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)
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

<table>
<thead>
<tr>
<th>Scope</th>
<th>Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classrooms</td>
<td>8,000a</td>
</tr>
<tr>
<td>Offices and Studios</td>
<td>3,000b</td>
</tr>
<tr>
<td>Experimental and Dance Lab</td>
<td>2,000</td>
</tr>
<tr>
<td>Concert Hall</td>
<td>27,000</td>
</tr>
<tr>
<td>Drama Theatre</td>
<td>15,600</td>
</tr>
<tr>
<td>Traps and Storage</td>
<td>4,000</td>
</tr>
<tr>
<td>Mechanical &amp; Service Contingency</td>
<td>4,400c</td>
</tr>
<tr>
<td>Dressing Room, Lockers, Green Room, Costume Room</td>
<td>3,000</td>
</tr>
<tr>
<td>Shop</td>
<td>5,000</td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Description</th>
<th>GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drama Theatre</td>
<td>3,000</td>
</tr>
<tr>
<td>Front Basement</td>
<td>6,138</td>
</tr>
<tr>
<td>Rear Basement</td>
<td>5,464</td>
</tr>
<tr>
<td>Lobby</td>
<td></td>
</tr>
<tr>
<td>Auditorium (600 seats)</td>
<td></td>
</tr>
<tr>
<td>Aisles</td>
<td>2,112</td>
</tr>
<tr>
<td>Stage Area</td>
<td>4,200</td>
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<tr>
<td>Areas Rear of Stage</td>
<td>4,968</td>
</tr>
<tr>
<td>Shop</td>
<td></td>
</tr>
<tr>
<td>Dressing Rooms</td>
<td></td>
</tr>
<tr>
<td>Costume Storage</td>
<td></td>
</tr>
<tr>
<td>Corridor</td>
<td>320</td>
</tr>
<tr>
<td>Exit Areas</td>
<td>245</td>
</tr>
</tbody>
</table>
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. Zom 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
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:

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reinstate Green Room</td>
<td>$20,000</td>
</tr>
<tr>
<td>Furnish Green Room</td>
<td>29,175</td>
</tr>
<tr>
<td>Additional Stage, sound and lighting equipment</td>
<td>61,000</td>
</tr>
</tbody>
</table>

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 pro-
posed 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 addi-
tions to the Drama Theatre proposed above would bring that proj-
ect 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 approx-
imately $38,000 of this amount had already been set aside for
restitution 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, particu-
larly 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