

June 17, 2013

ITEM 159-1001-C0613

Construct Basement Space, Adams Center, The University of Montana - Missoula

THAT

Consistent with Board of Regents Policy 1003.7, the Board of Regents of the Montana University System authorizes The University of Montana - Missoula to implement steps necessary to construct and shell out additional basement space in the Adams Center.

EXPLANATION

This project will construct and shell out approximately 4,400 square feet of additional space for the operations of the Adams Center. The project is being proposed at this time so that it can be combined with the construction of the Student Athlete Academic Center, which has been approved by both the Board of Regents and the Legislature. The Student Athlete Academic Center will be a two-level addition located in the "notch" on the west side of the Adams Center. The basement will be placed under this addition. If the basement is not put in during the construction of the Student Athlete Academic Center, then the opportunity to expand in this area is lost forever. The concept of combining these two projects into a single construction project has received support from the State Architecture and Engineering Division.

The need for additional space in the Adams Center for locker room and dressing room space has reached a critical point. Currently, the Adams Center does not have adequate dressing room space to satisfy the needs of artists and building patrons at the same time. Artists and production personnel for large concerts often require eight to ten dressing rooms; the Adams Center has two. This makes it very challenging to remain competitive in the concert and special event business, as the lack of dressing room facilities is a deterrent for artists to commit to concerts/entertainment at this venue. It has been determined that the best solution to this issue is to construct a basement underneath the Student Athlete Academic Center. Schematic planning and a funding mechanism to renovate the existing space and finish out this portion of the basement will be developed over the next year and brought to the Board of Regents for approval.

The cost to construct a basement is estimated at \$500,000.

Funding for the project will come from the following sources:

- \$400,000 Adams Center R&R fund (Plant Fund) accumulated via Adams Center auxiliary net revenues
 - \$100,000 Financed through an InterCap loan or other financing means. The debt will be serviced with Adams Center auxiliary net revenues
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ATTACHMENTS

Attachment 1 – Project Overview