



*One University. A World of Experiences.*

## Answering the Call

*Frostburg State University's case as an economic catalyst for Western Maryland*

NOVEMBER 2020



# Agenda

## PROJECT UPDATE

*One University. A World of Experiences.*

- 01** Introduction & Project Overview
- 02** A Critical Time
- 03** Campus Context
- 04** The Catalyst for Development
- 05** Maximizing Value
- 06** Next Steps

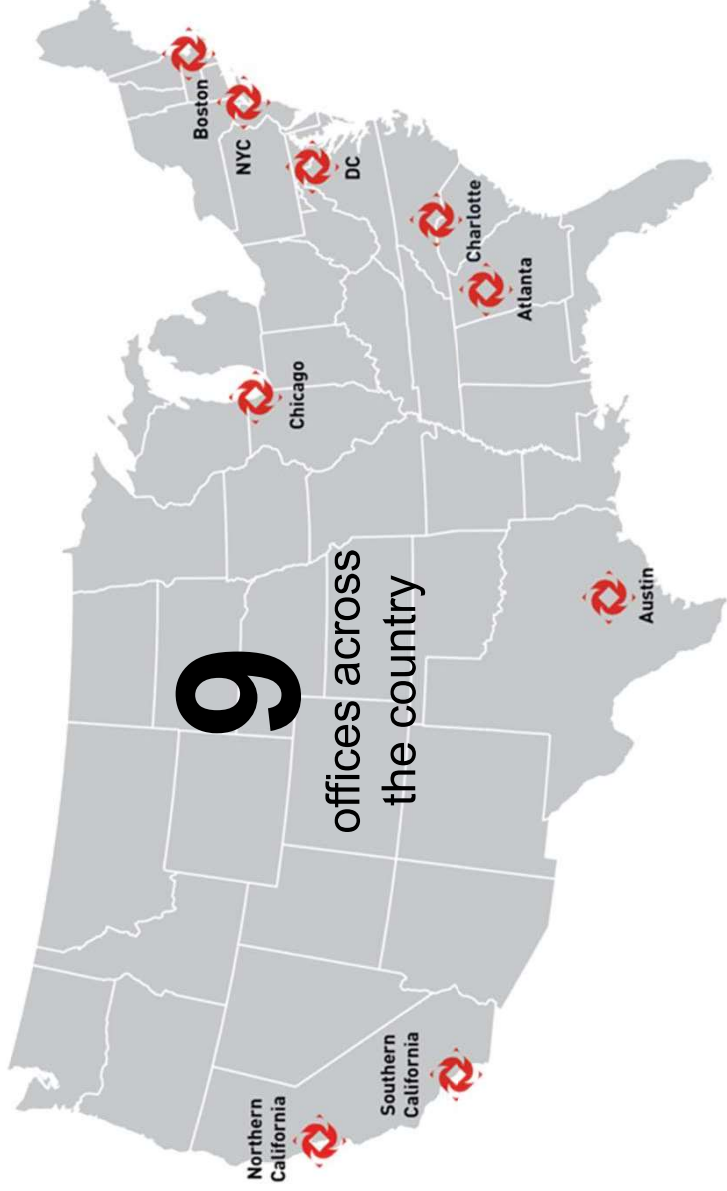
# 01

## Introduction & Project Overview



# Introductions

## BRAILSFORD & DUNLAVEY



**27**

Years in business

**130**

Employees

**\$37B+**

In developed projects

**1,300+**

Completed projects

**250+**

Recreation and Athletic Projects

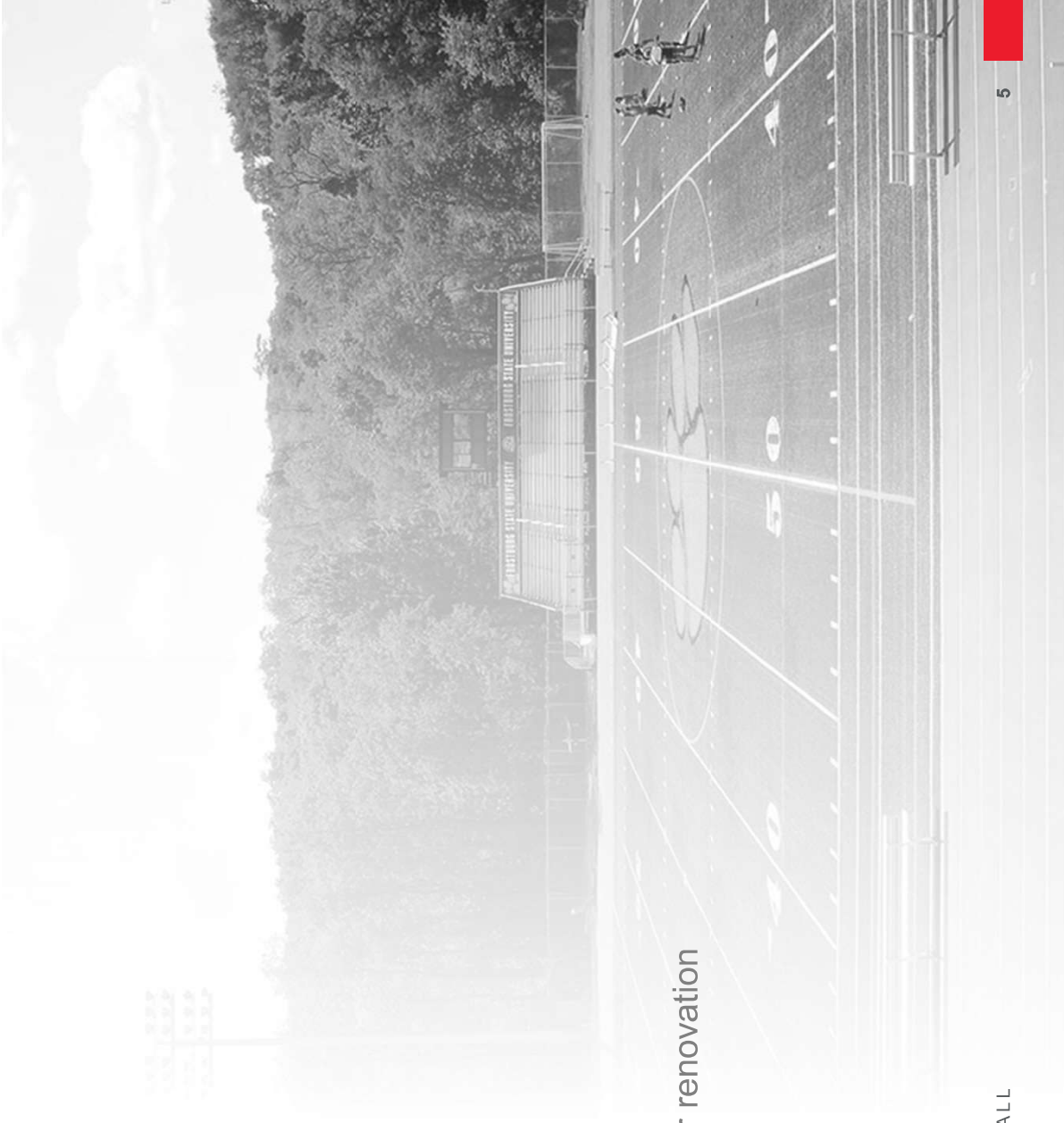
**\$3.5B+**

In P3 higher education  
advisory projects

# Project Overview

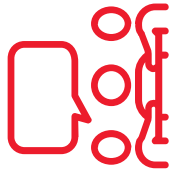
## PROCESS OBJECTIVES

- Project Initiation
- Competitive Context Analysis
- Stakeholder & Focus Group Interviews
- Off-Campus Market Analysis
- Internet Survey
- Demand Analysis
- Preliminary Economic Impact Analysis
- Analyze the impact of Corliss PE Center renovation
- Complete conceptual planning
- Project documentation
- Outline funding strategy



# Project Overview

## FOCUS GROUP, STAKEHOLDER, AND SURVEY PARTICIPATION



### FSU Student Focus Group Sessions

- > Four focus group sessions with ~30 participants



### Stakeholder Interviews

- > 12 stakeholder meetings with ~20 participants, including Frostburg State administration and staff, Frostburg city officials, Allegany County officials, and Garrett County officials



### Survey

**+/- 4.8%**

Margin of error

**95%**

Confidence level

**287**

Faculty/staff responses

**452**

Student responses

**27%**

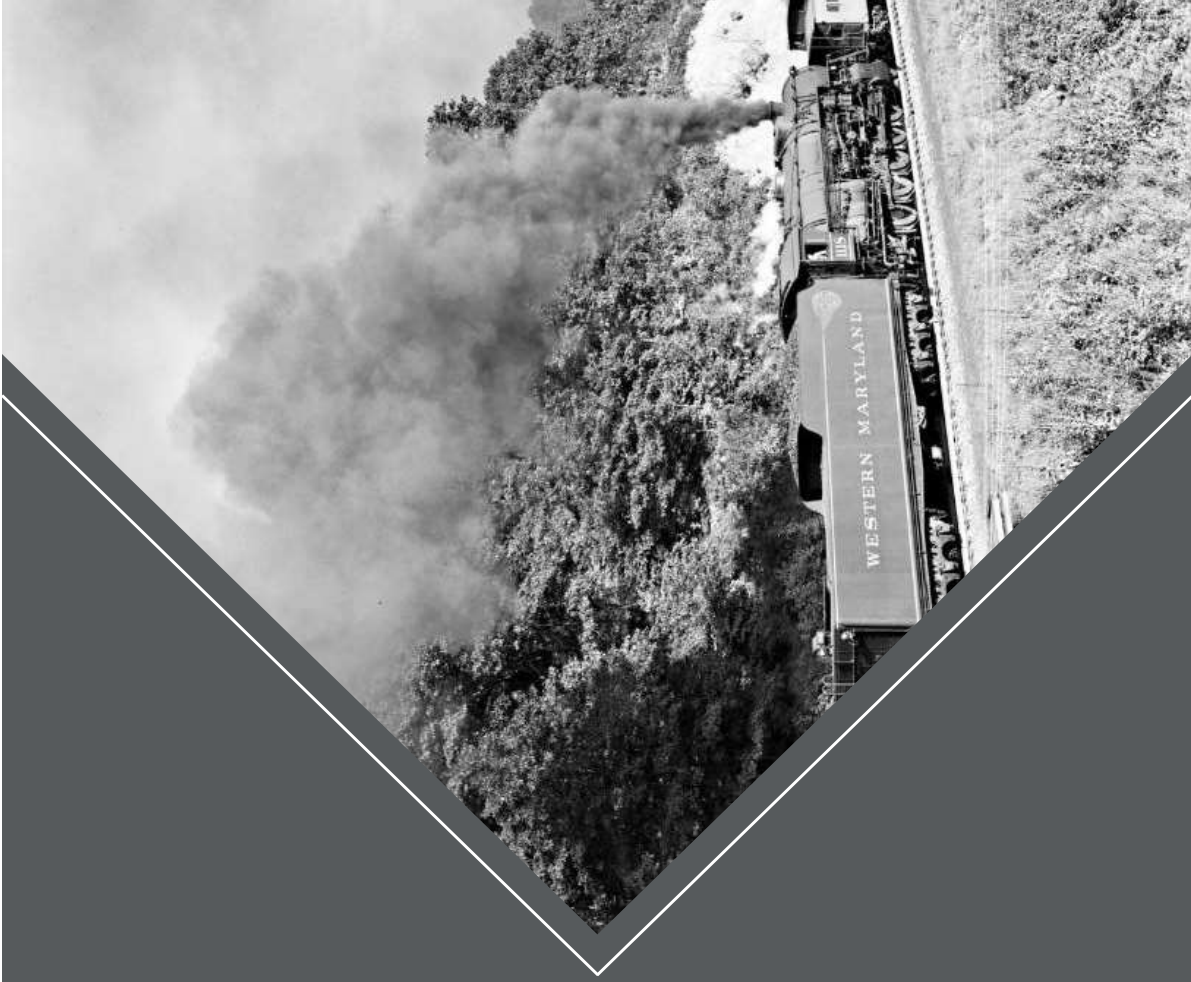
Response rate of faculty/staff members

**65%**

Of respondents were women

# 02

## A Critical Time



# A Critical Time

## THE UNIVERSITY'S RICH HISTORY

Since its founding in 1898, Frostburg State University has responded directly to the needs of the local civic and business community in Western Maryland.

- > The institution continued to evolve over the century to reflect changing demographics and workforce demands.
- > Today, with more than 5,000 students, FSU represents excellence in educational opportunities for the region and the state.





## **VISION 2023**

“The university is integrated into the fabric of the community as a valued and respected regional asset—and remains committed to making changes that secure its future while celebrating the values that reflect its history.”

# A Critical Time

## THE REGION'S DECLINING LABOR FORCE

Over the last 15 years, unemployment in the region has been above the national average, while the size of the labor force has declined.

The COVID-19 pandemic has worsened these indicators across the country and locally, bringing unemployment in Western Maryland to 7.4% as of November 2020. Even if the decline of the pandemic returns these indicators back to baseline, however, they still lag behind national levels.

- > Limited opportunities and relatively low income levels impact quality of life and retention of labor force.
- > Mills and factories closing has led to ripple effects of job loss across industries.
- > Frostburg State employs over 1,000 people as the **2nd largest employer in Allegany County**, only behind the Western Maryland Health System.

**8%** ▼

Drop in labor force over the past 15 years

**5.8%**

Pre-pandemic unemployment rate in Western Maryland

**14%**

Pre-pandemic poverty rate in Western Maryland

**\$45,000**

Pre-pandemic median household income in Western Maryland



May 1, 2019

**Luke Mill closing: a devastating loss for Western Maryland**

**THE QUESTION**

*How do we make Western Maryland  
a desirable place for businesses  
and households to call home?*

# A Critical Time

## THE UNIVERSITY'S LACK OF INVESTMENT

UM SYSTEM CAPITAL APPROPRIATIONS (2009-2018)



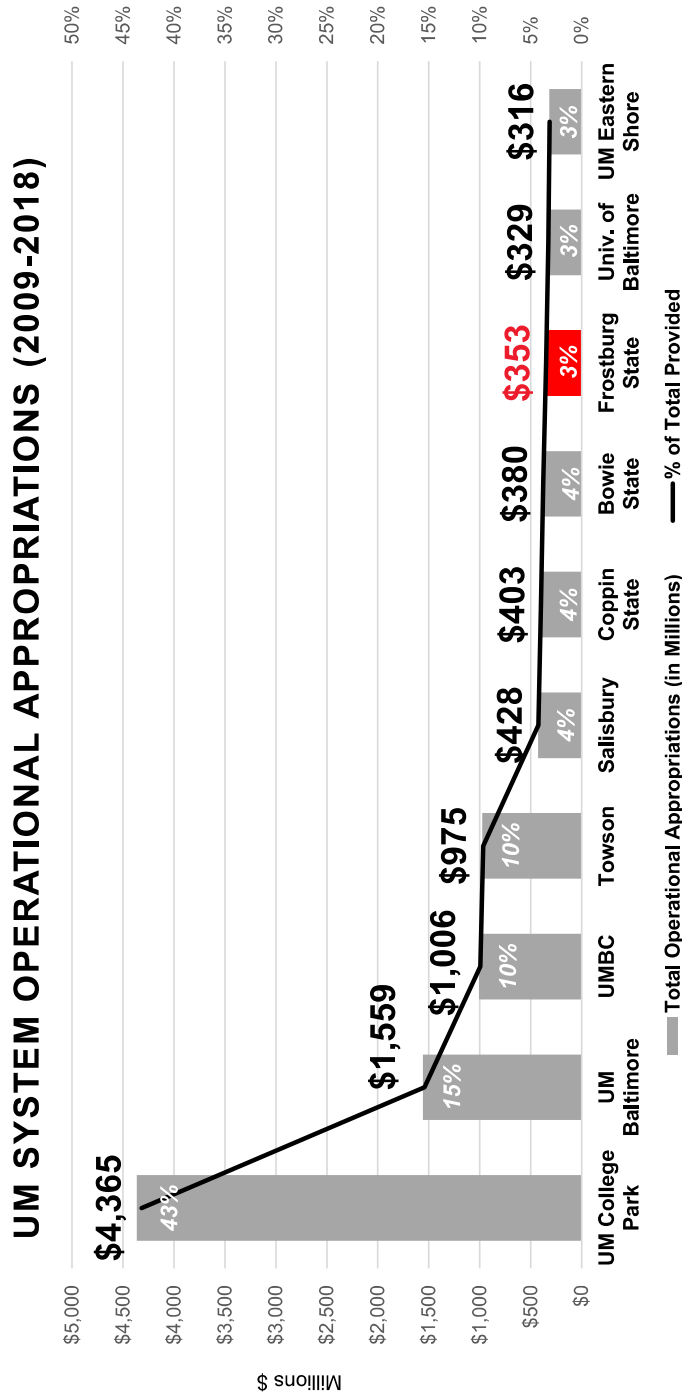
> FSU received the lowest combined capital appropriations among UM System residential schools.

> **Total Capital Appropriations (2009-2018) was \$1.94 Billion**

\* Source: University System of Maryland Financial Statements and Supplementary Information and Data Together with Reports of Independent Public Accountants

# A Critical Time

## THE UNIVERSITY'S LACK OF INVESTMENT



> FSU received the 3<sup>rd</sup> lowest combined operational appropriations among UM System residential schools.

> **Total Operations Appropriations (2009-2018) was \$10.1 Billion**

\* Source: University System of Maryland Financial Statements and Supplementary Information and Data Together with Reports of Independent Public Accountants

# A Critical Time

## THE UNIVERSITY'S LACK OF INVESTMENT

**2<sup>nd</sup>**

Lowest combined state appropriations over the past two years

**5<sup>th</sup>**

Lowest appropriations per student over the past two years

University of Maryland Residential Schools	2017 & 2018 State Operational Appropriations / Student
UM Baltimore	\$18,608
Coppin State	\$16,956
UM Eastern Shore	\$12,956
UM College Park	\$12,139
UMBC	\$8,603
<b>Frostburg State</b>	<b>\$7,717</b>
Univ. of Baltimore	\$7,257
Bowie State	\$6,991
Salisbury	\$6,082
Towson	\$5,079
<b>Average</b>	<b>\$9,371</b>

**NOTE:** UM Baltimore is excluded because it does not enroll first-time freshmen. UM College is excluded because it primarily serves the adult, part-time population.

\* Source: 2019 Data Book, Maryland Higher Education Commission

## A Critical Time THE UNIVERSITY'S LACK OF INVESTMENT

But while FSU appropriations per student are below the average, graduation and retention rates are in alignment with the average.

**FSU is doing more with less. Opportunities are endless for FSU with appropriate allocations.**

**NOTE:** UM Baltimore is excluded because it does not enroll first-time freshmen. The UM Global Campus (UMGC) is also excluded because it primarily serves the adult, part-time population through online education.

University of Maryland Residential Schools	2017 & 2018 State Operational Appropriations / Student	Student Graduation Rates*	Student Retention Rates*
UM Baltimore	\$18,608	-	-
Coppin State	\$16,956	25%	64%
UM Eastern Shore	\$12,956	44%	64%
UM College Park	\$12,139	85%	95%
UMBC	\$8,603	66%	85%
<b>Frostburg State</b>	<b>\$7,717</b>	<b>57%</b>	<b>74%</b>
Univ. of Baltimore	\$7,257	35%	67%
Bowie State	\$6,991	42%	71%
Salisbury	\$6,082	76%	83%
Towson	\$5,079	76%	85%
<b>Average</b>	<b>\$9,371</b>	<b>56%</b>	<b>76%</b>

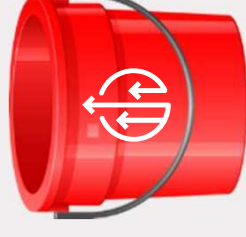
\* Source: 2019 Data Book, Maryland Higher Education Commission

## A Critical Time

### AN FSU-ANCHORED REGIONAL SPORTS CENTER

Not only will an FSU-anchored Regional Sports Center attract new students, new employees, and new employers, it will **bring the community together and empower youth and families** across the region.

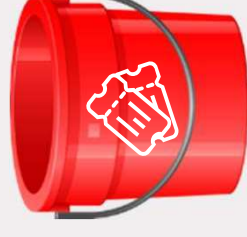
- > Builds upon the fabric of Western Maryland
- > Captures an opportunity in the market



**UNIVERSITY GROWTH**



**ENHANCED QUALITY OF LIFE**



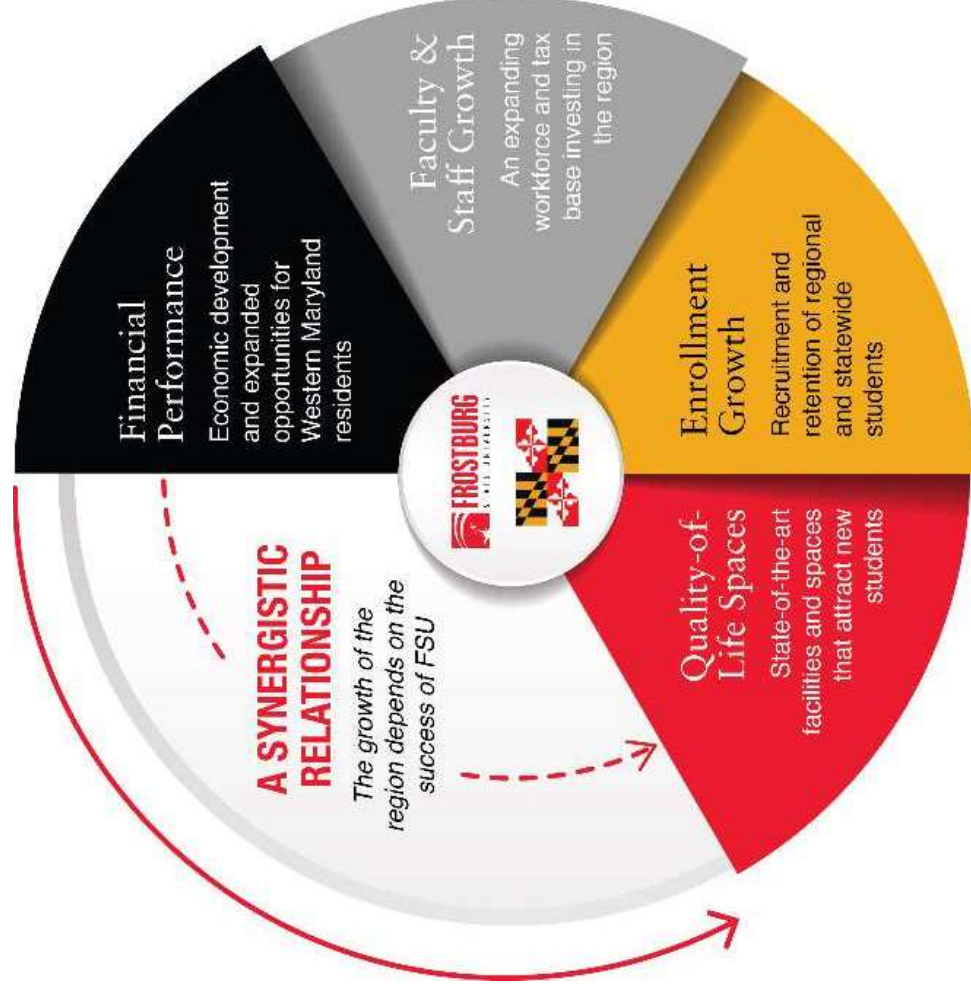
**SPORTS TOURISM**



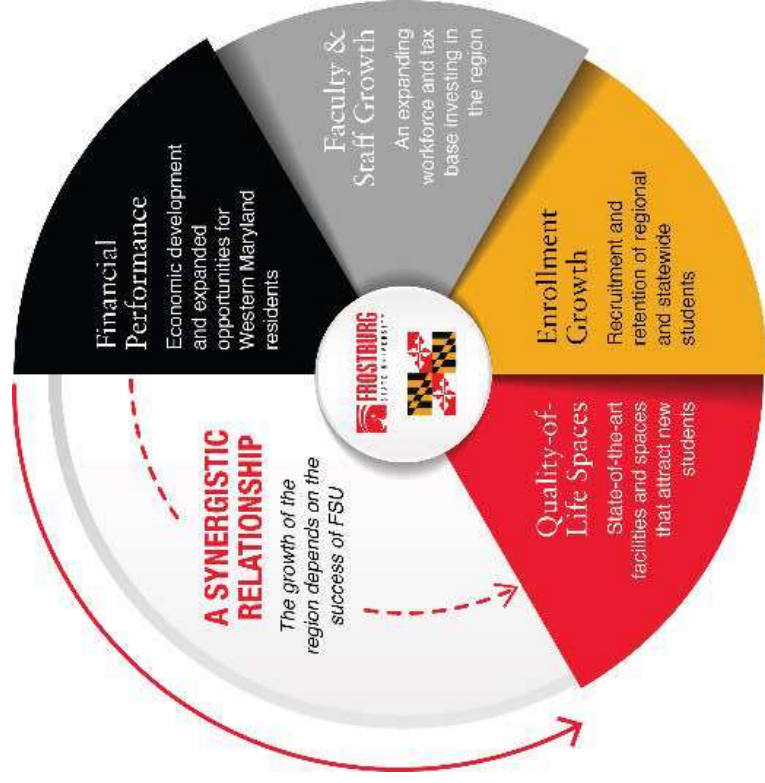
# A Critical Time SYNERGY BETWEEN FSU & THE REGION

The growth of the region depends on the success of Frostburg State University.

- > Economic development arises from an increased tax base and increased income levels
- > Competitive employment opportunities result from university growth
- > Enrollment increase with **state-of-the-art quality of life spaces**



# A Critical Time SYNERGY BETWEEN FSU & THE REGION



## THE FLYWHEEL EFFECT

While the proposed project requires investment, the outcomes generated by the flywheel will result in at least a

**total return on investment of 319% over 30 years.**

**Payback Period: 6 to 8 years**

# 03

## Campus Context



# Campus Context

## FACILITIES

**\$7,050,000**

In deferred maintenance  
at Cordts PE Center

- Roof / Building Envelope - \$800,000
- HVAC - \$2,500,000
- Electrical - \$300,000
- Fire Alarm - \$200,000
- IT Upgrades - \$200,000
- Elevator - \$200,000
- General - \$750,000
- Flooring - \$450,000
- Interior Paint - \$200,000
- Exterior Paint - \$100,000
- Exterior Repairs - \$350,000
- Windows - \$400,000
- Pool Renovation - \$200,000

# Campus Context

## ATHLETIC GAPS

To understand the gap between existing facilities and FSU's needs, B&D led a process by which athletic department personnel rated each facility on a scale from 1-5 twice, the first time assessing the current condition of facilities and the second time assessing the condition needed to meet each team's needs.

- The numbers in this table represent the first numerical rating, existing condition.
- The colors represent whether each facility exceeds, meets, or does not meet team needs.

Exceeds team requirements
Meets team requirements
Does not meet team requirements

Team	Locker Rooms / Team Rooms	Practice Facilities	Competition Venue	Spectator Accommodations	Administration	Athletic Training & Rehab	Strength & Conditioning
Men's Teams							
Baseball	4	2	1	1	2	3.5	1.5
Basketball	2	3	1	2	2	3.5	1.5
Cross Country	2	3	3	3	2	3.5	2
Football	4	3	3	4	2	3.5	1
Lacrosse	3	3	3	4	2	3.5	1.5
Soccer	2	3	2	4	2	3.5	2
Swimming	1	3	1.5	3	2	3.5	2
Tennis	1	3	3	3	2	3.5	2
Track and Field	2	2.5	3	3	2	3.5	1.5
Women's Teams							
Acrobatics & Tumbling	1	3	3	3	2	3.5	1.5
Basketball	4	3	1	2	2	3.5	1.5
Cross Country	4	3	3	3	2	3.5	2
Field Hockey	4	2	2	4	2	3.5	2
Lacrosse	4	3	3	4	2	3.5	1.5
Soccer	4	3	2	4	2	3.5	2
Softball	4	2	2	2	2	3.5	2
Swimming	1	3	1.5	3	2	3.5	2
Tennis	4	3	3	3	2	3.5	2
Track and Field	4	2.5	3	3	2	3.5	1.5
Volleyball	4	3	3	2	2	3.5	1.5

# Campus Context

## ATHLETIC GAPS

*Building a Competitive Edge in the MEC*



# Campus Context

## ATHLETIC GAPS

*Building a Competitive Edge in the MEC*



# Campus Context

## RECREATION & ATHLETIC GAPS

*Lack of Dedicated Student Space*



*FSU Track Team Conditioning*



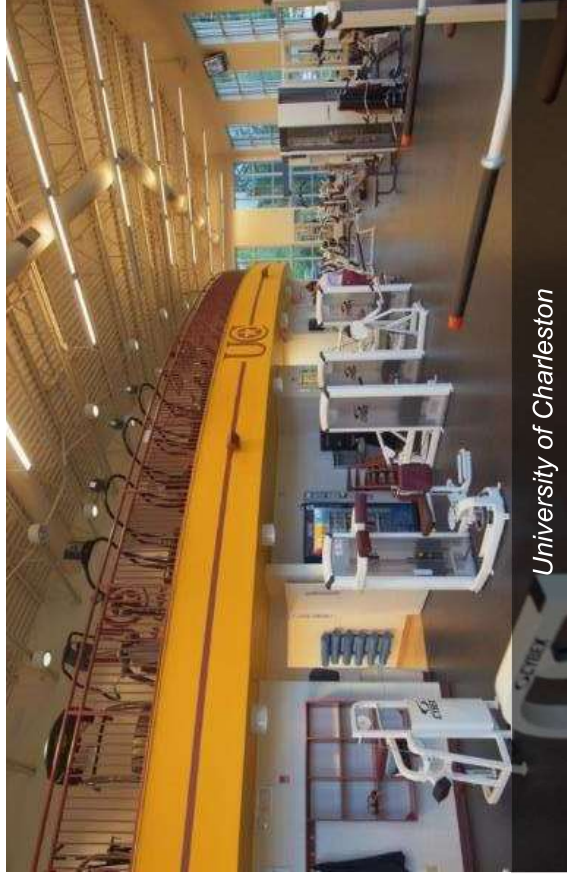
*FSU Cordis Stretching Area*



# Campus Context

## RECREATION GAPS

### *Lack of Dedicated Student Space*



# Campus Context

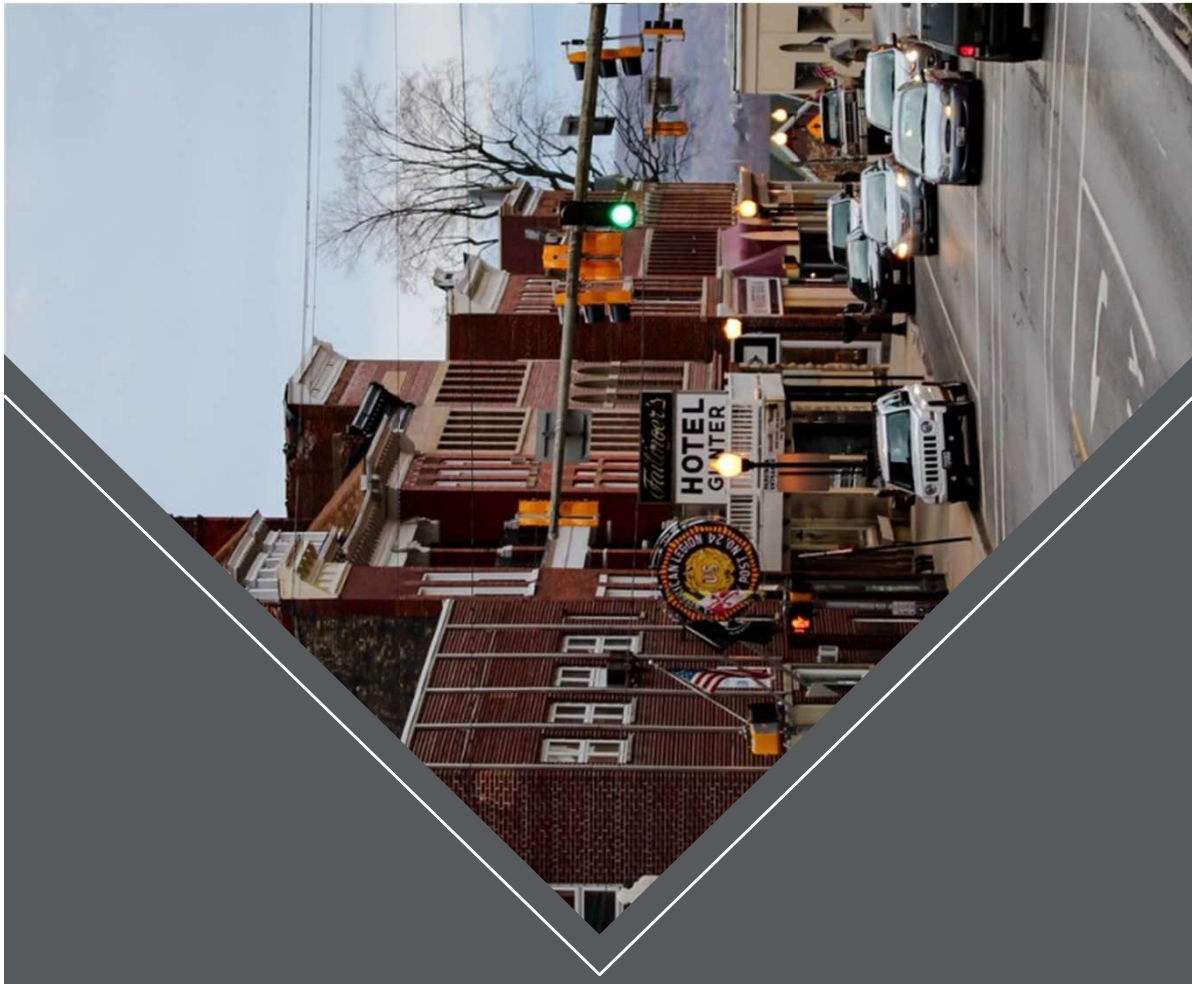
## RECREATION GAPS

*Lack of Dedicated Student Space*



# 04

## The Catalyst for Development



# Existing Conditions

## REASONS STUDENTS LEAVE FROSTBURG

Students that leave Frostburg feel a lack of connection, not a dissatisfaction with campus or the area itself.

Facilities that drive community can help cultivate a stronger campus identity among students, and reinforce the strong academic program.

Top 3 Reasons Respondents Left (Connection / Fit)

**64%**

Connection with other Students

**59%**

Atmosphere / Campus Culture

**55%**

Atmosphere / Local Area Culture

Bottom 3 Reasons Respondents Left (Academics)

**23%**

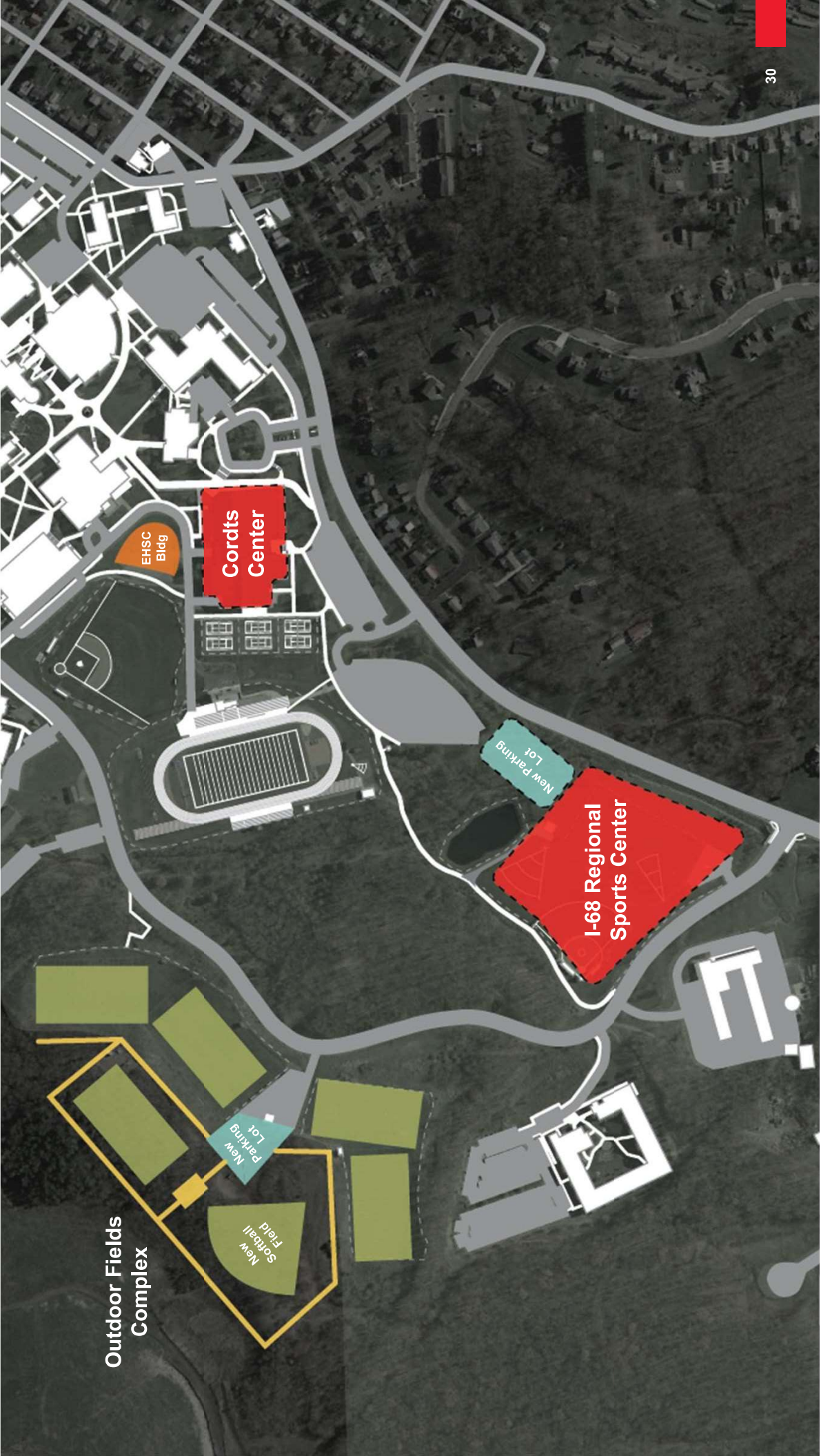
Quality of Teaching

**13%**

Quality of Academic Advising

**13%**

Placement on academic probation



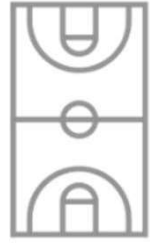
# The Catalyst for Development

## RECOMMENDED PROGRAM – DEDICATED STUDENT RECREATION



**6,528**  
Square Feet

**Weight + Fitness**



**2**  
Courts

**Gym Space**



**2**  
Courts

**Racquetball /  
Squash Courts**



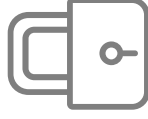
**6,200**  
Square Feet

**Group Fitness /  
Multipurpose**



**6,000**  
Square Feet

**Rec Swimming**



**300**  
Total Lockers

**Locker Rooms**



**1,000**  
Square Feet

**Climbing Wall**

**51,000**

**Total GSF – Dedicated Student  
Recreation Space**



**UNIVERSITY GROWTH**

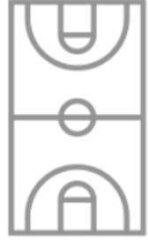
# The Catalyst for Development

## RECOMMENDED PROGRAM – I-68 REGIONAL SPORTS CENTER



**10,000**  
Square Feet

**Weight + Fitness**



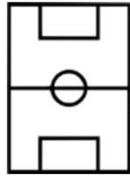
**2**  
Courts  
(Competition)

**Gym Space**



**Spectator  
Seating**

**2,000**  
Seats



**2**  
Fields

**Indoor Turf Field**



**4,000**  
Square Feet

**Outdoor  
Adventure Center**



**Multipurpose  
Practice Space**

**2,500**  
Square Feet



**2,460**  
Square Feet

**Basketball**



**1,126**  
Square Feet

**Women's  
Volleyball**



**10,000**  
Square Feet

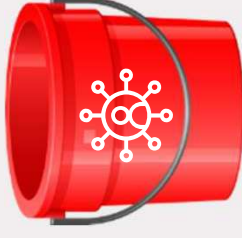
**Athletic Training +  
Strength & Conditioning**

**180,000**

Total GSF – Dedicated  
Regional Sports  
Center Space



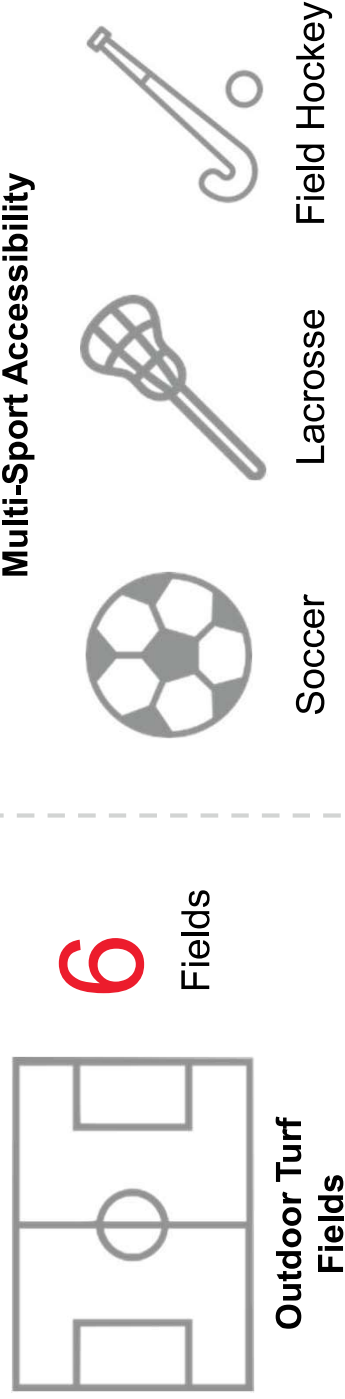
**UNIVERSITY GROWTH**



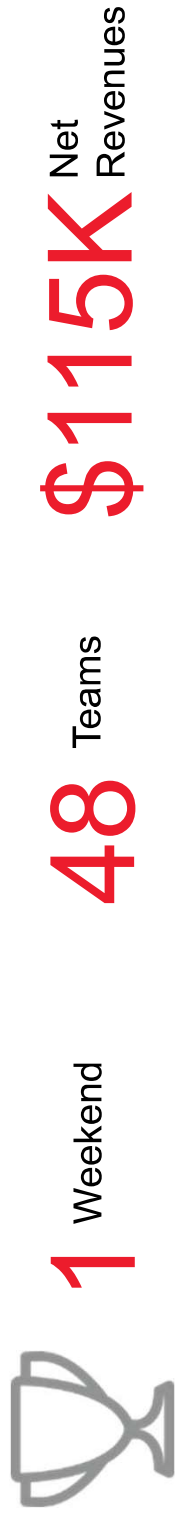
**ENHANCED QUALITY OF LIFE**

# The Catalyst for Development

## RECOMMENDED PROGRAM – OUTDOOR FIELDS COMPLEX



### Tournament Opportunities



UNIVERSITY GROWTH



ENHANCED QUALITY OF LIFE



SPORTS TOURISM



# The Catalyst for Development

## I-68 REGIONAL SPORTS CENTER PROGRAM AND COSTS

Program Element	Square Feet
Activity Zone	97,000
Indoor Turf Fields	
Two Court Gymnasium	
Spectator Seating (2,000 Seats)	
Weight & Fitness	
Multipurpose Practice Space	
Support Zone	8,000
Food Service (Concessions)	
Guest Lockers	
Outdoor Adventure Center	
Sports Club & League Rooms	
Storage Misc. Components	
Team Zone	27,500
Team Spaces (Basketball, Volleyball, Support)	
Additional Locker Rooms	
Administration	
Outdoor Turf Field Complex	6 Fields
<b>Total Gross Square Footage (73% Efficiency Factor):</b>	<b>180,000</b>
<b>Total Gross Square Footage w/ Ice Rink:</b>	<b>215,000</b>

### I-68 Regional Sports Center Program

- > 180,000 GSF (incl. outdoor field facility)
- > 2 Indoor Turf Fields
- > Two-Court Gymnasium
- > Athletics dedicated weight & fitness space
- > Basketball, and volleyball, and athletic training support

### Outdoor Fields Complex

- > 6 new turf fields
- > Support facility

# The Catalyst for Development

## I-68 REGIONAL SPORTS CENTER PROGRAM AND COSTS – PLANNED START IN FY22

Program Element	Cost	Cost w/ Ice Rink
<b>Hard Costs</b>		
Construction Contract		
Enclosed Building	\$34,241,000	\$44,053,000
Turf Field Complex	\$3,353,000	\$3,353,000
Demolition, Excavation, & Site Prep	\$1,024,000	\$1,237,000
Site Utilities & Infrastructure	\$541,000	\$541,000
Parking	\$352,000	\$352,000
Landscape Allowance	\$81,000	\$81,000
Furniture, Fixtures, & Equipment	\$1,265,000	\$1,265,000
Inflation Allowance	\$2,585,000	\$3,093,000
<b>Subtotal Hard Costs</b>	<b>\$43,345,000</b>	<b>\$53,976,000</b>
<b>Soft Costs</b>		
A&E Fees	\$2,566,000	\$3,268,000
Additional A&E	\$256,000	\$327,000
Testing Fees, Surveys, etc.	\$87,000	\$87,000
Local Fees & Permits	\$54,000	\$54,000
Start Up Expenses	\$324,000	\$324,000
Direct Project Expenses	\$54,000	\$54,000
Project Contingency	\$4,668,000	\$5,809,000
Project Management	\$1,540,000	\$1,917,000
<b>Subtotal Soft Costs</b>	<b>\$9,549,000</b>	<b>\$11,839,000</b>
<b>Total Project Costs</b>	<b>\$52,895,000</b>	<b>\$65,815,000</b>

# The Catalyst for Development

## CORDTS PE RENOVATION COSTS – PLANNED START IN FY22

Hard Costs	Cordts PE Element	Renovation Level	Cost
Recreation Renovation Program		Light to Heavy Reno	\$10,489,000
Non-Recreation/Athletic Renovation (Academic/Other)		Light Renovation	\$8,084,000
Deferred Maintenance*			\$5,462,000
	Includes Roof / Building envelope, HVAC, Electrical, Fire Alarm, IT Classroom up-grades, Elevator, Exterior Painting, Exterior Repairs, and Windows		
Landscape Allowance			\$22,000
Furniture, Fixtures, & Equipment			\$1,287,000
Inflation Allowance			\$1,211,000
	<b>Subtotal Hard Costs</b>		<b>\$26,555,000</b>
Soft Costs			
	Includes A&E Fees, Additional A&E, Testing Fees, Surveys, Local Fees & Permits, Start Up Expenses, Direct Project Expenses, Project Contingency, and Project Management		\$6,953,000
	<b>Subtotal Soft Costs</b>		<b>\$6,953,000</b>
	<b>Total Project Costs</b>		<b>\$33,508,000</b>

\*Deferred maintenance reduced 40% by renovation projects

Light Renovation (Cosmetic) e.g. Some paint and flooring  
 Medium Renovation (Partial) e.g. Some furniture/equipment and non-load-bearing walls  
 Heavy Renovation (Gut) e.g. Layout change



BRAILSFORD & DUNLAVEY / FSU: ANSWERING THE CALL

## Cordts PE Center Recreation Program

- > Approx. 51,000 GSF
- > Rock Climbing Wall
- > Two-Court Gymnasium
- > Student dedicated weight & fitness space
- > Multipurpose Rooms
- > Racquetball Court
- > Support and Storage Rooms

## Student Fee

- > \$217 / student / term supports Recreation Renovation Prgm (No Capital Contribution included)
- > Contribution of \$3.5M reduces fee below \$200 / student / term

# The Catalyst for Development

## FROSTBURG STATE ACADEMIC PROGRAMS

Major	Fall 2019 Enrollment	Degrees Awarded (FY 2019)
Adventure Sports Management	6	0
Athletic Training	41	11
Exercise & Sport Science*	152	37
Health & Physical Education	43	11
Recreation & Parks Mgmt	80	23
Health Science	177	25
Recreation, Parks, & Sports Management	31	7
<b>Total :</b>	<b>530</b>	<b>114</b>

\* Combined Bachelor of Science in Exercise & Sport Science/Master of Science Athletic Training

### FSU Athletic and Recreation Related Majors

- > Over past 5 years, 500+ students enrolled annually and 18% increase in degrees awarded
- > 10% of total enrollment in these majors
- > With 700+ students currently enrolled in courses within these majors (Fall 2019), 13% of students will be impacted by the projects

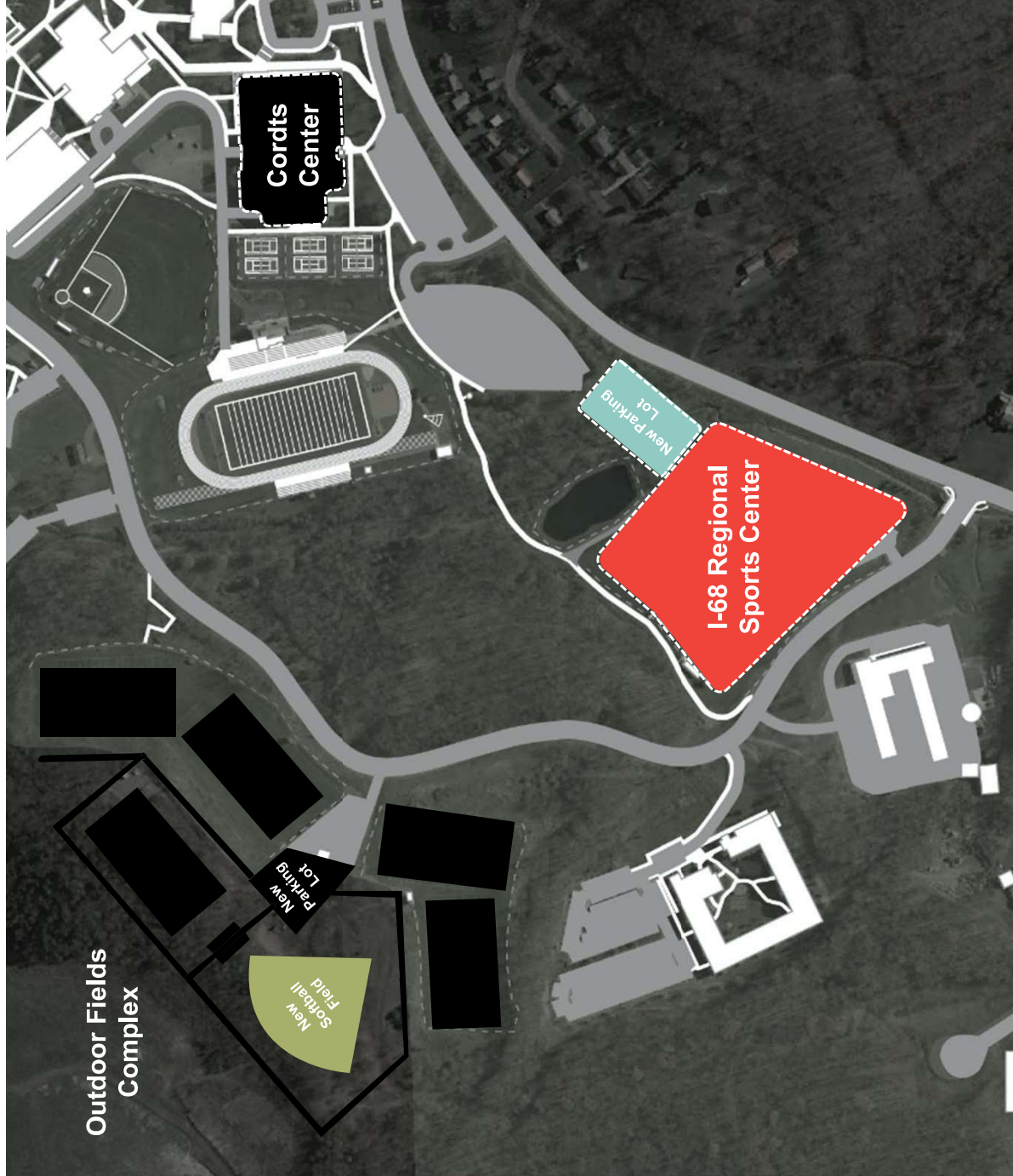
**I-68 Regional Sports Center and Cordts renovation to provide support to FSU athletics and recreation related majors and enrollment growth.**

# Phased Strategy

## PHASE 1

### I-68 Regional Sports Center

- > Provides flexibility for athletics and initial revenue generation

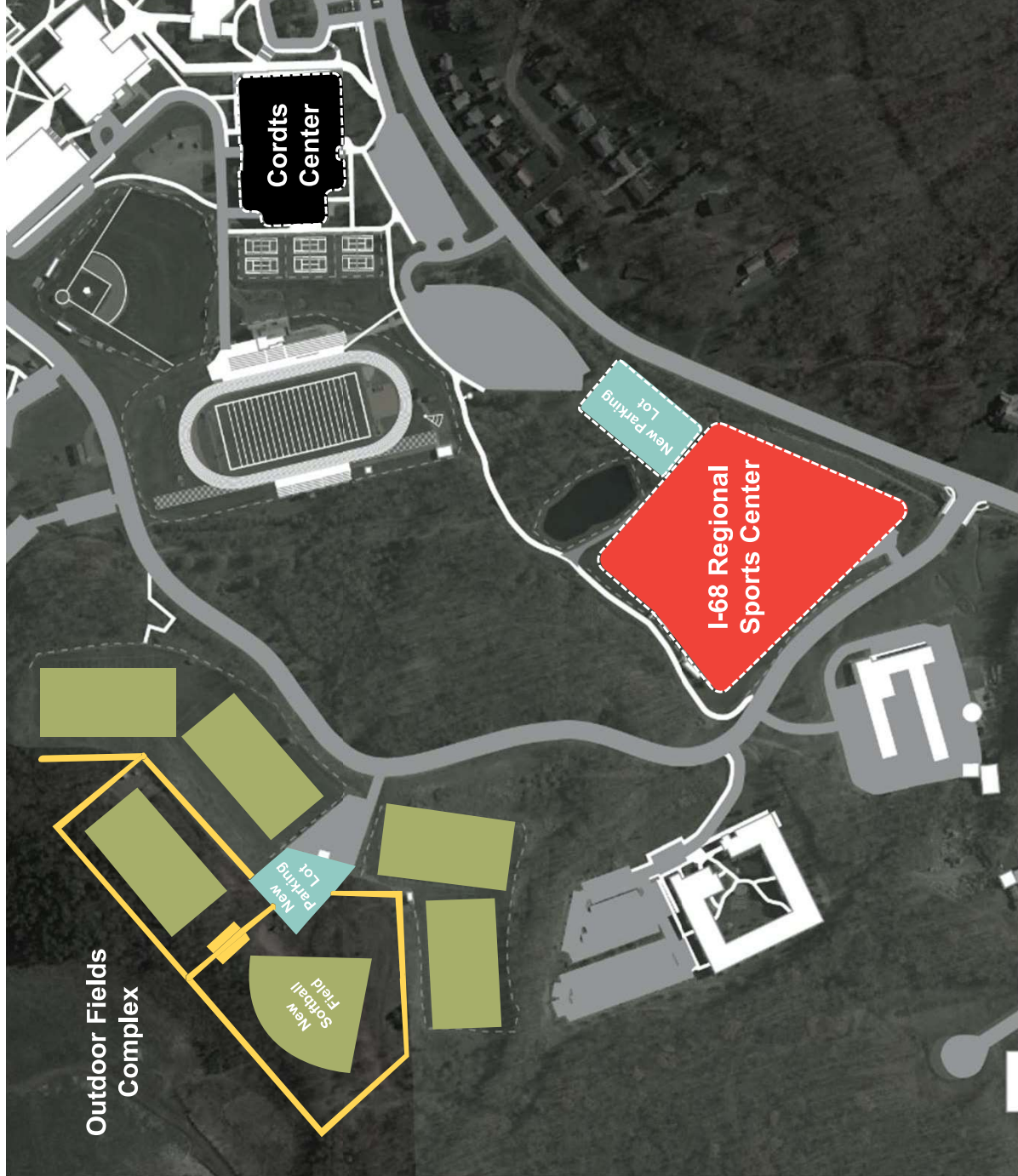


# Phased Strategy

## PHASE 2

### Outdoor Fields Complex

- > Creates sports tourism and increased flexibility for athletic

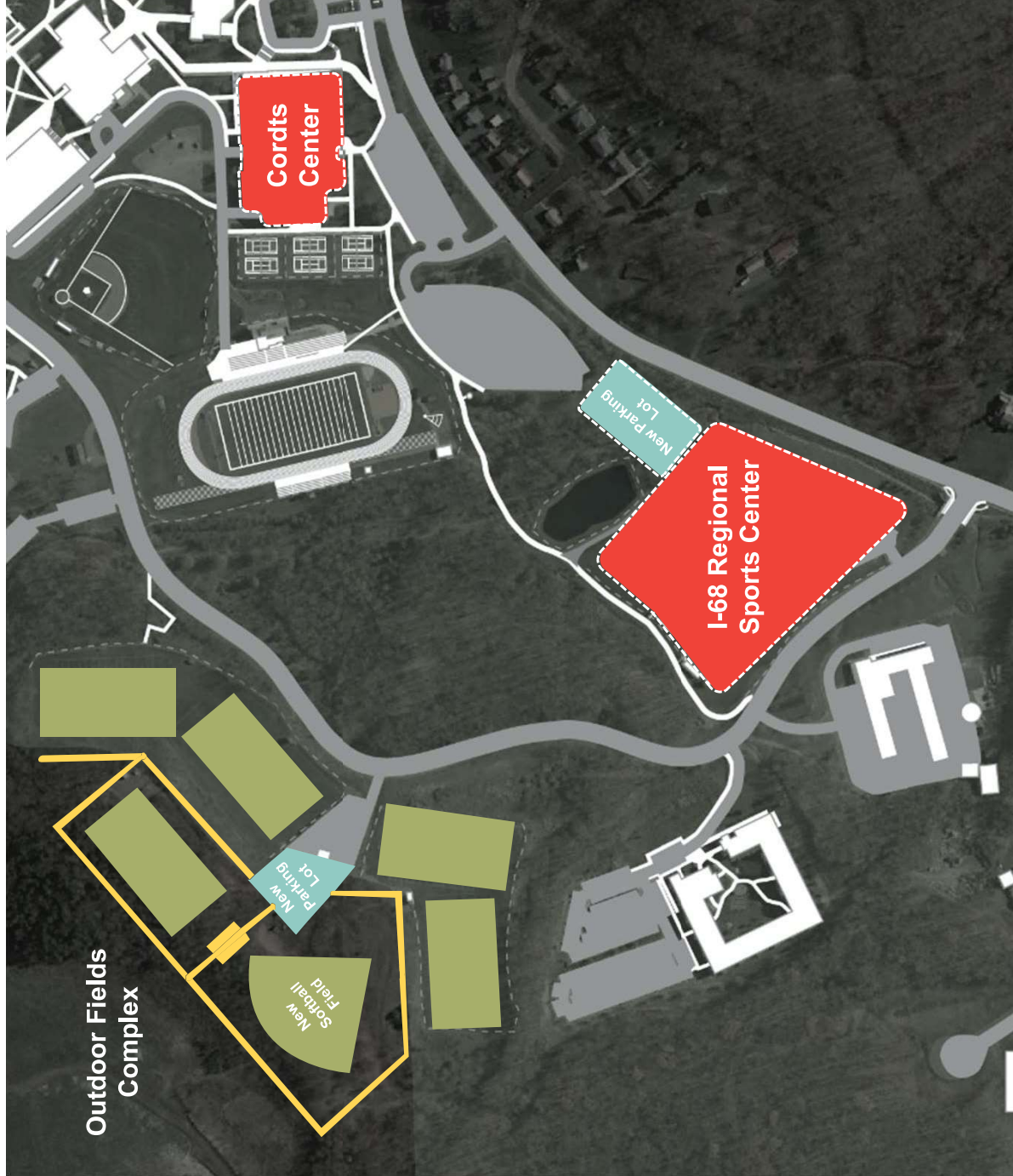


# Phased Strategy

## PHASE 3

### **Cordts PE Center Renovation & Expansion**

- > Drives value and community for students



# Maplehurst Site

## NEW OPPORTUNITIES TO INVESTIGATE

Frostburg State has the opportunity to partner with local developers to transform the Maplehurst site. The site creates new ways to attract sports tourism, recruit higher caliber students and faculty, and diversify recreational offerings for the region.

- > Based on the location, size, and orientation of the site it can potentially be used for the activities below:

 <b>OUTDOOR RECREATION</b>	 <b>HOUSING</b>	 <b>MULTIPURPOSE PLAYING FIELDS</b>
 <b>OUTDOOR TRACK</b>	 <b>LIVE-EVENT HOSTING</b>	 <b>CROSS COUNTRY COURSE</b>

- > Partnering with local stakeholders could help accelerate Western Maryland's revitalization and reflects confidence in the University's position as a regional leader





05

# Maximizing Value



# Maximizing Value

## OVERVIEW

The purpose of the economic impact analysis is to quantify the fiscal benefits generated by the construction and operation of the I-68 Regional Sports Center.

- Effects are measured in terms of economic activity, jobs, and wages
  - **Direct impacts:** economic activity created by the expenditure of dollars on construction and operation
  - **Indirect impacts:** the value of additional economic demands that the project places on supplying industries
- RIMS II input-output multipliers were developed based on information published by the U.S. Department of Commerce Bureau of Economic Analysis.
  - Multipliers provide the basis for estimating what portion of the demand for goods and services is satisfied in Allegany County and the State of Maryland.

# Maximizing Value

## ONE-TIME ECONOMIC IMPACTS

### Construction Benefits Summary

#### Original Regional Sports Center Prgm & Cordts PE Reno Prgm

##### State of Maryland

Estimated Economic Activity	\$55,300,000
Estimated Wages	\$54,000,000
Estimated Jobs	1,438
Fiscal Benefits	\$2,823,000

##### Western MD Recurring Operations (Allegany & Garrett Counties)

Estimated Economic Activity	\$15,160,000
Estimated Wages	\$32,580,000
Estimated Jobs	900
Fiscal Benefits	\$1,494,000

#### Regional Sports Center Prgm w/ Ice Rink & Cordts PE Reno Prgm

Estimated Economic Activity	+\$8M
Estimated Wages	+\$7.9M
Estimated Jobs	+214
Fiscal Benefits	+\$413K

Estimated Economic Activity	+\$2.2M
Estimated Wages	+\$4.8M
Estimated Jobs	+136
Fiscal Benefits	+\$219K

# Maximizing Value

## ANNUAL ECONOMIC IMPACTS W/ FSU PROJECTED ENROLLMENT GROWTH

State of Maryland Recurring Operations		
	Original Prgm	w/ Ice Rink
<b>Direct Benefits</b>		
Estimated Output	\$2,700,000	+\$400K
Estimated Wages	\$1,200,000	-
Estimated Employment	36	-

<b>Indirect &amp; Induced Benefits</b>		
Estimated Output	\$2,300,000	+\$400K
Estimated Wages	\$2,400,000	+\$400K
Estimated Employment	64	+10

<b>Total Benefits</b>		
Estimated Output	\$5,000,000	+\$1M
Estimated Wages	\$3,600,000	+\$400K
Estimated Employment	100	+10

Western MD Recurring Operations (Allegany & Garrett Counties)		
	Original Prgm	w/ Ice Rink
<b>Direct Benefits</b>		
Estimated Output	\$1,530,000	+\$140K
Estimated Wages	\$930,000	-
Estimated Employment	27	-

<b>Indirect &amp; Induced Benefits</b>		
Estimated Output	\$1,850,000	+\$140K
Estimated Wages	\$1,977,000	+\$103K
Estimated Employment	52	+3

<b>Total Benefits</b>		
Estimated Output	\$3,380,000	+\$280K
Estimated Wages	\$2,907,000	+\$103K
Estimated Employment	79	+3

# Maximizing Value

## COMPLEX PROJECTIONS: FACILITY OPERATIONS

	Original Prgm <b>2022</b>	w/ Ice Rink <b>2022</b>
<b>Revenues</b>		
Concessions*	\$147,900	+\$47K
Merchandise	\$30,800	-
Facility Rentals (e.g. fields, ice rink, equipment, tournaments)	\$1,091,700	+\$362K
Advertising & Sponsorship*	\$245,900	-
<b>Total</b>	<b>\$1,516,300</b>	<b>+\$409K</b>
<b>Expenses</b>	<b>2022</b>	<b>2022</b>
Personnel	\$571,600	+\$11K
Non-Personnel	\$766,700	+\$1.2M
<b>Total</b>	<b>\$1,338,300</b>	<b>+\$1.2M</b>
<b>Net Operating Income</b>	<b>\$178,000</b>	<b>-\$583,700 (-\$762K)</b>

\*TBD - Dependent on current food service contract and potential advertising/sponsorships

- > Self-supporting project based on annual operating projections (without Ice Rink)
- > Local employers and potential donors should be targeted early in planning process

# Maximizing Value

## TOURNAMENT PROJECTIONS

<b>Revenues</b>	<b>2022</b>
Tournament Fees	\$721,800
Concessions*	\$99,900
<b>Total</b>	<b>\$821,700</b>
<b>Expenses</b>	<b>2022</b>
Personnel & Non-Personnel	\$132,400
<b>Total Net Revenue</b>	<b>\$689,300</b>
<b>Net Revenue Per Tournament</b>	<b>\$114,900</b>

### Assumptions

- > Six (6) outdoor tournaments of 48 teams
- > \$2,440 fee per team per tournament (2019 \$)
- > Eight (8) fields used per tournament
- > No parking fees

\*TBD - Dependent on current food service contract and potential advertising/sponsorships

# Maximizing Value

## P3 CASE STUDY: MYLAN PARK (MORGANTOWN, WV)



Mylan Park's mission is to advance educational, recreational, social, and economic benefits while improving the quality of life for residents and visitors.



Partnership between Mylan Park Foundation and WVU, WVU Hospitals & WVU athletics.

### Mylan Park stats:

- > \$53M
- > Phased opening
- > 300 acres
- > \$40M Aquatic (indoor and outdoor) and Track (outdoor) Center
- > 53,000 SF Comm Center
- > Turf Field
- > Grass Fields (4)
- > Outdoor Event Pavilion
- > Horseshoe Courts (24)
- > RV Parking Lot
- > Adaptive Field Complex

# Maximizing Value

## PRELIMINARY KEY FINDINGS

1

The **community supports** Frostburg State's vision of economic development via enrollment growth, enhanced quality-of-life, and sports facilities

2

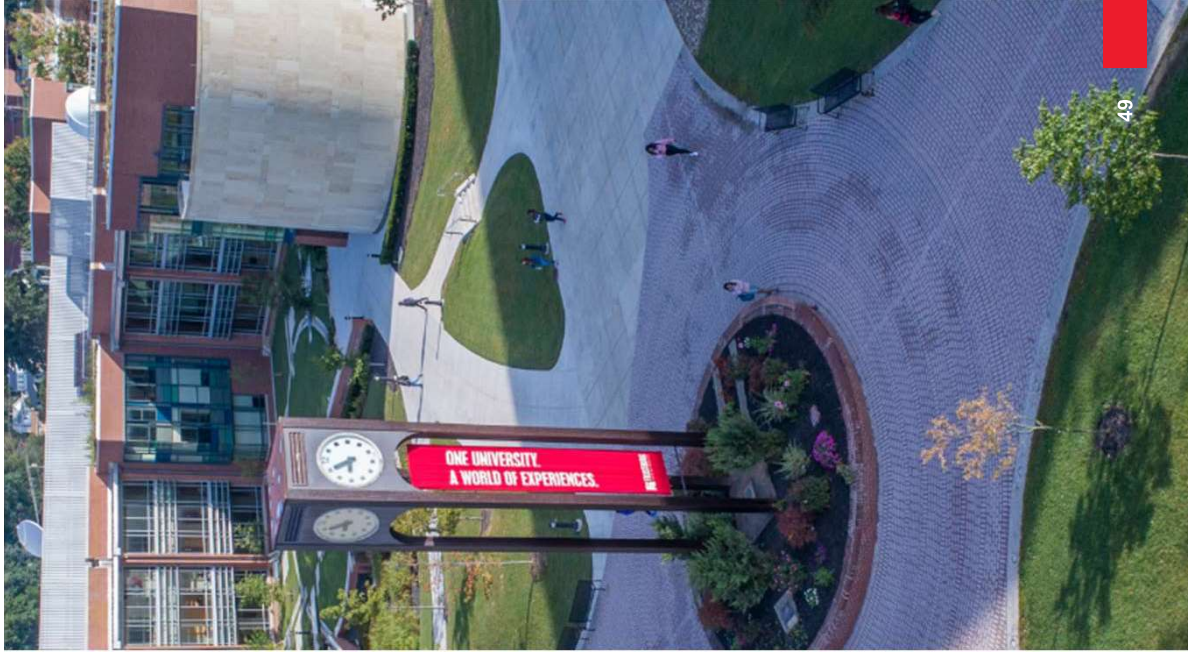
The **market is competitive**

3

An opportunity exists to create **significant economic activity through a sports facility**

4

**Additional resources will be required** to operate as a stand-alone facility





**Thank you.**

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