

Capital Project Stage Gate I: Field Sports Building


EXECUTIVE SUMMARY

Trustee approval is required for capital projects when the projected budget exceeds the \$10 million (M) threshold for board approval. The new Field Sports Building will be located near the OSU track and softball facilities at SW 15th St. and SW Western Blvd. in Corvallis, offering dedicated spaces for training, competition preparation, and wellness for five sports. Currently, these functions are housed in Gill Coliseum, located over 500 yards away.

BACKGROUND

The Field Sports Building was included in the Ten-Year Capital Forecast reviewed by the board in April of 2024 as a 2024-2025 project start. The following information is provided for consideration by the Finance & Administration Committee to advance this project to the design development phase (Stage Gate I) pursuant to the [Approval of Capital Projects policy](#). The design development phase includes the completion of construction documents in preparation for bid and construction.

PROJECT SUMMARY

	Floor Area (SF)	15,000
	Estimated project budget	\$25,000,000
	Gifts	\$25,000,000
	Deferred maintenance reduction	N/A
	Estimated project completion	Spring 2027
	Location	Adjacent to Kelly Field, Whyte Track & Field Center, and Lorenz Field
	RENDERING OF PROPOSED FIELD SPORTS BUILDING	

- Purpose: Provide top-tier training, wellness, and support spaces for five of OSU’s sports: softball, men’s and women’s soccer, cross country, and track & field.
- Facilities: Includes locker rooms, coaches’ offices, meeting space, training room, and equipment storage room.
- Size: One-story building, approximately 15,000-SF.
- Location: Positioned between the softball, soccer, and track fields, on the footprint of former batting cages and adjacent lawn area.

- Design Features: Exterior circulation and landscaping integrated with surrounding sports complex.
- Parking: The project will remove 14 parking spaces; however, the adjacent Sports Complex West Lot is underutilized and has sufficient capacity to absorb the loss.
- Environmental Impact: Minimal-no historic resources or major natural features affected, aside from hydric soils present on site.
- Planning Context: Supports OSU Athletics Master Plan and aligns with the Corvallis Campus Vision and Campus Master Plan goals.

ADVANCING OSU’S STRATEGIC GOALS

<p>Goal 1 A university focused on big discoveries that drive big solutions</p>	<p>Goal 2 A university where every student graduates</p>	<p>Goal 3 A university that fuels a thriving world</p>
<p>The Field Sports Building provides a top-tier environment for student-athletes in five sports, streamlining their daily routines and enhancing their ability to excel both academically and athletically.</p>	<p>Providing student-athletes with top-tier facilities enriches their overall experience, strengthens connections with coaches and teammates, and deepens their commitment to the program. This enhanced engagement supports higher retention rates and ultimately helps them graduate from OSU.</p>	<p>The Field Sports Building will play a key role in attracting and retaining top-tier student-athletes who enrich the campus community. These high-performing individuals have gone on to represent OSU on the world stage – from the Olympics to distinguished careers across a wide range of industries.</p>

IDENTIFICATION OF RISKS AND MITIGATION STRATEGIES

The following risks have been identified for the project. Given these risks, the owner, design, and construction contingencies have been set at 10%, 5% and 9%, respectively.

Risks	Likelihood	Severity	Consequences	Mitigation Strategy
<p><i>Utility Coordination</i></p>	<p>High</p>	<p>Low</p>	<p>Use of owner’s contingency</p>	<p>Early site investigation to identify as much as possible during design</p>
<p><i>Site Constraints</i></p>	<p>Medium</p>	<p>Low</p>	<p>Impacts on sporting events</p>	<p>Coordination often and early with OSU Athletics to minimize program impacts</p>

<i>Systems and materials manufacturing delays</i>	High	Medium	Delayed schedule due to long lead times to acquire items	The project plans to order large equipment early
<i>Cost Escalation</i>	High	Medium	Cost Escalation and Tariffs might have impact on the overall budget	Contractor and Owner are carrying limited contingency for these items

TOTAL PROJECT COST

The estimated total project costs for the project are summarized in the following table.

Forecasted Total Project Cost Field Sports Building	
ITEM	COST
Total Project Cost	\$25,000,000
Construction Costs	\$16,425,000
Professional Services, Permits, Equipment, Utilities	\$5,817,000
Contingencies	\$1,808,000
OSU Foundation gift fee	\$950,000
Total Cost Avoidance	\$0
Removal of Deferred Maintenance	\$0

RECOMMENDATION

Staff recommend that the Finance & Administration Committee approve advancing the Field Sports Building Project to the design development phase (Stage Gate I).