

BOARD OF REGENTS
BRIEFING PAPER

1. Agenda Item Title: Health Science Center Construction Approval

Meeting Date: June 5-6, 2014

2. BACKGROUND & POLICY CONTEXT OF ISSUE:

Truckee Meadows Community College proposes to build a Health Science Center that will be located at the joint UNR-TMCC Redfield Campus and renovate an adjacent building. The new facility will comply with the nursing accreditation agency's strong recommendation to co-locate on one campus the currently split Maxine S. Jacobs Nursing Program that is housed both at the Redfield and Dandini Campuses. The following is a summary of the major highlights associated with the proposed renovation.

Facility Description: The new Health Science Center (HSC) features a new single story 16,500 sq. ft. facility that would be connected to the existing 34,500 sq. ft. building via a glass enclosed walkway. HSC will serve TMCC students enrolled in nursing, certified nursing assistant and veterinary technology programs as well as all of the required general education courses, so that students can complete their entire nursing and veterinary technology degree programs at the Redfield Campus. The new building will be constructed approximately forty feet from the existing building. The project includes a new central entry tower and colonnade that will tie the two buildings together architecturally and improve the aesthetics of the Campus. The space between the two buildings will include landscape for outdoor study and to enhance outdoor student life. This project is included in TMCC's 2014 facilities master plan.

SCOPE: The new building will include two new classrooms, a nursing lab, four simulation rooms, two debrief rooms, lab storage, conference space and faculty offices. The renovations to the existing building will expand and modernize the nursing library, expand the existing nursing lab, add seven group study rooms, add a nursing computer lab and create a self service food preparation area. Pending approval, construction of the new building and renovation of the existing building is expected to commence in the late fall of 2014 with completion projected in time for the fall semester of 2015. Staff is working with occupants of the existing building to minimize disruption of operations during construction.

Estimated Cost: The total project cost for the new building and existing building renovation, based upon initial pre-design services, is estimated to be approximately \$10 million.

Financing Plan: The current financing plan for the estimated \$10 million building is comprised of \$2 million in local capital fees, a \$2 million pledge from the Nell J. Redfield Foundation (\$1 million has been received by the TMCC Foundation), a \$1 million pledge from the Herb and Maxine Jacobs Foundation (\$333,334 has been received by the TMCC Foundation) and the balance of \$5 million in Certificate of Participation. Since the pledges are payable over three years, the College plans to seek a short-term bank note to cover the funds needed to complete the project. Additionally, the College continues to seek community support for the project. Most recently an anonymous donor has pledged \$300,000 gift of securities from an anonymous donor (which has been sold by the TMCC Foundation) and a \$10,000 cash gift from Dr. Claudia Hoffer in support of this project that could assist with financing and construction costs.

Additional operating and maintenance costs for the new building will be supported within the College's operating budget. Although, O & M costs are calculated closer to the end of the construction, preliminary estimates of O & M is approximately \$56K annually. This assumes certain costs could be leverage within existing O & M support in the adjacent building.

Current Status: TMCC has procured contracts with Van Wort Bigotti Architects and Q&D Construction for architectural and construction manager at risk (CMAR) pre-design services, respectively. The pre-design services have been completed and show that the project will meet the needs of the programs the

facility will serve and can be built within budget. The pre-design services included meetings with the facility stakeholders, programming, schematic design with input from civil, structural, mechanical and electrical engineers. The CMAR worked closely with the design team providing value engineering and cost estimating services.

3. SPECIFIC ACTIONS BEING RECOMMENDED OR REQUESTED:

TMCC President Maria C. Sheehan requests approval to proceed with the development and construction of a 16,500 sq. ft. health science center building and to renovate an existing building to better support health science programs using various financing sources that include the local capital improvement fees up to \$2 million.

4. IMPETUS (WHY NOW?):

TMCC's Maxine S. Jacobs Nursing Program continues to be a leader in Nevada's higher education system based on national examination scores, with 128 new freshman nurses enrolling each year and 100% of TMCC nursing graduates passing the national examination and finding employment within six months. The College is committed to continuing the success of this flagship program and to addressing the significant changes in the future of Nevada's health care industry. To this end, TMCC has already begun addressing employer identified training needs for baccalaureate trained nurses by creating a "2 + 2" fully articulated, dual enrollment program for TMCC graduates with Nevada State College (NSC). TMCC graduates would also be eligible to enroll in the University of Nevada, Reno and Great Basin College nursing programs, but these programs have limited availability at this time.

To continue this trend of nimbly responding to changing industry needs, TMCC must invest in new spaces specifically designed to accommodate the shifting demand. Through in-depth research on nursing workforce supply and demand projections combined with recommendations from the 2012 TMCC nursing accrediting report, TMCC anticipates the need to increase the number of healthcare professionals that it graduates, and to also make provisions for changing employer expectations and educational needs.

- Nevada expects a 23% deficit in the number of available Registered Nurses by 2015, and a 28% deficit by 2020. By 2020, Nevada is expected to have a shortage of 4,486 nurses, and Governor Sandoval has stated that by 2018, Nevada will need up to 8,000 new health care workers. The graying of the nursing workforce—the average age of working nurses is 56-years-old—exacerbates the shortage as over the next two decades the industry faces a mass exodus of retiring nurses.
- With an increase in nursing students, the availability of program-mandated clinical rotation slots at local hospitals will not meet TMCC's student demand for open slots.
- TMCC's nursing accrediting commission—the National League for Nursing Accrediting Commission—charged TMCC with consolidating the location of the nursing program (currently instruction takes place at both the Dandini Campus and the High Tech Center at Redfield). Additionally, we have been tasked with increasing library holdings and faculty's use of technology. The renovation and expansion of the facilities will ensure that nursing students can take every required class at the Redfield Campus.

Solutions provided by the TMCC Health Science Center

- Provide the necessary instructional space to increase the number of baccalaureate trained nurses (in partnership with Nevada State College).
- Increase the number of Certified Nursing Assistants trained annually.
- Consolidate the nursing program in one location.
- Utilize the most up-to-date simulation equipment to offset a portion of the hours in the required clinical rotations.

- Improve the library holdings and significantly increase the library space.

5. BULLET POINTS TO SUPPORT REQUEST/RECOMMENDATION:

TMCC Health Sciences Center

- A 16,500 square foot Health Science Center that is directly connected to the existing 34,500 square foot High Tech Center at the Redfield Campus
- A 4,200 square foot high-tech nursing lab with four technologically advanced instructional simulation rooms and two debrief rooms for faculty-student review
- Faculty offices and support spaces for all nursing faculty and staff
- Two 40-person classrooms
- Dedicated lab storage and student dressing/locker room to support the new nursing lab

Renovations to High Tech Center

TMCC's High Tech Center at the Redfield Campus currently houses a nursing lab, general instructional spaces used by the nursing students, and a small nursing library among other classrooms and labs restricted for other TMCC programs. The High Tech Center at Redfield will be renovated to better support the nursing program's primary presence at this site, as well as to reduce the costs of the new building by taking advantage of adjacent, existing student support spaces.

Proposed renovations

- Convert half of the existing open computer lab into a library to meet accrediting agency requirements.
- Renovate the existing nursing library to create a quiet study zone and a microbiology prep lab. Adding microbiology capability will ensure that nursing students can take every required class on the Redfield Campus.
- Modify a general classroom to create a dedicated computer lab. Nursing students need access to a dedicated computer lab for testing, assessments, and online modules.
- Upgrade the existing nursing lab to also accommodate Certified Nursing Assistant instruction, which is a required prerequisite for the nursing program.

6. POTENTIAL ARGUMENTS AGAINST THE REQUEST/RECOMMENDATION:

- Bonded indebtedness and partial use of student capital improvement fees.

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

- Do not construct the new Health Science Center and return the donors' funds.

8. COMPLIANCE WITH BOARD POLICY:

- ✓ Consistent With Current Board Policy: Title # 4 Chapter # 10 Section # 25
- Amends Current Board Policy: Title # _____ Chapter # _____ Section # _____
- Amends Current Procedures & Guidelines Manual: Chapter # _____ Section # _____
- Other: _____
- ✓ Fiscal Impact: Yes X No _____

Explain: Capital Project for \$10 million that includes local CIP fee, pledges, and a certificate of participation.

Truckee Meadows Community College

New Health Science Center Construction Proposal

BACKGROUND

Truckee Meadows Community College proposes to build a Health Science Center to be located at the shared UNR-TMCC Redfield Campus and renovate an adjacent building. The following is a summary of the major highlights associated with the proposed renovation. The new building will include new classrooms, a nursing lab, simulation rooms, debrief rooms, lab storage, conference space and faculty offices. The renovations to the existing building will expand the nursing library and existing nursing lab capacity, add group study rooms, a nursing computer lab and a self service food preparation area.

- Size: A 1-story, 16,500 sq. ft. facility that would be connected to the existing 34,500 sq. ft. building via a glass enclosed walkway.
Location: The new building will be constructed on the UNR-TMCC Redfield campus approximately forty feet east of the existing TMCC building. This project is included in TMCC's 2014 facilities master plan.
Estimated Cost: The total project cost for the new building and existing building renovation, based upon initial pre-design services, is estimated to be approximately \$10 million.
Financing Plan: The current financing plan for the estimated \$10 million building is comprised of \$2 million in capital improvement fees, a \$2 million pledge from the Nell J. Redfield Foundation (\$1 million has been received by the TMCC Foundation), a \$1 million pledge from the Herb and Maxine Jacobs Foundation (\$333,334 has been received by the TMCC Foundation) and the balance of \$5 million in Certificates of Participation. Since the pledges are payable over three years, the College is requesting a short-term bank note to cover the donor funds needed to complete the project. Additionally, the College continues to seek community support for the project. Most recently an anonymous donor has pledged a \$300,000 gift of securities (which has been sold by the TMCC Foundation) and a \$10,000 cash gift from Dr. Claudia Hoffer in support of this project that could assist with financing and construction costs.

TMCC Health Science Center Project

Financing Plan Summary (Dollars in Millions)

Table with 2 columns: Category, Amount. Rows include Certificates of Participation (\$5.0), Capital Improvement Fee (2.0), Nell J. Redfield Foundation (2.0), Herb and Maxine Jacobs Foundation (1.0), and TOTAL (\$10.0).

- Schedule: Pending Board approval, construction of the new building and renovation of the existing building is expected to commence in the late fall of 2014 with completion projected in time for the fall semester of 2015. Staff is working with occupants of the existing building to minimize disruption of operations during construction.

REASONS FOR THE PROJECT

The proposed new building and the renovation of the High Tech Center will provide TMCC with the state of the art Health Science Center at Redfield. The Center will:

- Comply with the nursing accreditation agency's strong recommendation to co-locate on one campus the currently split Maxine S. Jacobs Nursing Program that is housed both at the Redfield and Dandini Campuses.
- Provide the necessary instructional space to increase the number of baccalaureate trained nurses (in partnership with Nevada State College.)
- Increase the number of Certified Nursing Assistants trained annually.
- Utilize the most up-to-date simulation equipment to offset a portion of the hours in the required clinical rotations.
- Improve the library holdings and significantly increase the library space.
- Provide students enrolled in nursing, certified nursing assistant and veterinary technology programs, general education courses, so that students can complete their entire nursing and veterinary technology degree programs at the Redfield Campus

WHY NOW?

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- Nevada expects a 23% deficit in the number of available Registered Nurses by 2015, and a 28% deficit by 2020. By 2020, Nevada is expected to have a shortage of 4,486 nurses, and Governor Sandoval has stated that by 2018, Nevada will need up to 8,000 new health care workers. The graying of the nursing workforce—the average age of working nurses is 56-years-old—exacerbates the shortage as over the next two decades the industry faces a mass exodus of retiring nurses.
- With an increase in nursing students, the availability of program-mandated clinical rotation slots at local hospitals will not meet TMCC's student demand for open slots.
- TMCC's nursing accrediting commission—the National League for Nursing Accrediting Commission—charged TMCC with consolidating the location of the nursing program (currently instruction takes place at both the Dandini Campus and the High Tech Center at Redfield.) Additionally, we have been tasked with increasing library holdings and faculty's use of technology. The renovation and expansion of the facilities will ensure that nursing students can take every required class at the Redfield Campus.

SUPPORT FOR THE REQUEST/RECOMMENDATION

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- Upgrade the existing nursing lab to also accommodate Certified Nursing Assistant instruction, which is a required prerequisite for the nursing program.