Summary:

UNLV has engaged in a comprehensive planning process to assess the Thomas and Mack Center and develop some options for facility improvements and modernization to ensure TMC remains a high-quality, attractive and in-demand facility for UNLV Athletics, events such as the NFR, PBR and for patrons. UNLV, through a public solicitation process, selected a highly qualified local Architectural/Engineering team (led by Klai Juba Architects) and a local Construction Manager at Risk (led by Whiting Turner Contracting Company) to assist UNLV in the planning process. Both firms have significant experience in arena and entertainment facilities.

UNLV’s planning process has resulted in a plan for a $59.2M base scope of work for Thomas and Mack Center improvements and modernization (including accessibility, code, fire/life safety, mechanical, plumbing, electrical, sound system, access, restroom, roofing, seating, locker room upgrades and replacements).

TMC Renovations Required:

The Thomas and Mack Center is 30 years old, and significant investments are needed in order for it to continue to support major economic activity for Las Vegas, allow UNLV to continue to bring in annual net revenues to the UNLV Athletics program, as well as support Rebel Athletics and third-party produced events. This request is specifically linked to the slot tax source, and not any other state revenues.

UNLV is proposing that the state allocate slot tax revenue to support the renovation and modernization of the TMC. This is not a new allocation of revenue to NSHE, as slot taxes have been allocated to NSHE since this revenue source was moved from the federal government level to the state government level. The slot taxes allocated in the past to NSHE have been used to construct and improve the TMC at UNLV and the Lawler Center at UNR. Besides providing the funding to construct the TMC, the slot tax revenues also supported a modest renovation for TMC in 1999. As 2013 is the 30th anniversary of the opening of TMC and the major building systems are showing their age, allocation of the slot tax funding source is appropriate and consistent with past practice and current facility needs.

TMC Background and Economic Impacts:

The TMC is the result of a successful partnership involving UNLV, the State of Nevada, and the Las Vegas hospitality and resort industry to provide Nevada with a high-quality events facility for UNLV Athletics and third-party produced events that support UNLV and the hospitality and resort industry. The TMC has provided exceptional economic activity for Clark County, Las Vegas and the State of Nevada. Below is an excerpt from
a 2012 economic impact report prepared by Dr. Mark Rosentraub of The University of Michigan’s Center for Sport Management, a leading national expert on the value of public/private partnerships in venues like the TMC, who collaborating with Hobbs, Ong and Associates of Las Vegas, Nevada, in assessing economic impacts of the TMC.

“Since opening in 1983 the Thomas & Mack Center has welcomed more than 21.7 million attendees to various events. The Center is a valued community resource serving residents, the hospitality sector, and UNLV. It also produces substantial economic returns for UNLV that allows the university to support its Division 1 sports programs. The region’s resorts also benefit from the hotel room nights generated, and important tax revenues for every level of government. The Thomas & Mack Center is the result of a successful partnership involving UNLV, the State of Nevada, and the Las Vegas hospitality industry.

No other university in the United States can point to a more successful partnership with its regional hospitality industry than UNLV.

Out-of-town visitors attending events at the Thomas & Mack Center have spent more than $200 million at Las Vegas’ hotels, casinos, and retail outlets each year. At the same time, the events hosted at the facility provide a rich array of events that substantially enhance the quality of life in Southern Nevada. The tourists attending events at the Thomas and Mack Center annually generate approximately $18 million in tax revenues for Nevada and Clark County governments and the LVCVA.”

The TMC also has a significant positive economic impact on UNLV directly. On average the TMC (in conjunction with net revenue from programs at the UNLV Sam Boyd Stadium and the UNLV Cox Pavilion, with TMC as the major revenue generating facility) generates $7M-$8M per year in net revenue support for the UNLV Athletics program. Without this net revenue support the UNLV Athletics program would not be able to survive financially.

Aside from these significant economic impacts and TMC’s benefit to Nevada, it is also important that regardless of this these benefits, the TMC is 30 years old and needs renovation and modernization to support UNLV activities that occur in the TMC.

Focus of Improvements:

The purpose of the Thomas and Mack Center infrastructure improvements and facility modernization is to maintain the overall quality of the facility consistent with contemporary expectations with an events arena. This improvement and modernization is necessary so that the facility may continue to effectively serve events patrons in a high-quality manner, especially major events such as the NFR, PBR, etc.. Most all of the major building systems are at the end of their useful life, and they must be addressed in order for this facility to be able to continue to support UNLV in this manner.
Infrastructure improvements planned include replacement/refurbishment, improvement and enhancements to efficiency in items such as mechanical, plumbing, lighting and electrical systems/service, data service/distribution, event services/support infrastructure items, elevator and accessibility upgrades, energy performance and sustainability improvements and improvements to life safety systems, such as sprinklers, smoke control and fire alarm systems, among other systems/items.

Facility modernization improvements/repairs planned include improvements such as seating replacements, concourse and portal improvements to improve interior access, movement and safety, exterior building access improvements, replacement events sound systems, refinishing or replacement of flooring systems/stages, facility operation and service improvements, upgrades to ADA/accessibility items/systems to meet current standards, among other items.

**Priorities for TMC Improvements – Estimated Project Cost: $59.2M**

Planned improvements will enhance the performance of the existing TMC facility in its current general configuration (i.e. general range for seat count, overall concourse arrangement) by addressing improvements for the quality and success of events through the components and arrangement of the facility, as well as the quality of the facility relative to production and event needs. Improvements for deferred maintenance, safety and accessibility are required are many of these items are original to the building’s initial construction. The quality of the attendee experience will also be addressed to continue to improve the appeal of the facility in the events market.

It is not financially feasible to make this facility into a fully current and contemporary events venue, with all the attributes you might find in a recently built venue like the Staples Center, the Toyota Center, etc… However, it is feasible to make improvements that significantly update the existing facility and allow us to continue to effectively compete for and host major events.

The focus of this initial priorities listing is to identify and prioritize specific areas where improvements to the TMC would significantly improve the ability of the venue to support Las Vegas events, such as the National Finals Rodeo, the Professional Bullriders Association Event, the NBA Summer League, etc…

$59.2M Project Cost - Planned Base Improvements (Slot Tax Funds):

- Provide ADA building and site improvements to meet current ADA requirements.
- Concourse Restroom Additions to meet current code requirements and demands
- Improvements to fire, life safety and smoke control systems to meet current code requirements.
- Provide additional access (i.e. escalators) to secondary Thomas and Mack Center entries to distribute building access, improve movement/circulation and relieve concourse of patron congestion.
- Improve concourse layout, movement and service to improve building access/circulation and relieve concourse of patron congestion.
- Update 15 year old concourse finishes and signage.
- Add portals to provide direct access from events rooms to arena seating area to provide better access/customer experience and redistribute patrons to improve concourse function and access.
- Replace original 30 year old seating.
- Replace remainder of original 30 year old roofing.
- Replace, refurbish and/or upgrade 30 year old original mechanical, electrical, plumbing and low voltage systems.
- Replace existing arena sound system.
- Refurbish existing locker rooms.
Key Background Summary Information for a Thomas and Mack Center (TMC) potential remodel and modernization
3/8/13

Key TMC Statistics:

Completion Year: 1983
Project Cost: $30m
Source of Funds: Debt financing through Slot Taxes
Floors: 2
Gross Square Feet: 267,450 gsf
Capacity: 18,500 – 19,500 seats depending on event

Major Remodels/Improvements to TMC:

Year: 1986
General scope of remodel/improvement: Build TMC Warehouse 1 & 2 to north – 12,000 gsf
Project Cost: $1m
Source of Funds: Institutional funds/TMC

Year: 1992
General scope of remodel/improvement: TMC enlarge concourse, add restrooms and concession stands, new directional signs, acoustical treatment, upgrade interiors
Project Cost: $7.5m
Source of Funds: $3.6m state funds, $3.9m institutional/TMC/other funds

Year: 1993-1994
General scope of remodel/improvement: Banquet Facility and Si Redd Room improvements
Project Cost: Unknown
Source of Funds: Institutional funds/TMC

Year: 1994
General scope of remodel/improvement: Build TMC Warehouse to west – 10,000 gsf
Project Cost: $170,000
Source of Funds: Institutional funds/TMC

Year: 1999-2000
General scope for each remodel/improvement: TMC roof repair, upgraded restrooms, padded seats, upgraded concession stands, reconfiguration of main entrances, improve ADA access, improve outdoor mall area and lighting.
Project Cost: $11.5m
Source of Funds: Approx. $8.6m Debt financing through Slot Taxes, $2.9 institutional/TMC/other funds
Year: 2006
General scope for each remodel/improvement: TMC central plant replacement – new heating and cooling plant, electrical service upgrades, 5,040 gsf.
Project Cost: $7.9m
Source of Funds: Institutional funds/TMC

Year: 2011
Phase I roofing replacement/recoating – arena perimeter roofing near outer drain edge of dome, and recoating of some ancillary low roof areas, various limited safety and maintenance improvements (i.e. ladder access, firestopping, other items)
Project Cost: $330k
Source of Funds: Institutional funds/TMC

Year: 2012
Install new house grid for event service and support
Project Cost: $550k
Source of Funds: Institutional funds/TMC

Year: 2012
Consulting assessment of mechanical, electrical and fire alarm systems
Project Cost: $88,000
Source of Funds: Institutional funds

Other Major Adjacent Investments:

Cox Pavilion
Completion Year: 2001
Project Cost: $16.8m
Source of funds: no state funding – donor/sponsorship and institutional debt
Scope: 2,500 – 3,000 seats (depending on event) event and practice facility

Tropicana Parking Garage
Completion Year: 2009
Project Cost: $14.5m
Source of Funds: no state funding – debt financing through parking program.
Scope: Added over 1,000 net parking spaces south of the TMC

Mendenhall Center – Men’s Basketball Practice and Recruitment Facility
Completion Year: 2012
Project Cost: $12m
Source of Funding: no state funding – donor funded
Scope: Provide 38,500 sf basketball practice facility