

# **BOARD OF REGENTS BRIEFING PAPER**

**1. AGENDA ITEM TITLE:** Request for Allocation and Use of Capital Improvement Fee Funds Related to the Planning and Design of a New Building for the UNLV Lee Business School

**MEETING DATE:** September 11-12, 2025

## **2. BACKGROUND & POLICY CONTEXT OF ISSUE:**

### **Background Information**

Beam Hall (BEH) is a 5-story, approximately 148,000 square feet building that opened in 1983 on UNLV's Maryland Campus. Beam Hall is the current home of the Lee Business School and several other academic programs and administrative teams. The Lee Business School serves more than 4,200 students in ten undergraduate degree programs, thirteen undergraduate minors, twenty graduate degree programs, and five graduate certificate programs. The school also provides nearly 14,000 seats in business courses across the campus and houses four academic centers and over twenty registered student organizations.

The Lee Business School is deeply involved in the community and plays a vital role in the regional workforce pipeline, providing extensive experiential and career-aligned learning opportunities for students.

Despite this robust academic portfolio, Beam Hall is outdated and does not reflect the caliber of a Top Tier public university business school. The building lacks sufficient space, flexibility, and modern infrastructure to support collaborative learning, research, career services, and corporate and community engagement. It also has limited capacity for Ph.D. or DBA programs, which are currently in the planning/discussion stages and are vital to the academic mission of the School and UNLV's Top Tier mission. Furthermore, the December 6, 2023, tragedy on campus underscored the need for the Lee Business School to transition to a new academic home.

### **Considerations for Beam Hall**

Considerations for the future of Beam Hall will be part of UNLV's business school planning process. Further assessment is needed of the building's condition and potential suitable uses will be explored. One possible plan is to repurpose the existing Beam Hall rather than demolish it. University leadership is evaluating the most effective use of the building based on enrollment needs, college growth, and potential needs for administrative or student support offices. Beam Hall houses a large number of faculty and staff offices and classroom learning spaces, so UNLV intends to retool the building to meet other campus space needs, potentially with some infrastructure upgrades. Security upgrades in the building will continue to ensure a safe environment for future occupants.

UNLV envisions the business building as a modern, student-centered, and industry-connected space that supports 21st-century education and flexible learning models, fosters career readiness and professional development, promotes innovation, and facilitates economic mobility.

### **Funding the New Business Building**

As part of the 2025 legislative session, Senate Bill 427 was passed and signed into law, providing \$6.2 million in state funding for the new building. UNLV will match this investment using institutional and donor funds.

To support UNLV's institutional match toward this joint investment, UNLV requests to expend up to \$4 million in Capital Improvement Fee (CIF) funds for the planning and design phase of the new Lee Business School academic building. The remaining project costs will be funded through philanthropic contributions, fundraising efforts, and potentially investment income to cover any outstanding balance.

## **3. SPECIFIC ACTIONS BEING RECOMMENDED OR REQUESTED:**

UNLV Interim President Chris Heavey requests authorization to expend up to \$4 million in Capital Improvement Fee (CIF) funds to support planning and design for a new academic building for the Lee Business School. Senate Bill 427 allocates \$6.2 million in state funding for this effort, and UNLV will provide the required institutional match using CIF, institutional, and donor funds.

**4. IMPETUS (WHY NOW?):**

Beam Hall is insufficient to support UNLV's Top Tier academic, research, and student success goals. Planning must begin now to ensure the project is ready to be considered for construction funding in the 2027 legislative session. The use of CIF resources enables UNLV to fund its required match for the State-appropriated planning funds provided in Senate Bill 427 by the end of September 2025, thereby continuing to advance planning for the new building and staying on schedule.

**5. CHECK THE NSHE STRATEGIC PLAN GOAL THAT IS SUPPORTED BY THIS REQUEST:**

- Access (Increase access to higher education)**
- Success (Improve student success)**
- Close Institutional Performance Gaps**
- Workforce (Meet workforce needs in Nevada)**
- Research (Increase solutions-focused research)**
- Coordination, Accountability, and Transparency (Ensure system coordination, accountability, and transparency)**
- Not Applicable to NSHE Strategic Plan Goals**

**6. INDICATE HOW THE PROPOSAL SUPPORTS THE SPECIFIC STRATEGIC PLAN GOAL**

- **Access:** Increases capacity with current planning showing over 49,000 additional square feet of new learning environments, as well as consolidation of the school into a unified facility.
- **Success:** Provides a 100% increase in student advising and career and professional development space.
- **Achievement Gap:** Creates a robust Student Success Center with support for first-generation, underserved, and all students in need of academic support services.
- **Workforce:** Builds state-of-the-art business learning labs, incubator space, and community engagement facilities.
- **Research:** Introduces 3,600 square feet for Ph.D. and DBA programs essential to Top Tier status and faculty recruitment.

**7. BULLET POINTS TO SUPPORT REQUEST/RECOMMENDATION:**

- The current building is too outdated and insufficient to meet modern academic needs.
- The new facility will support student success, professional development, and workforce engagement, as well as include designated Ph.D. and DBA, online learning, and industry partnership spaces.
- UNLV has completed space programming and conceptual design.
- Senate Bill 427 includes \$6.2 million in State support for planning. CIF resources will fund UNLV's share.
- Timing is essential because planning must be completed before the 2027 legislative session to ensure construction readiness.

**8. POTENTIAL ARGUMENTS AGAINST THE REQUEST/RECOMMENDATION:**

- Competing needs exist for CIF funds across other campus priorities.
- CIF usage for planning is perhaps less desirable than its usage for direct construction.
- The current building has not been fully decommissioned.

**9. ALTERNATIVE(S) TO WHAT IS BEING REQUESTED/RECOMMENDED:**

- Reallocate institutional funds from other priorities.
- Limit planning to the State allocation only, which would reduce scope and readiness for the 2027 legislative session.
- Defer planning until other funding sources are available (delays future construction).

**10. RECOMMENDATION FROM THE CHANCELLOR'S OFFICE:**

The Chancellor's Office recommends approval.

**11. COMPLIANCE WITH BOARD POLICY:**

- Consistent With Current Board Policy: Title # 4 Chapter # 10 Section # 12
- Amends Current Board Policy: Title # \_\_\_\_\_ Chapter # \_\_\_\_\_ Section # \_\_\_\_\_
- Amends Current Procedures & Guidelines Manual: Chapter # \_\_\_\_\_ Section # \_\_\_\_\_
- Other: \_\_\_\_\_
- Fiscal Impact: Yes  X  No \_\_\_\_\_

Explain: UNLV is requesting to expend up to \$4 million in CIF funds, as authorized under the NSHE Handbook, Title 4, Chapter 10, Section 12. These funds will support planning and design efforts for a new academic building for the Lee Business School and will serve as a portion of UNLV's required institutional match for state funding outlined in Senate Bill 427. No additional State appropriations are being requested at this time.