

UCCSN Board of Regents' Meeting Minutes September 23-24, 1970

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BOARD OF REGENTS

UNIVERSITY OF NEVADA SYSTEM

September 23, 1970

The Board of Regents met on the above date for the purpose of considering construction bids received for the Performing Arts Center, UNLV. The meeting was held via closed circuit television.

Members present: Fred M. Anderson, M. D. (at UNR)

Mr. Thomas G. Bell (at UNR)

Mr. James H. Bilbray (at UNLV)

Mr. Procter Hug, Jr. (at UNR)

Louis Lombardi, M. D. (at UNR)

Mr. Albert Seeliger (at UNR)

Dr. Juanita White (at UNLV)

Others present: Chancellor Neil D. Humphrey (at UNR)

President R. J. Zorn	(at UNLV)
President N. Edd Miller	(at UNR)
Director John M. Ward	(at UNR)
Vice President Don Baepler	(at UNLV)
Mr. Herman Westfall	(at UNLV)
Mr. Edward L. Pine	(at UNR)
Mr. Edward Olsen	(at UNR)
Mr. David Wilkins	(at UNR)
Mr. James Mc Daniel	(at UNLV)
Dean Paul Harris	(at UNLV)

The meeting was called to order at 1:00 P.M. with Vice Chairman Bell presiding.

President Zorn commented on the history of the Performing Arts Center project, pointing out that it has been in the planning stages for 4 or 5 years and had been subjected to two bidding procedures. The first bid had been rejected and the project was redesigned to construct the Drama Theatre but only the shell of the Concert Hall.

Dr. Zorn reported that bids were received September 8, 1970 for construction of the project as redesigned. The low bidder was Sletten Construction Company with a total bid of \$2,766,300,

exceeding the budgeted amount available by \$131,800.

A summary and review of the project had been distributed earlier

from the Chancellor's Office, as follows:

1. Financing of Project

State General Obligation Bonds	\$ 207,500
State General Fund	334,962
UNLV Capital Improvement Fee	215,000
Gifts	347,038
Loan, B/R Special Projects Fund	100,000
UNLV Revenue Bonds	930,000
Fleischmann Foundation Grant	500,000
	\$2,634,500

2. Project Budget

Architect's Contract	\$ 158,315
Bond Sales Fees	9,300
Construction Budget (including site development and furnishings)	2,371,722
Special Consultant	500
Contingencies	68,371

Survey	933
Soil Analysis	4,659
Plan Checking	6,500
Advertising	200
Laboratory Testing	2,000
Inspection	12,000
	\$2,634,500

3. Space Allocation

A. Original project approved by the Board of Regents

Scope	Sq. Ft.
Classrooms	8,000a
Offices and Studios	3,000b
Experimental and Dance Lab	2,000
Concert Hall	27,000
Drama Theatre	15,600
Traps and Storage	4,000
Mechanical & Service Contingency	4,400c
Dressing Room, Lockers, Green Room, Costume Room	3,000
Shop	5,000

72,000 ASF

- a. 10 classrooms
- b. 16 offices and studios, 15 x 10 or 9 x 12
- c. Includes restrooms, approximately 900 sq. ft.

B. Present scope of project as plans were presented to
and approved by the Board of Regents at February
14, 1970 meeting.

Drama Theatre	GSF
Front Basement	3,000
Rear Basement	6,138
Lobby	5,464
Auditorium (600 seats)	4,950
Aisles	2,112
Stage Area	4,200
Areas Rear of Stage	4,968
Shop	
Dressing Rooms	
Costume Storage	
Corridor	320
Exit Areas	245

Gross Sq. Ft. 31,397

Concert Hall

Basement	1,176
Stair	380
Lobby	7,786
Auditorium (1500 seats)	10,710
Platform (Orchestra)	4,080
Fan Room	185
Exit Areas	560
Electrical Circle	314

Gross Sq. Ft. 25,281

Total Project Gross Sq. Ft. 56,678

Dr. Zorn suggested that there were 3 alternatives available to the Board of Regents:

- (1) Reject all bids and ask that the project be redesigned.
- (2) Build basic shell of both structures.
- (3) Build in phases with the Drama Theatre as Phase I and

the Concert Hall as Phase II.

He reported that the State Planning Board had recommended, in view of the September 8, 1970 bids, that the Drama Theatre only be constructed as approved by the Board of Regents at its February 14, 1970 meeting, resulting in the 31,397 gross square feet project at a basic cost of \$2,021,300. To that should be added:

Reinstate Green Room	\$ 20,000
Furnish Green Room	29,175
Additional Stage, sound and lighting equipment	61,000
Total Construction Cost	\$2,131,475

Dr. Zorn stated that this amount is within the total project budget of \$2,634,500 and will result in a balance of \$240,000 which would be available for reallocation but which he would recommend be held for the Concert Hall. He pointed out that there is a strong concern on the part of the donors who contributed exclusively to the Concert Hall that this project must be completed.

Dr. Zorn recommended approval of the State Planning Board's rec-

ommendation. Chancellor Humphrey concurred, noting that it is the only alternative that appears acceptable.

Mr. Bell asked how the User's Committee had reacted to this proposed solution. Dr. Zorn stated that there was concurrence that the Drama Theatre was the most urgently needed.

Dean Harris agreed that the Drama Theatre is essential in that the University must be in a position to serve the increasing number of majors in the drama area. He stated that there is agreement to serve music in the Theatre.

Mr. Hug entered the meeting at 1:20 P.M.

Mr. Mc Daniel, architect for the project, noted that the additions to the Drama Theatre proposed above would bring that project back to its original concept. In response to a question from Chancellor Humphrey, Mr. Mc Daniel stated that no figures contained in the project budget listed above had changed other than the construction budget.

Dr. Anderson asked about the status of the loan from the Board of Regents Special Projects Fund. Dr. Zorn stated that approximately \$38,000 of this amount had already been set aside for

repayment of this loan. He noted that he had contacted some of the donors concerning the proposed phasing of the project and that although everyone feels both projects should be proceeding, they recognize that this is not possible. Several have expressed willingness to have their contribution used for the one project as long as there is a commitment to proceed with the second phase (that is, the Concert Hall) in the near future as funds become available.

Chancellor Humphrey referred to the Fleischmann Foundation grant, pointing out that the trustees must be contacted if any change is to be made in the manner in which the Foundation's grant is to be spent. There also needs to be some determination as to how the funds from the other donors is to be expended, particularly those donors who specifically earmarked their contribution for the Concert Hall.

Dr. Anderson moved that the recommendation of the President and the Chancellor be approved. Motion seconded by Dr. Lombardi, carried with the following roll call vote:

Dr. Anderson Yes

Mr. Bell Yes

Mr. Bilbray Yes

Mr. Hug	Yes
Dr. Lombardi	Yes
Mr. Seeliger	Yes
Dr. White	Yes

Dr. Zorn noted that there is some problem in that some report needs to be made to the donors and asked if he would be safe in stating that it is the understanding that although the University has decided to proceed with the Theatre only at this time, the excess funds plus any future funds which may become available are committed to the second phase; i. e., the Concert Hall. Dr. Anderson stated that that was his understanding in making the motion.

Meeting adjourned at 1:30 P.M.

(Mrs.) Bonnie M. Smotony

Secretary to the Board

09-23-1970