

**BOARD OF REGENTS
BRIEFING PAPER**

1. Agenda Item Title: Red Mountain Building Remodel - Student Life Enhancement

Meeting Date: June 9-10, 2016

2. BACKGROUND & POLICY CONTEXT OF ISSUE:

Truckee Meadows Community College proposes to remodel the Red Mountain (RDMT) V. James Eardley Student Center located at Dandini Campus. The following is a summary of the major highlights associated with the proposed remodel.

Facility Description: The V. James Eardley Student Center is located on the 1st floor of the Red Mountain Building. The space provides for the College’s Student Welcome Center consisting of advising, student information and student wrap-around support like the testing center. The Bookstore, Veterans Center and Student Government Association (SGA) offices are also located on this floor in addition to student open learning space. The open learning space also accommodates campus events which unfortunately displaces students’ use of these open areas. Located on the second floor are the College’s Cafeteria and conference rooms and the Culinary Arts Fine Dining space.

SCOPE: The proposed remodel would expand the second floor of the Center and provide for a dedicated events space and additional student open and eating spaces. The 1st floor will then provide for expanded SGA offices and Veterans Center. It will also offer new club spaces and ensure dedicated student open learning spaces.

Estimated Cost: The total project cost for the remodel is estimated at \$5.7 million.

Financing Plan: The current financing plan for the remodel is comprised of \$3 million in General Improvement Fee fund balances, \$1.3 million loan or certificate of participation proceeds that would be serviced using a portion of the 4% fee rate increase approved by the Board in March 2016. Additionally, the College plans to seek \$1.5 million community support for the project or leverage any New Market Tax Incentives opportunities as appropriate. The financing plan is summarized as follows:

	Student Life Event Center
General Improvement Fee	3,000,000
Pledges and Foundation Support or New Market Tax Credit*	1,500,000
COP or Bank Note financing (4% Fee Rate Increase)	<u>1,242,548</u>
Total	<u>5,742,548</u>

*Contingent to approval and funding of NMTC as part of larger project

Additional operating and maintenance costs (O & M) for the new building will be supported within the College’s operating budget. The college anticipates minimal increase (less than \$10K a year) in its operating and maintenance costs. This will be assumed in the college’s operating funds, net of any savings in energy utilization with equipment upgrades.

Current Status: The College engaged H & K Architects in spring 2015 for a pre-concept design for the student life enhancement. Thereafter, SGA officers were briefed and consulted on the design and prioritization of the concept. This led to the proposed modification of the use of the 4% student fee rate increase proposed and eventually approved by the Board in March 2016 to be redirected to this project.

With the Board's approval and support, the College could expend institutional funds for planning and design (through schematic design), and in developing artist renderings and other marketing collateral, which in turn would assist the College in soliciting and promoting donor interest and exploring the viability of the New Market Tax Credit (NMTC) financing.

3. SPECIFIC ACTIONS BEING RECOMMENDED OR REQUESTED:

TMCC Acting President Kyle Dalpe requests approval to proceed with the planning, design and development of the Red Mountain Building V. James Eardley Student Center using various financing sources that include the general improvement fees.

4. IMPETUS (WHY NOW?):

TMCC continues to develop and implement its facility master plan approved by the Board in June 2014. The plan includes new facilities, renovated facilities and infrastructure improvements. The campus community also prioritized student life enhancements as one of its priorities. The RDMT remodel would support expansion of student learning spaces and much needed SGA and student club spaces. With further planning and design, artist renderings and other marketing collateral, TMCC will be able to pursue and solicit donor interest and NMTC financing option appropriately.

5. BULLET POINTS TO SUPPORT REQUEST/RECOMMENDATION:

TMCC RDMT V. James Eardley Student Center Remodel

- Expansion to provide dedicated events space and avoid students being displaced from their learning spaces.
- Allow for Veterans Center, SGA offices and student club expansion
- Funds would come from Student General Improvement Fees and a portion of the 4% student fee increase.
- Further planning, design and development could help solicit donor interest or new market tax incentive options.

6. POTENTIAL ARGUMENTS AGAINST THE REQUEST/RECOMMENDATION:

- Student General Improvement Fees could be redirect to other initiatives.

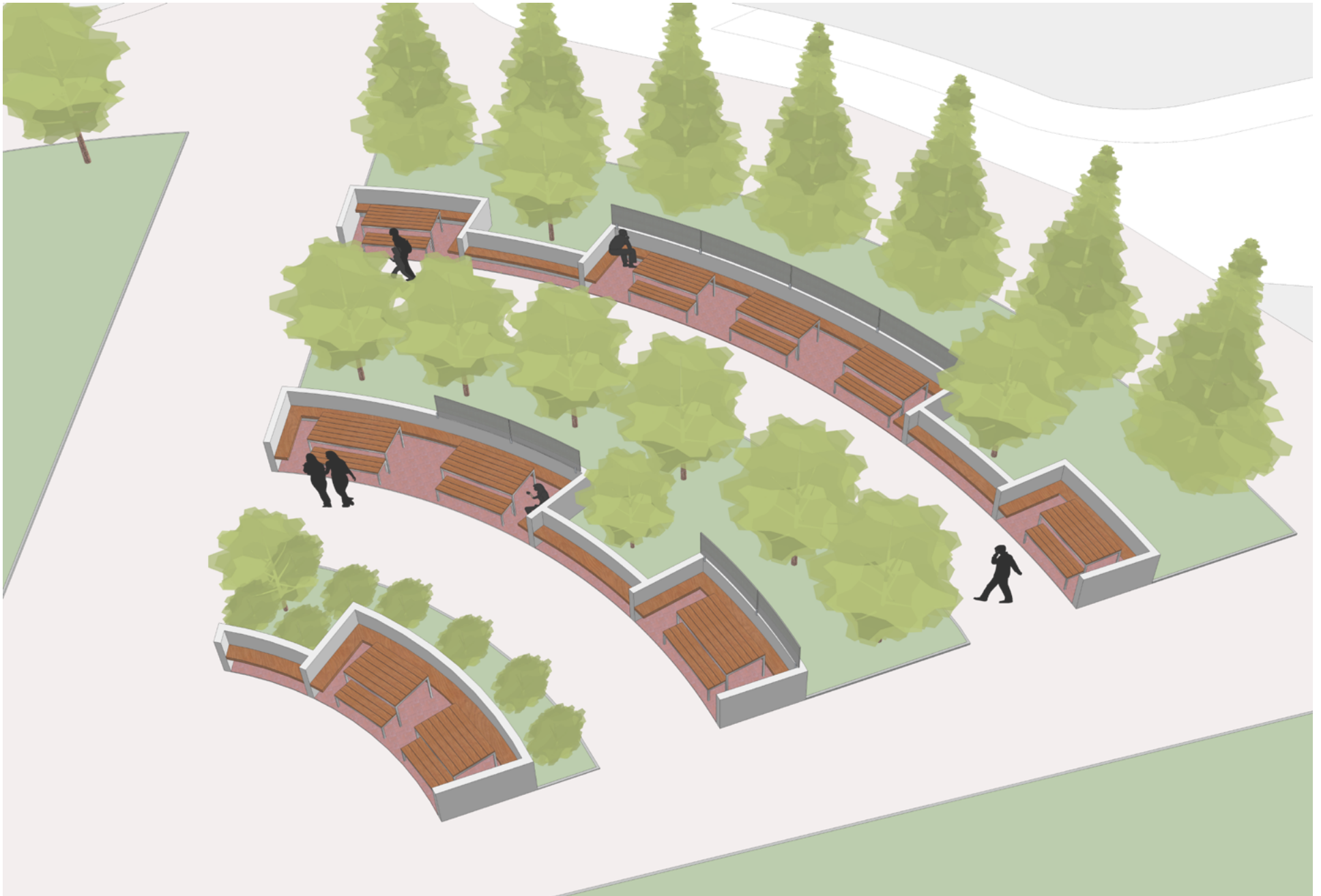
7. ALTERNATIVE(S) TO WHAT IS BEING REQUESTED/RECOMMENDED:

- Do not remodel RDMT V. James Eardley Student Center.

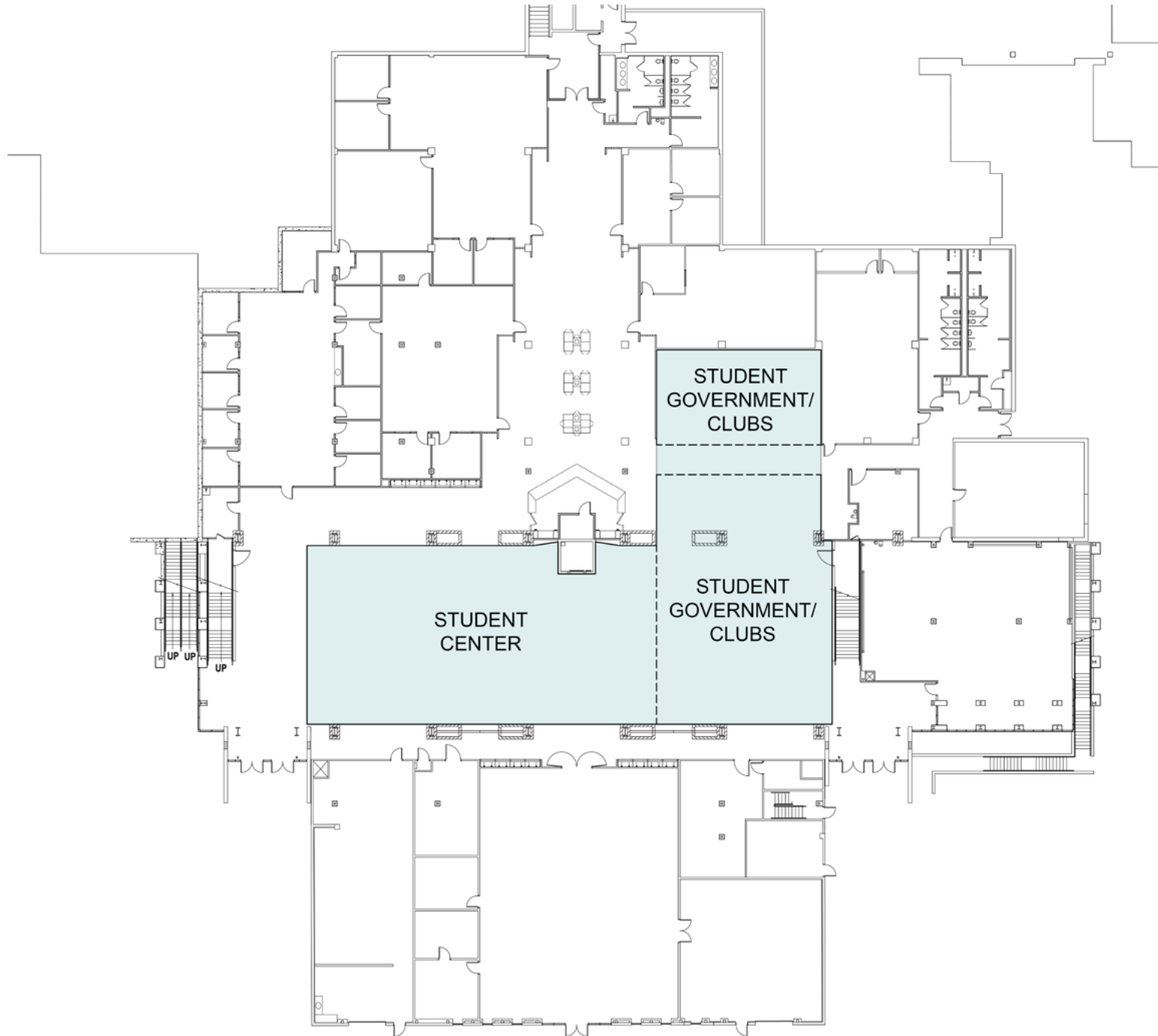
8. COMPLIANCE WITH BOARD POLICY:

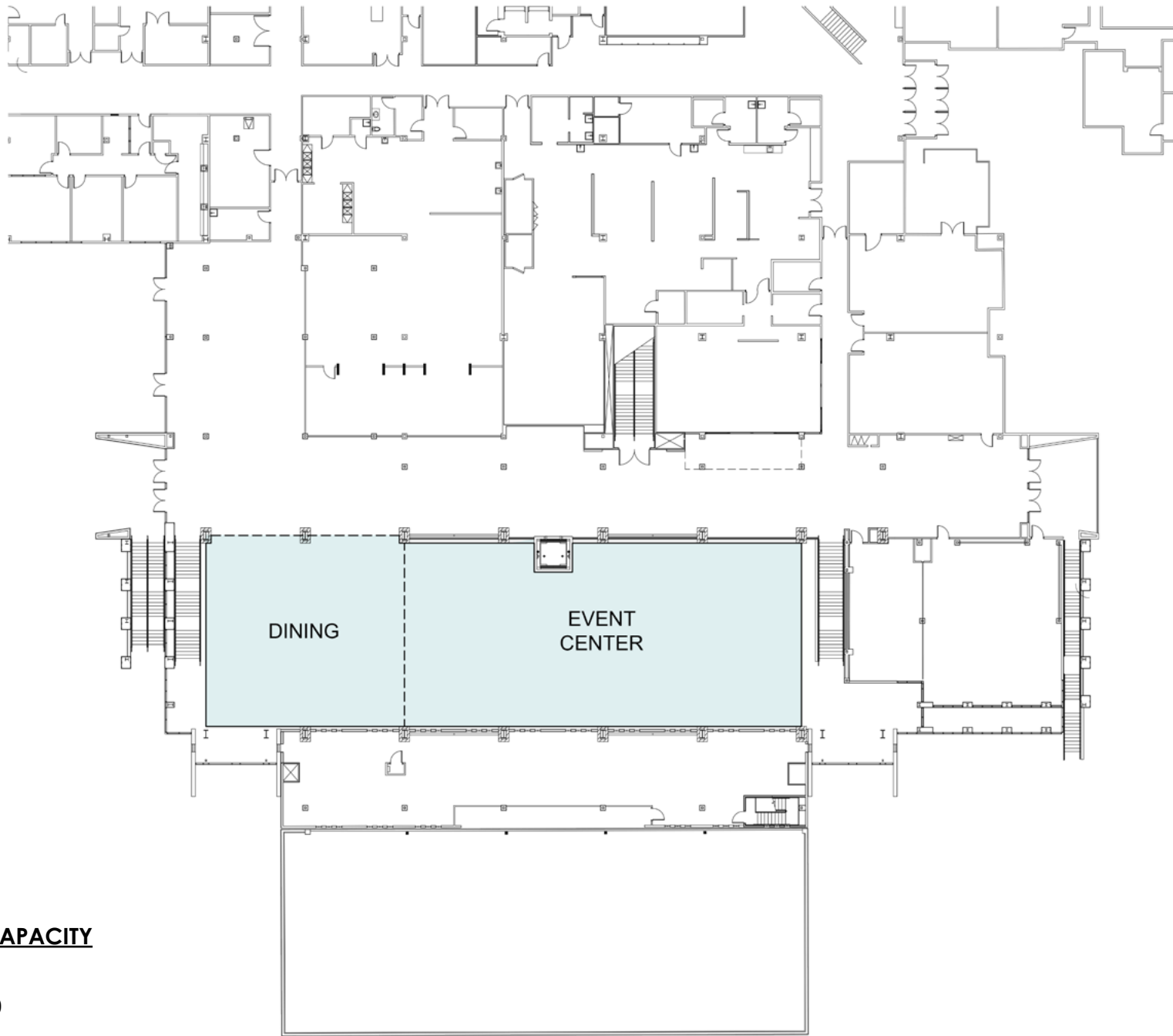
- Consistent With Current Board Policy: Title # 4 Chapter # 10 Section # 13
- Amends Current Board Policy: Title # _____ Chapter # _____ Section # _____
- Amends Current Procedures & Guidelines Manual: Chapter # _____ Section # _____
- Other: _____
- Fiscal Impact: Yes X No _____

Explain: Use of General Improvement Fee fund balance for \$3 million and 4% student fee portion allocated to the general improvement fee.









EVENT CENTER CAPACITY

with wall: 400+

without wall: 550

