Seat Donations					
Tickets and Parking					
Advertising/Sponsorship					
Naming Rights					
Miscellaneous Revenue					
Total Revenue					
<b>Expenses</b>					
Salaries and Benefits					
Supplies					
General Operating Services					
Professional Services					
Repairs & Maintenance					
Utilities					
Game-Day Expenses					
Total Expenses					
<b>Net Income</b>					

**CSL Feasibility Study Low Case 2012**

<b>Revenues</b>	FY 16 Hughes	FY 17 Hughes	FY 18	FY 19	FY 20
Premium Seat Donations					
Priority Seat Donations					
Tickets and Parking					
Advertising/Sponsorship					
Naming Rights					
Miscellaneous Revenue					
Total Revenue					
<b>Expenses</b>					
Salaries and Benefits					
Supplies					
General Operating Services					
Professional Services					
Repairs & Maintenance					
Utilities					
Game-Day Expenses					
Total Expenses					
<b>Net Income</b>					

<b>Projected Pro Forma Net Income Variance Versus CSL Feasibility Low Case (Line 18-Line 36) Positive (Negative)</b>					
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**Projected Bond Debt Service Coverage**

Net Income from Line 18					
Contribution to Athletics from CSL Model					
Bond Payments					
Surplus(Shortfall)					
Stadium Donations from CSUF as needed					
Net					
General Fund Allocation					

**Philanthropic Coverage**

Beginning Reserve Balance					
New Funds Raised					
Reserve Deployed (= line 42)					
Ending Reserve Balance					