

March 8-9, 2018

**ITEM 178-2801-R0318**

**Request for authorization to lease athletic fields to MSUN Foundation and proceed with Phase 1 of the Athletic Field Improvement Project, Montana State University Northern**

---

**THAT**

The Board of Regents authorizes MSU Northern to lease athletic facilities to the MSUN Foundation for the purpose of engaging an architect and contractor to plan, design, and construct a football playing field with artificial turf, scoreboard, goal posts, and site work with utilities in accordance with this Item and the terms of MCA § 20-25-309. This will be the first of multiple phases of improvements for the planned Football Field and Health & Wellness Complex, contingent on a successful capital campaign funding.

---

**EXPLANATION**

1. The 60th Montana Legislature (SB412, 2007 Session) promulgated MCA §20-25-309, which allows the Board of Regents to lease land and/or facilities to a private non-profit foundation for the purpose of constructing or renovating athletic facilities.
  2. The MSU Northern Foundation is a private non-profit foundation as described by MCA §20-25-309. MSUN proposes to have the MSUN Foundation engage architects and contractors for the purpose of providing design and construction services to complete anticipated athletic facilities improvements.
  3. The MSU Northern Foundation plans to execute the Football Field and Health & Wellness Complex project in several phases over the coming years. The first phase will consist of all-purpose turf and goal posts, scoreboard, landscaping, and site work with utilities. The value of phase I is anticipated to be approximately \$2.5M but will likely cost less due to in-kind contribution of services.
  4. The authorizations for these projects will be requested in multiple phases. With this Item, MSU Northern is requesting Regent approval for phase 1 of this project and of the lease, after which the MSU Northern Foundation will take action to finalize contracts with the Architect and General Contractor/Construction Manager. Subsequent phases will be presented to the Board of Regents as fundraising expectations, project schedules, and budgets are finalized.
  5. No commitment of state appropriations for design, construction, operations, or maintenance is expressed or implied. Work to be completed under this authorization will be financed with non-state funds including gifts, grants, donations, in-kind contributions, and facility revenues.
  6. This lease will represent MSU Northern's official request of the MSU Northern Foundation to move forward immediately to negotiate a final contract with the Architect and General Contractor/Construction Manager. Attachment 1 provides a draft summary of the proposed lease agreement.
- 

**ATTACHMENTS**

- Attachment #1- Draft Lease Agreement
- Attachment #2- Project Site Plan