

**AGENDA ITEM BRIEFING**

**Submitted by:** Billy Hamilton, Deputy Chancellor and Chief Financial Officer  
The Texas A&M University System

**Subject:** Approval to Amend the FY 2023 – FY 2027 Texas A&M University System Capital Plan to Add the West Campus Player Development Center and Ellis Field Renovations Project for Texas A&M University with an FY 2024 Start Date (Project No. 02-3404)

**Proposed Board Action:**

- (1) Amend the approved FY 2023 – FY 2027 Texas A&M University System Capital Plan to add the West Campus Player Development Center and Ellis Field Renovations Project for Texas A&M University (Texas A&M) with an FY 2024 start date and a total planning amount of \$25,000,000.

**Funding/Planning Amount:**

<u>Funding Source</u>	<u>Planning Amount</u>	<u>Average Estimated Annual Debt Service</u>	<u>Debt Service Source</u>
Revenue Financing System Debt Proceeds	<u>\$25,000,000</u>	\$1,737,140	Stadium Revenue
Total Project Cost	<u>\$25,000,000</u>		

**Project Justification:**

The recently demolished Track Training Center to make way for the New Indoor Track Facility removed associated soccer spaces used for training, meeting, equipment storage, conditioning, and rehabilitation. In order to utilize the surrounding real estate effectively, our preliminary investigations direct us to expand the existing West Campus Player Development Center (WCPDC) for the accommodations required for the soccer program administrative and performance support while enhancing the WCPDC with the renovation of the current weight room and office spaces. In addition to the WCPDC, the main entry to Ellis Field needs a focused entrance point to match the architectural standards of the surrounding facilities. Our goal is to bring the soccer program up to the Texas A&M/Southeastern Conference standard for facilities. This project will allow the soccer program to continue to recruit the best student-athletes in the country to Texas A&M.

**Scope:**

The project proposes various improvements to Ellis Field and renovation of the WCPDC. The project will create a focused hub for the soccer athletic program, providing new team facilities

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and an improved fan experience, while improving the capabilities and effectiveness of supporting programs such as strength and conditioning, performance, rehabilitation, nutrition, and sports psychology. The project provides for a centralized location with easy access for all supported athletic programs.

Ellis Field and the WCPDC are located on the south side of Tom Chandler Drive between Penberthy Road and Olsen Boulevard, south of Reed Arena. The WCPDC is immediately east of the Davis Diamond Softball Stadium and Ellis Field is immediately east of the WCPDC. Supported athletic programs, such as Track, Softball, Tennis, Basketball, Baseball, etc. are located within one block of the proposed project.

Ellis Field Renovation Project goals are to provide a recognized spectator entry, ticketing, a visitor locker room, improved concessions, and miscellaneous cosmetic improvements. The WCPDC Project addition goals are to provide the soccer program with a recognizable “front door,” player locker room, lounge and team meeting rooms, player restroom and shower facilities as well as administrative offices, meeting space and locker rooms. Soccer will be supported by a sport-specific athletic training room, hydrotherapy room, athletic training staff offices and storage facilities. Soccer and other athletic sport programs will be supported by renovation of the existing strength and conditioning and sport nutrition areas and the addition of a sports performance and rehab area as well as staff offices.

The improvements to Ellis Field and the WCPDC will be in keeping with the campus master plan and existing design style and aesthetic of each facility and their surrounding context.

The project will include realignment of the existing synthetic turf area to better align with the addition to the WCPDC structure and program. Other miscellaneous site improvements are anticipated such as grading, site access, and minor utility work.

The existing facilities, functionality and operations of the Huffines Institute for Sports Medicine and Human Performance located at the WCPDC will not be fundamentally impacted by the proposed renovations.

**Other Major Fiscal Impacts:**

None.

**Strategic Plan Imperative(s) this Item Advances:**

The WCPDC and Ellis Field Renovations Project firmly supports the A&M System Strategic Plan imperative #3. *“Our students will leave the A&M System as responsible and engaged citizens prepared for successful careers in an increasingly global economy.”* As noted earlier, the main emphasis of this project is adding and enhancing the opportunities for the success of the student-athletes. Additionally, this project provides performance training and support methods for a healthy lifestyle with nutritional and mental health support mechanisms that can be utilized throughout their adult life.

**THE TEXAS A&M UNIVERSITY SYSTEM**  
**FACILITIES PLANNING AND CONSTRUCTION**  
Office of the Deputy Chancellor and Chief Financial Officer  
September 30, 2022

Members, Board of Regents  
The Texas A&M University System

Subject: Approval to Amend the FY 2023 – FY 2027 Texas A&M University System Capital Plan to Add the West Campus Player Development Center and Ellis Field Renovations Project for Texas A&M University with an FY 2024 Start Date (Project No. 02-3404)

I recommend adoption of the following minute order:

**“The request to amend the FY 2023 – FY 2027 Texas A&M University System Capital Plan to add the West Campus Player Development Center and Ellis Field Renovations Project for Texas A&M University with an FY 2024 start date and a total planning amount of \$25,000,000 is approved.**

**The Board of Regents of The Texas A&M University System (Board) reasonably expects to incur debt in one or more obligations for this project, and all or a portion of the proceeds received from the sale of such obligations is reasonably expected to be used to reimburse the account(s) for amounts previously appropriated and/or expended from such account(s).**

**As required by Section 5(a) of the Master Resolution of the Revenue Financing System, the Board hereby determines that it will have sufficient funds to meet the financial obligations of The Texas A&M University System, including sufficient Pledged Revenues to satisfy the Annual Debt Service Requirements of the Revenue Financing System and to meet all financial obligations of the Board relating to the Revenue Financing System and that**

**the Participants, on whose behalf the debt is issued, possess the financial capacity to satisfy their Direct Obligations.”**

Respectfully submitted,

**[ORIGINAL SIGNED BY]**

Billy Hamilton  
Deputy Chancellor and  
Chief Financial Officer

**Approval Recommended:**

**[ORIGINAL SIGNED BY]**

John Sharp  
Chancellor

**Approved for Legal Sufficiency:**

**[ORIGINAL SIGNED BY]**

Ray Bonilla  
General Counsel

**[ORIGINAL SIGNED BY]**

Phillip Ray  
Vice Chancellor for Business Affairs

**[ORIGINAL SIGNED BY]**

M. Katherine Banks, Ph.D., President  
Texas A&M University



**West Campus Player Development Center and Ellis Field Renovations**

Texas A&M University

Project No. 02-3404

**TEXAS A&M UNIVERSITY**  
**REVENUE FINANCING SYSTEM**  
**West Campus Player Development Center and Ellis Field Renovations**  
**Stadium Revenue**

<b>Dates</b>	<b>Outstanding Principal</b>	<b>Principal Amount</b>	<b>Interest Amount</b>	<b>Annual Total</b>	<b>Coverage 1.15x</b>
BONDS	25,250,000.00				
YEAR 1	24,900,000.00	350,000.00	1,388,750.00	1,738,750.00	1,999,562.50
YEAR 2	24,530,000.00	370,000.00	1,369,500.00	1,739,500.00	2,000,425.00
YEAR 3	24,140,000.00	390,000.00	1,349,150.00	1,739,150.00	2,000,022.50
YEAR 4	23,730,000.00	410,000.00	1,327,700.00	1,737,700.00	1,998,355.00
YEAR 5	23,300,000.00	430,000.00	1,305,150.00	1,735,150.00	1,995,422.50
YEAR 6	22,845,000.00	455,000.00	1,281,500.00	1,736,500.00	1,996,975.00
YEAR 7	22,365,000.00	480,000.00	1,256,475.00	1,736,475.00	1,996,946.25
YEAR 8	21,860,000.00	505,000.00	1,230,075.00	1,735,075.00	1,995,336.25
YEAR 9	21,325,000.00	535,000.00	1,202,300.00	1,737,300.00	1,997,895.00
YEAR 10	20,760,000.00	565,000.00	1,172,875.00	1,737,875.00	1,998,556.25
YEAR 11	20,165,000.00	595,000.00	1,141,800.00	1,736,800.00	1,997,320.00
YEAR 12	19,535,000.00	630,000.00	1,109,075.00	1,739,075.00	1,999,936.25
YEAR 13	18,870,000.00	665,000.00	1,074,425.00	1,739,425.00	2,000,338.75
YEAR 14	18,170,000.00	700,000.00	1,037,850.00	1,737,850.00	1,998,527.50
YEAR 15	17,435,000.00	735,000.00	999,350.00	1,734,350.00	1,994,502.50
YEAR 16	16,655,000.00	780,000.00	958,925.00	1,738,925.00	1,999,763.75
YEAR 17	15,835,000.00	820,000.00	916,025.00	1,736,025.00	1,996,428.75
YEAR 18	14,970,000.00	865,000.00	870,925.00	1,735,925.00	1,996,313.75
YEAR 19	14,055,000.00	915,000.00	823,350.00	1,738,350.00	1,999,102.50
YEAR 20	13,090,000.00	965,000.00	773,025.00	1,738,025.00	1,998,728.75
YEAR 21	12,075,000.00	1,015,000.00	719,950.00	1,734,950.00	1,995,192.50
YEAR 22	11,000,000.00	1,075,000.00	664,125.00	1,739,125.00	1,999,993.75
YEAR 23	9,870,000.00	1,130,000.00	605,000.00	1,735,000.00	1,995,250.00
YEAR 24	8,675,000.00	1,195,000.00	542,850.00	1,737,850.00	1,998,527.50
YEAR 25	7,415,000.00	1,260,000.00	477,125.00	1,737,125.00	1,997,693.75
YEAR 26	6,085,000.00	1,330,000.00	407,825.00	1,737,825.00	1,998,498.75
YEAR 27	4,685,000.00	1,400,000.00	334,675.00	1,734,675.00	1,994,876.25
YEAR 28	3,205,000.00	1,480,000.00	257,675.00	1,737,675.00	1,998,326.25
YEAR 29	1,645,000.00	1,560,000.00	176,275.00	1,736,275.00	1,996,716.25
YEAR 30	-	1,645,000.00	90,475.00	1,735,475.00	1,995,796.25
		<u>\$ 25,250,000.00</u>	<u>\$ 26,864,200.00</u>	<u>\$ 52,114,200.00</u>	<u>\$ 59,931,330.00</u>

Estimated issuance costs and rounding of \$250,000 are included in this schedule.  
Long-term rates are assumed to be 5.50%. Rates are subject to market change.  
Prepared by the Office of the Treasurer - Treasury Services 09/19/2022

**Rates are subject to market change. Amounts are preliminary estimates that will be revised at the time bonds are issued.**