

BOARD OF REGENTS
BRIEFING PAPER

1. Agenda Item Title: TMCC North Parking Lot Construction Approval

Meeting Date: December 3 - 4, 2015

2. BACKGROUND & POLICY CONTEXT OF ISSUE:

Background

On June 5, 2014, the Board of Regents approved the TMCC 2014 Facility Master Plan (FMP). The plan provided guidance in meeting the parking capacity for TMCC. TMCC currently uses an unpaved overflow lot south of Raggio Parkway. This lot has 377 spaces, and is located on the property owned by the DRI. Should DRI wish to develop this land, the FMP recommended TMCC to expand parking capacity on the north side of the campus. DRI provided notice to TMCC in August 2015 that the lot has been leased, and TMCC was directed to relinquish use of the overflow lot.

In response, a parking and transit taskforce was convened in Fall of 2014, represented by students, faculty and staff. The taskforce was charged with guiding the development of the parking and transit plan for the TMCC Dandini campus; specifically to 1) address parking capacity needs both in the short term and long term, and 2) address the transit service gap. The taskforce recommendations include strategies to expand class scheduling for off peak hours, development of the north lot parking and establishing a TMCC run shuttle service. The taskforce reviewed several financing options for parking, and after considering the viability and economics of administering a parking enforcement system, recommended financing using the capital improvement fee account balance and a new parking and transit fee from students.

Scope:

The College hired Wood Rodgers consulting to develop parking capacity alternatives for the taskforce to consider. The consultant presented alternatives from parking structures to paved lots with cost ranging from \$2,800 per stall to \$21, 000 per stall. The most economical alternative is a 380 new parking lot by the northeastern side of the Dandini Campus. The project will include design and construction of a surface parking lot at the Truckee Meadows Community College Dandini Campus. The new parking lot project will have a minimum of 380 paved parking spaces, lighting and landscaping in accordance with State and local codes and zoning requirements.

Estimated Cost:

The total capital cost for the proposed new parking lot, based upon initial pre-design services, is estimated to be approximately \$2.4 million. The Capital improvement fee account for \$2.4 million will support the project.

The College anticipates minimal increase in its operating and maintenance costs, mostly in utilities and annual stripping. Lot maintenance will be maintained by existing Grounds staff redirected from the maintenance of the DRI overflow lot.

6. SPECIFIC ACTIONS BEING RECOMMENDED OR REQUESTED:

President Maria Sheehan request approval to proceed with the development of approximately 380 parking stalls located at northeastern side of the Dandini campus at an estimated cost of \$2.4 million using capital improvement fees

4. IMPETUS (WHY NOW?):

TMCC will no longer have access to the unpaved overflow lot south of Raggio Parkway owned by the DRI. This has resulted in a loss of 377 parking spaces.

5. BULLET POINTS TO SUPPORT REQUEST/RECOMMENDATION:

- The Board of Regents approved the TMCC 2014 Facility Master Plan (FMP) which recommended TMCC expand parking capacity on the north side of campus.
- TMCC has lost parking capacity in the amount of 377 spaces
- New parking stall at the northeastern side of Dandini campus is the most economical alternative for an expanded parking.

6. POTENTIAL ARGUMENTS AGAINST THE REQUEST/RECOMMENDATION:

- Find alternative overflow parking in another location
- Look at scheduling capacity at other TMCC location to reduce capacity demand at Dandini campus.

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

- Use funding for offsite overflow capacity

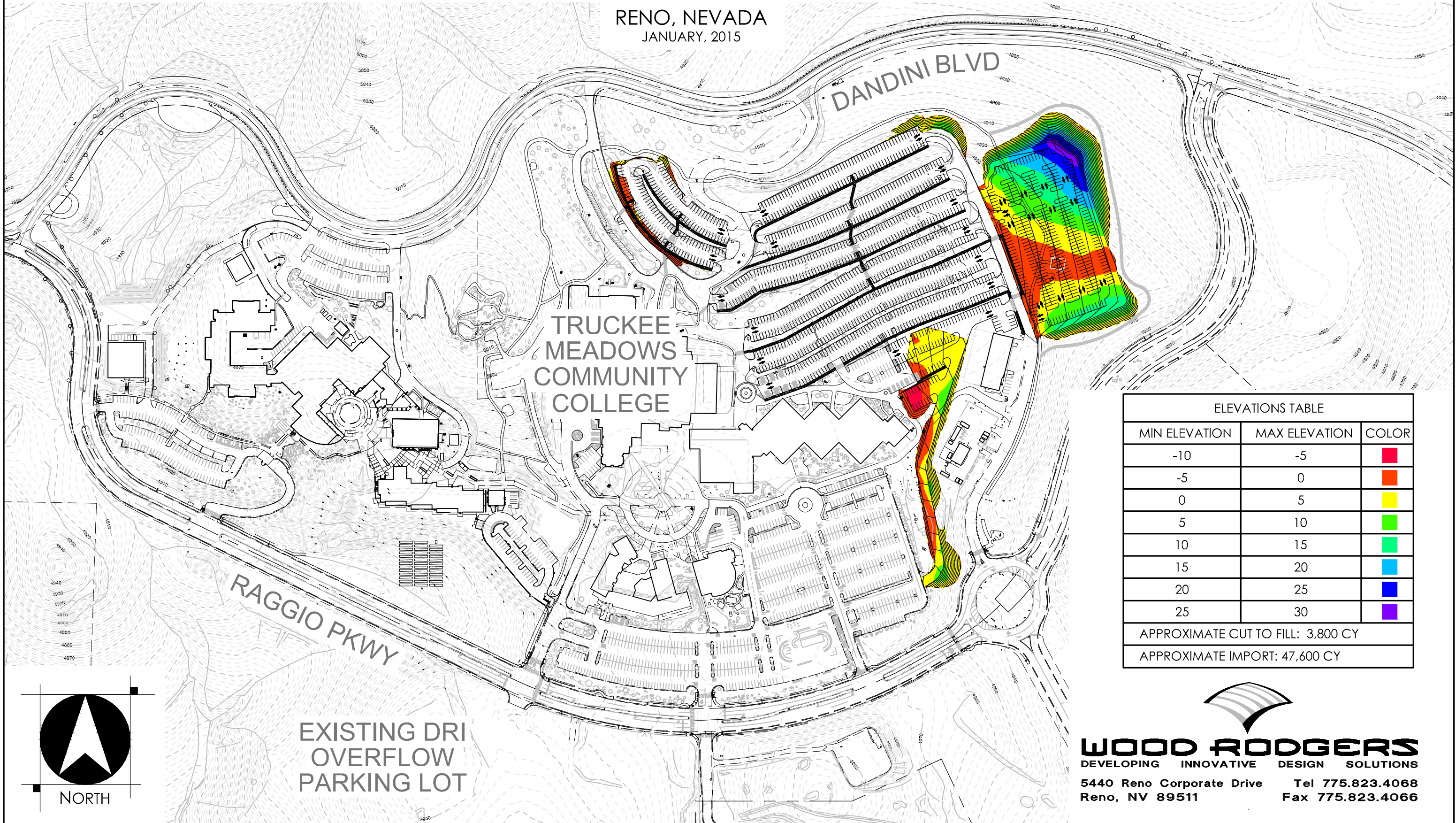
8. COMPLIANCE WITH BOARD POLICY:

- Consistent With Current Board Policy: Title #_4___ Chapter #_10___ Section #_12___
- Amends Current Board Policy: Title #___ Chapter #___ Section #___
- Amends Current Procedures & Guidelines Manual: Chapter #___ Section #___
- Other:_____
- Fiscal Impact: Yes X No___
Explain: The estimated project cost of \$2.4 million requires the use of the capital improvement.

PRELIMINARY CUT AND FILL EXHIBIT - ALTERNATE 1

TRUCKEE MEADOWS COMMUNITY COLLEGE

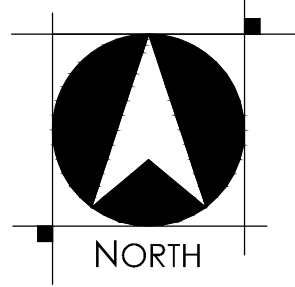
RENO, NEVADA
JANUARY, 2015



TRUCKEE
MEADOWS
COMMUNITY
COLLEGE

ELEVATIONS TABLE		
MIN ELEVATION	MAX ELEVATION	COLOR
-10	-5	Red
-5	0	Orange
0	5	Yellow
5	10	Light Green
10	15	Green
15	20	Cyan
20	25	Blue
25	30	Purple

APPROXIMATE CUT TO FILL: 3,800 CY
APPROXIMATE IMPORT: 47,600 CY



EXISTING DRI
OVERFLOW
PARKING LOT

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
5440 Reno Corporate Drive Tel 775.823.4068
Reno, NV 89511 Fax 775.823.4066

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