

BOARD OF REGENTS

BRIEFING PAPER

1. AGENDA ITEM TITLE: TMCC Fire Rescue Training Facility _____

MEETING DATE: April 24, 2025 _____

2. BACKGROUND & POLICY CONTEXT OF ISSUE:

Consistent with the TMCC Facilities Master Plan's focus on space needs assessment and utilization improvements, additional facilities are being developed to support the continued growth of the William N. Pennington Health Science Center (HSC), also known as the Redfield Health Science Center, as a hub for academic excellence.

To address the increasing enrollment and demand in our community for Emergency Medical Services (EMS) and Fire Rescue personnel, TMCC is expanding its resources for these programs with the creation of a Fire Rescue Training Facility. Currently, Fire Academy and Wildland training drills are conducted at the Carson City Fire Station. However, the overutilization of this facility is creating logistical challenges that hinder the volume and effectiveness of firefighter training needed to meet the region's growing demand. The Fire Training Facility will serve as a cornerstone of emergency response training for the entire Northern Nevada region, including Washoe County, surrounding rural communities, and even agencies in neighboring states.

This project will be split into two phases with Phase 1 to include the Fire Rescue Training Tower, Fire Academy Training Grounds and Fire Academy Running Trail (#s 3, 4, 5 on page 30 of the attached Nell J. Redfield Campus Master Plan Update map). Phase 2 will include the 14,080 square foot Fire Academy and Apparatus Bay (#2 on page 30 of the attached Master Plan). We will embark on Phase 1 immediately following Regent approval with a goal of completion for the Fall 2026 semester.

Estimated Costs of the Fire Rescue Training Facility

1. Estimated Cost of Phase 1: \$1,454,000

TMCC has received a cost estimate from ARCaDESMA Architecture of \$1,454,000. This estimate includes civil engineering, utilities to the site, construction of the Fire Rescue Training Tower, and the running trail through this area.

Funding Source: TMCC currently has the total amount from donor funds for phase 1 of the project. These funds were left over from the cost savings of the TMCC nursing expansion coming in well under budget and the addition of federal funding received through a Federal Community Funded Project.

The expansion of TMCC's William N. Pennington Health Science Center was completed in 2023. Thanks to a \$2M federal appropriation for the expansion, there are additional donor funds available. Pending project approval, the Nell J. Redfield Foundation has agreed to allow their \$500,000 grant, originally designated for the Health Science Center Expansion, to be redirected to this project. Additionally, upon approval of the project, the TMCC Foundation will seek permission from remaining Health Science Center expansion donors and the Foundation Board to reallocate the remaining \$954,000 needed to complete the project.

Phase 1 will allow TMCC to immediately start training students and is not subject to the completion of phase 2. Completion of phase 1 will also save TMCC \$65K per year in leasing fees with the Carson City Fire Department, as we will no longer have to rely on nor pay an external agency in order to complete the fire training program. Additionally, it will serve as a revenue-generating asset by offering paid contract training for local fire departments, private sector emergency response teams, and continuing education programs for first responders.

2. Estimate Cost of Phase 2: \$6,000,000

TMCC plans to utilize donor funding, federal funding, and institutional funding to build phase 2. TMCC will bring phase 2 forward for approval to the BOR when all funding is secured. TMCC will secure the funding within two years and present to the BOR for approval. Fundraising for the Fire Academy and Apparatus Bay (Phase 2) will begin in 2025. We will issue an RFP for this project to secure a cost estimate. We will submit a federal appropriation request, grant proposals, and approach private donors to secure funding for Phase 2. In addition, TMCC will provide institutional funds to support any shortfall for the projected funding sources. Current estimate is that TMCC will be able to fund \$3M from institutional funds within two years based on the annual rate of investment income and revenue generated through nonstate institutional support funds.

3. It has been established that the fire tower will be minimally visible from Mt. Rose Highway and will be fully screened by fencing and trees. This will be a Class B training tower, meaning that simulated flames produced by propane or natural gas will only be present in interior spaces. There will be no smoke coming out of building and there will be no foam, chemicals, or ash produced, and no burning vehicles will be used outside the building for training purposes.
4. TMCC received approval for the new Redfield Master Plan in conjunction with UNR at the 31 January 2025 special meeting. The Master Plan included Phase I and Phase II of the Fire Rescue Training Facility for TMCC. The next step is to gain approval from the BOR in order to start architectural design and engineering plans. Upon completion of the design phase TMCC will present this back to the Redfield Advisory Committee in order to validate the structure meets the agreement within the Redfield Strategic Master Plan. This final phase is to assure alignment with the architectural design for the overall campus.

3. SPECIFIC ACTIONS BEING RECOMMENDED OR REQUESTED:

TMCC President Dr. Karin Hilgersom is requesting a vote by the Board to move forward with the construction of a Fire Rescue Training Facility (Phase 1 of 2). In Phase 1, TMCC will construct the Fire Rescue Training Tower, Fire Academy Training Grounds, and Fire Academy Running Trail, with a total estimated cost of \$1,454,000 with completion estimated in Fall 2026.

The request is in accordance with the Board of Regents Handbook, Title 4, Chapter 10, Section 26(2) (Preliminary Capital Improvement Planning), and the Board Procedures and Guidelines Manual, Chapter 5, Section 4.

4. IMPETUS (WHY NOW?):

TMCC is expanding its Emergency Medical Services (EMS) and Fire Training programs to accommodate increased enrollment while continuing partnerships with regional fire agencies. To

support this growth, additional equipment, as well as office and classroom spaces, are needed for these programs. Phase 1 will include the Fire Rescue Training Tower, Fire Academy Training Grounds and Fire Academy Running Trail.

This initiative has garnered strong support from Nevada politicians and donors, who are enthusiastic about the expansion and its potential impact. Additionally, TMCC has been collaborating with the Nell J. Redfield Foundation and the University of Nevada, Reno on the new Redfield Master Plan, and all parties are in agreement that this expansion is essential to meet the growing demand in the region.

5. CHECK THE NSHE STRATEGIC PLAN GOAL THAT IS SUPPORTED BY THIS REQUEST:

- ☒ **Access (Increase access to higher education)**
- ☒ **Success (Improve student success)**
- ☒ **Close Institutional Performance Gaps**
- ☒ **Workforce (Meet workforce needs in Nevada)**
- ☐ **Research (Increase solutions-focused research)**
- ☐ **Coordination, Accountability, and Transparency (Ensure system coordination, accountability, and transparency)**
- ☐ **Not Applicable to NSHE Strategic Plan Goals**

6. INDICATE HOW THE PROPOSAL SUPPORTS THE SPECIFIC STRATEGIC PLAN GOAL

Access: The construction of the Fire Rescue Training Facility will directly increase access to specialized training programs, reducing reliance on external facilities and enabling more students to enroll in high-demand EMS and fire training programs. Currently, students must travel 50 minutes one-way from the Pennington Health Science Center to the Carson City Fire Department for training.

Success: The tower will provide a realistic, controlled environment for scenario-based training, enhancing critical decision-making and practical application of skills. This facility will better prepare students for real-world emergencies by fostering situational awareness and technical proficiency.

Workforce: By integrating advanced rescue and fire-simulation capabilities, the tower will equip students with essential, hands-on experience aligned with industry standards. Graduates will enter the workforce more prepared to meet the region's increasing demand for highly skilled first responders.

Closing the Opportunity Gap: Relocating training to a centralized campus facility will ensure equitable access for all students, including underserved populations, by minimizing logistical barriers such as transportation to offsite facilities. This localized training environment will also allow for consistent and integrated educational support.

7. BULLET POINTS TO SUPPORT REQUEST/RECOMMENDATION:

- The expansion/renovation will allow for increased enrollment in the Emergency Medical Services (EMS) and Fire Academy to help with the immense demand for first responders and medical professionals in our community.
- Students will be provided with local, equipment oriented hands-on learning contiguous to the classroom and site.
- Adequate office and meeting spaces will allow for the hiring of additional faculty and will provide meeting spaces that encourage faculty/student interactions.
- The expansion/renovation is consistent with TMCC's academic master plan.

8. POTENTIAL ARGUMENTS AGAINST THE REQUEST/RECOMMENDATION:

This is phase 1 of the project, which focuses solely on the Fire Rescue Training Tower, Fire Academy Training Grounds, and Fire Academy Running Trail. Funding for phase 2, which involves the development and construction of new classrooms and an apparatus bay, is still needed. However, with strong alignment and support from the Nell J. Redfield Foundation and the University of Nevada, Reno, we are confident that the demand for this expansion in the region is clear and that we will successfully secure the necessary funding to complete the project. Additionally, TMCC will generate \$3M in revenue in the next two years to support phase 2 of the project.

9. ALTERNATIVE(S) TO WHAT IS BEING REQUESTED/RECOMMENDED:**10. RECOMMENDATION FROM THE CHANCELLOR'S OFFICE:**

The Chancellor's Office recommends approval.

11. COMPLIANCE WITH BOARD POLICY:

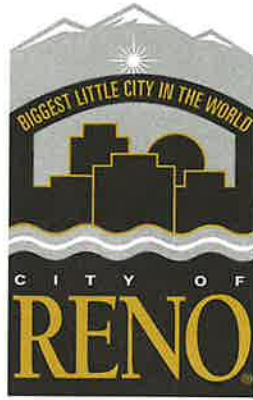
- ☒ Consistent With Current Board Policy: Title # 4 Chapter # 10 Section # 26(2)
☐ Amends Current Board Policy: Title # _____ Chapter # _____ Section # _____
☐ Amends Current Procedures & Guidelines Manual: Chapter # _____ Section # _____
☐ Other: _____

☒ Fiscal Impact: Yes ☒ No

Explain: The TMCC Foundation has funds for completion of Phase 1. Completion of phase 1 will save TMCC \$65K per year in leasing fees with the Carson City Fire Department.

Miguel Martinez
Council Member, Ward 3
MartinezMi@Reno.Gov

Brandi Anderson
Council Member, Ward 6
AndersonB@Reno.Gov



*"The most livable of Nevada cities;
the focus of culture, commerce and
tourism in Northern Nevada."*

April 11, 2025

Nevada System of Higher Education (NSHE) Board of Regents
2601 Enterprise Rd.
Reno, NV 89512

Dear Board of Regents,

We are writing in strong support of Truckee Meadows Community College's Fire Rescue Training Center Project. The project is a critical step in meeting the growing public safety and emergency response needs of our region. Northern Nevada continues to experience rapid population growth, infrastructure needs, and increased wildfire threats; all of which can be highlighted by the devastating 2024 Davis Fire. In response, TMCC is proposing the development of a Fire Rescue Training Tower and training grounds (Phase 1) at the Redfield Campus, which will significantly enhance our region's ability to train the next generation of Firefighters, emergency medical technicians, and public safety professionals.

The new facility will provide much-needed space for TMCC's growing Fire Academy, Wildland Firefighting, and Emergency Medical Services programs, many of which are currently operating in crowded or off-site conditions. Once established, the Fire Rescue Training Center not only will serve TMCC students but also provide access to local and regional agencies, including Truckee Meadows Fire Protection District, and other rural partners in need of qualified personnel.

Your support of this item would help underscore the importance of this initiative to the City of Reno, our region, and reinforce our shared commitment to workforce development, community safety, and regional collaboration.

Thank you for your consideration.

Sincerely,


Miguel Martinez
Council Member, Ward 3


Brandi Anderson
Council Member, Ward 6



WASHOE COUNTY OFFICE OF THE COUNTY MANAGER

1001 E. 9th Street
Reno, Nevada 89512
Phone: (775) 328-2000
Fax: (775) 328-2491
www.washoecounty.gov

March 27, 2025

Board of Regents
Nevada System of Higher Education
2601 Enterprise Road
Reno, NV 89512

Dear Regents,

On behalf of Washoe County, I am pleased to offer our strong support for Truckee Meadows Community College's (TMCC) Fire Tower Project. This project represents a crucial investment in the training and preparedness of our regional firefighting and emergency response personnel.

As the regional leader in public safety and emergency response coordination, Washoe County understands the importance of state-of-the-art training facilities in ensuring the readiness of our first responders. The Fire Tower Project will provide hands-on, real-world training opportunities that are essential for equipping firefighters with the skills and experience needed to protect our communities effectively. Furthermore, this project aligns with broader workforce development efforts, addressing the growing demand for skilled professionals in fire services and public safety across Northern Nevada.

The establishment of this facility will enhance regional preparedness, strengthen interagency collaboration, and ultimately improve public safety outcomes for the communities we serve. TMCC has consistently demonstrated its commitment to providing high-quality education and training programs that meet the needs of our region, and the Fire Tower Project is a testament to that mission.

Washoe County fully endorses this initiative and encourages the Board of Regents to approve this vital project. Thank you for your consideration and for your ongoing support of public safety and workforce development in our region.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric P. Brown", with a long horizontal stroke extending to the right.

Eric P. Brown
Washoe County Manager

March 27th, 2025

President Karin Hilgersom
TMCC
7000 Dandini Blvd, RDMT 200
Reno, NV 89512

Dear President Hilgersom:

EDAWN is writing to express our full support for the Truckee Meadows Community College (TMCC) Regional Fire Training Center and Tower to be built on the Redfield Campus. Given industry recruitment and job growth in our region, projections show the need for 10+ new fire stations in the coming years and countless additional first responders. In addition, the recent Davis and Callahan Ranch wildfires highlight the urgent need for trained wildland firefighters.

The proposed Fire Training Center and Training Tower will provide direct-to-workforce skills leading for job placement in the regional community, as well as space for additional ongoing educational opportunities for workforce development and career advancement.

In addition, our rural, urban, and suburban fire departments struggle to obtain the appropriate quantity and quality of training with the existing infrastructure and have prioritized the need for additional firefighters and wildland fire training. With equal access to the Center and Tower, these departments will have access to highly qualified candidates to fill critical positions.

Demonstrating disaster resiliency preparedness is vital to sustained economic development in Northern Nevada. Recent fires in our region have made this evident. That is why EDAWN enthusiastically supports the expansion of firefighting training programs at TMCC's planned Fire Rescue Training Center.

Should you need anything further, please feel free to contact me.

Sincerely,



Taylor Adams
President and CEO
adams@edawn.org
775-829-3711



Arrowcreek Homeowners Association

April 9, 2025

President Karin Hilgersom
TMCC
7000 Dandini Blvd, RDMT 200
Reno, NV 89512

Dear President Hilgersom:

On behalf of the Arrowcreek Homeowners Association, I am writing to express support for the Truckee Meadows Community College (TMCC) Fire Training Center and Tower to be built on its Redfield Campus. The recent Davis and Callahan Ranch wildfires have underscored the critical need for a well-trained firefighting force in our region.

We believe that the proposed Fire Training Center and Tower will not only provide much needed training facilities for TMCC's firefighting program but also serve as a valuable resource for other agencies in need of personnel training. The opportunity for collaboration with neighboring departments will foster a more cohesive and effective response to structural and wildfires, ultimately benefiting our community.

We look forward to the expansion of firefighting training programs at TMCC, which will undoubtedly have a positive impact on public safety in our community and Northern Nevada. We recognize that the demand for skilled firefighters is growing, and this initiative will help address the need for trained professionals in our region.

In conclusion, we enthusiastically endorse the construction of the Fire Training Center and Tower on the Redfield Campus. If you require any additional information or support from our organization, please do not hesitate to contact us.

Sincerely,

Stanley S. Jaeger, President
ArrowCreek HOA Board of Directors



Montreux Homeowners Association
c/o IPM – 848 Tanager Street, Suite M
Incline Village, NV 89451

Date March 22, 2025

President Karin Hilgersom
TMCC
7000 Dandini Blvd, RDMT 200
Reno, NV 89512

Dear President Hilgersom:

On behalf of the Montreux Homeowners Association Fire Safety Committee, I am writing to express support for the Truckee Meadows Community College (TMCC) Fire Training Center and Tower to be built on the Redfield Campus. The recent Davis and Callahan Ranch wildfires *have underscored the critical need for a well-trained firefighting force in our region.*

I believe that the proposed Fire Training Center and Tower will not only provide much needed training facilities for TMCC's firefighting program but also serve as a valuable resource for other agencies in need of personnel training. The opportunity for collaboration with neighboring departments will foster a more cohesive and effective response to structural and wildfires, ultimately benefiting our community.

As a 36-year veteran of the fire service and past Recruit Training Officer I know the value of having on site props and equipment to enable students to obtain proficiency in the skills required to be a successful firefighter.

I look forward to the expansion of firefighting training programs at TMCC, which will undoubtedly have a positive impact on public safety in our community and Northern Nevada. We recognize that the demand for skilled firefighters is growing, and this initiative will help address the need for trained professionals in our region.

In conclusion, I enthusiastically endorse the construction of the Fire Training Center and Tower on the Redfield Campus. If you require any additional information or support from our organization, please do not hesitate to contact me.

Respectfully submitted,

Michael Avila
Montreux HOA Fire Safety Committee Chairman
775-420-5140



Redfield Campus

Nell J. Redfield Campus Master Plan Update 2024 [FINAL DRAFT]

**University of Nevada, Reno
Truckee Meadows Community College
24 January 2025**



What began in 1995 as a vision of the Nell J Redfield Foundation, the Redfield Campus has become a vital location for both The University of Nevada, Reno (UNR) and the Truckee Meadows Community College (TMCC). The Redfield Campus has developed into an active community-based site that serves as a resource for researchers, educators, the business industry, and the community. This master plan document provides a plan to shape future development of the Redfield Campus and realize the shared goals of UNR, TMCC, and the Redfield Foundation.

The Redfield Foundation, UNR and TMCC aim to provide community-based education in a collaborative environment. Campus growth must enhance the unique campus character and optimize both institutions ability to grow in a “fair and equitable” manor. Growth needs to respond to the program demands and the limits of the site.

Demand for programs at the Redfield Campus continues to grow. The growing demand for programs will result in an increase of students, researchers, academic faculty, and administrative and technical staff. Future growth will require expansion of the existing facilities and infrastructure and the addition of new, state of the art facilities. Strategic planning will be necessary to accommodate future growth and utilize the full potential of the site.

Located in the south Reno, the Redfield Campus is strategically located to serve communities in the Western Nevada Region. As growth in the region pushes development in Reno south, the exposure of the campus is magnified and the opportunity to shape an economic and civic future grows. Future campus development presents an opportunity to strengthen the identity of the campus in the region and strengthen community connection.

This plan is the result of the collaborative input from a range of stakeholders, faculty, and staff from UNR and TMCC, and the Redfield Foundation. The plan provides a road map for future growth and development within a flexible framework that can be adapted to the inevitable challenges that may occur. As such, the plan will be managed as a “living document” to be reviewed and updated as needed to achieve the collective goals of UNR, TMCC and the Redfield Foundation.

Dr. Kenneth M. Coll

Dr. Karin Hilgersom

Brian Sandoval

Nell J. Redfield Foundation
Executive Director

Truckee Meadows Community College
President

The University of Nevada, Reno
President

William N. Pennington Health Science Center



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Reno Nevada Skyline

Vision

REDFIELD CAMPUS

The University of Nevada, Reno and the Truckee Meadows Community College Redfield Campus serves as a resource for researchers, educators, business and industry, community organizations, and regional policy leaders. Together they join forces to realize an economic and civic future that links research, service, and outreach with the needs of education and the business community.

The Redfield Campus is a unique collaborative effort in education and training, combining the resources of the University of Nevada, Reno, Truckee Meadows Community college, The Redfield foundation, and local businesses.

Located in south Reno along the Mt. Rose Highway, the UNR Redfield Campus is situated in one of the fastest-growing areas in the region. The campus is a service-centered academic facility that caters to the needs of the community and local business by provided University credit courses in many disciplines and offers professional development, certificate programs, and training for those already in the workforce.

In addition, the Redfield Campus supports strategic partnerships and community engagement and provides conference, training, and professional development for local school divisions, municipalities businesses, and nonprofits.

Master plan document contents:

This document contains the:

- The 2024 Campus Master Plan Update and
- In appendix:
 - 1995 Development Agreement
 - 2005 Redfield Campus Operating Agreement
 - 2018 Amended and Restated Development Agreement

Redfield Campus Governance

The Redfield Campus land is owned by the Nevada System of Higher Education (NSHE) and the primary occupants are the University of Nevada, Reno and the Truckee Meadows Community College. The campus is managed by a Governing Council and The Redfield Campus Advisory Committee.

Governing Council

The Governing council is comprised of the presidents of UNR and TMCC and the a member of the Redfield Foundation. The governing council meets twice annually to review and approve of master plan recommendations.

The Redfield Campus Advisory Committee

The Redfield Campus Advisory Committee is comprised of six voting members. The six voting members include three from UNR, two from TMCC and one from the Redfield Foundation. The committee is tasked to meet quarterly to consider master plan issues and give guidance to the Governing Council regarding the direction of the campus's use and growth.

South Reno covered in snow



NELL J. REDFIELD CAMPUS MASTER PLAN UPDATE

Master Plan process

The Nell J Redfield Campus Master Plan Update was commissioned by the Board of Regents of the Nevada System of Higher Education (NSHE) on behalf of University of Nevada, Reno and the Truckee Meadows Community College. The five month planning process began in August 2024.

Participants in the process included the following stakeholders:

- University of Nevada, Reno
- Truckee Meadows Community College
- The Nell J. Redfield Foundation

Campus Master Plan Update Approval

The CMPU is subject to review and approval by Redfield Campus Advisory Committee, the Governing Council and the Board of Regents of the Nevada System of Higher Education.

Goals

The goals of the Campus Master Plan Update (CMPU) are to optimize both institutions ability to grow and prosper in the collaborative campus that the Redfield foundation has provided.

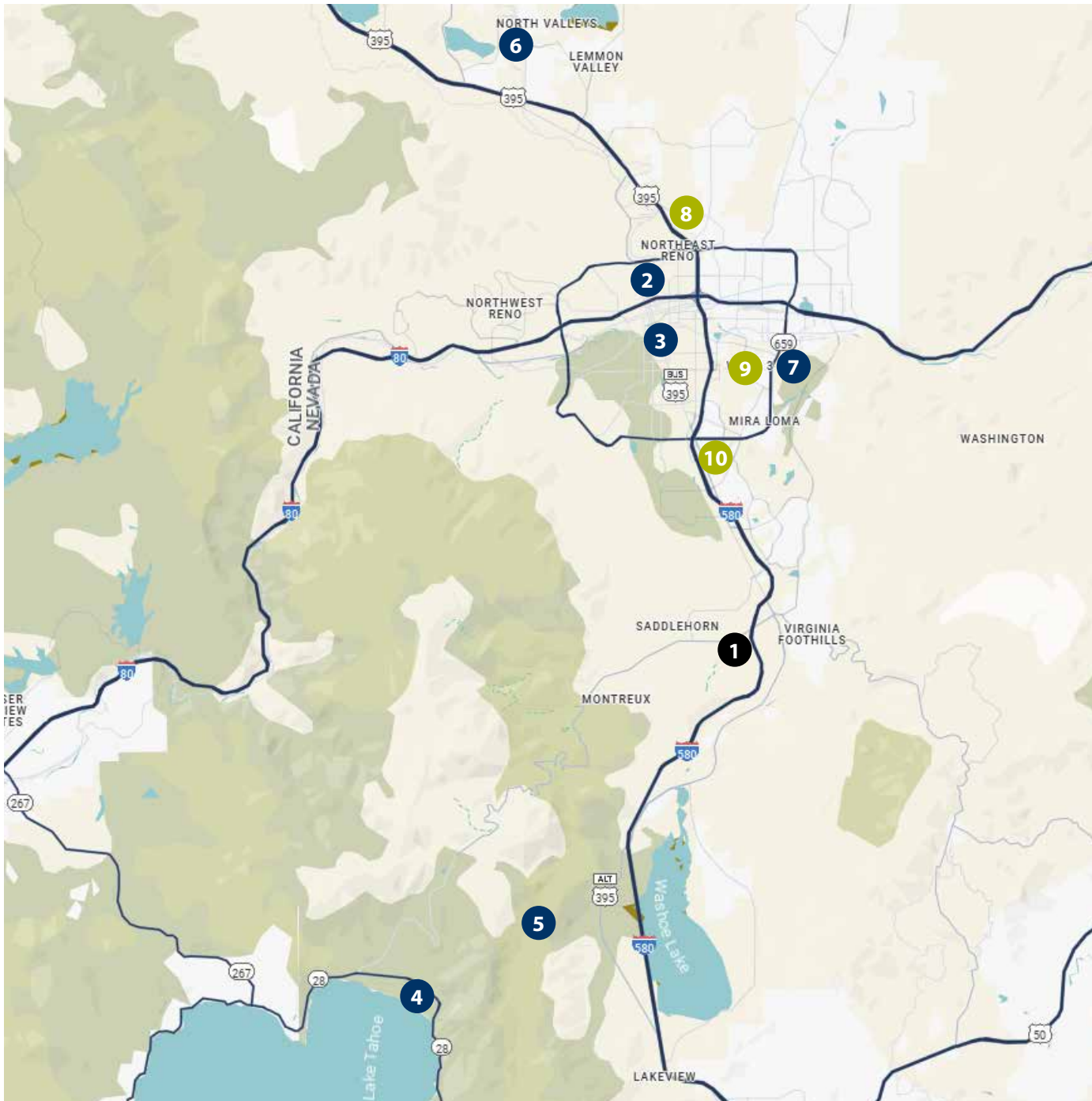
Objectives

The Nell J. Redfield Campus Master Plan Update identifies the following objectives:

- Utilize full potential of site
- Expand Classroom Facilities
- Expand Extension Facilities
- Expand Training Facilities
- Provide Transit Hub
- Create a Regional Identity
- Be a good neighbor to adjacent developments
- Enhance Campus Entrance

Framework

Framework for future development is outlined by development zones to maximize the overall capacity of the campus for future buildings and parking. The timeline of development is intended to be flexible as funding and resources become available.



Beyond the Redfield Campus

The Redfield Campus is a part of a vast network of academic facilities located throughout the Truckee Meadows regional area, with both institutions supporting various academic and community based programs.

Legend

- 1. Redfield Campus
- UNR:
 - 2. Main Campus
 - 3. Innovation Center
 - 4. Lake Tahoe Campus
 - 5. Whittell Forrest and Wildlife Management Area
 - 6. Nevada Terawatt Facility
 - 7. Main Station Farm
- TMCC:
 - 8. Dandini Campus
 - 9. William N. Pennington Applied Technology Center
 - 10. Meadowood Center

REDFIELD CAMPUS VISION

The vision of the Redfield Foundation was to create a unique, collaborative campus, and become a community based educational center that promotes comprehensive higher education, degree education, training, and continuing education for the region workforce.

The Redfield Foundation, UNR, and TMCC all share the same goal of providing community based education programs in a collaborative environment. Each institution has created a vision unique for its academic mission, at the same time meeting The Redfield Foundation's specific vision of working together in a "Fair and Equitable" manner, both in terms of programming and land use.

During the planning process UNR, TMCC and Redfield identified following objectives to strengthen the campus vision:

UNR

- Create a Community Faced Campus
- Create campus connection (Redfield / Tahoe / Carson / Main Campus / Whittell Forest)
- Accommodate community-based programming and learning, programs related to extension, foster engagement

TMCC

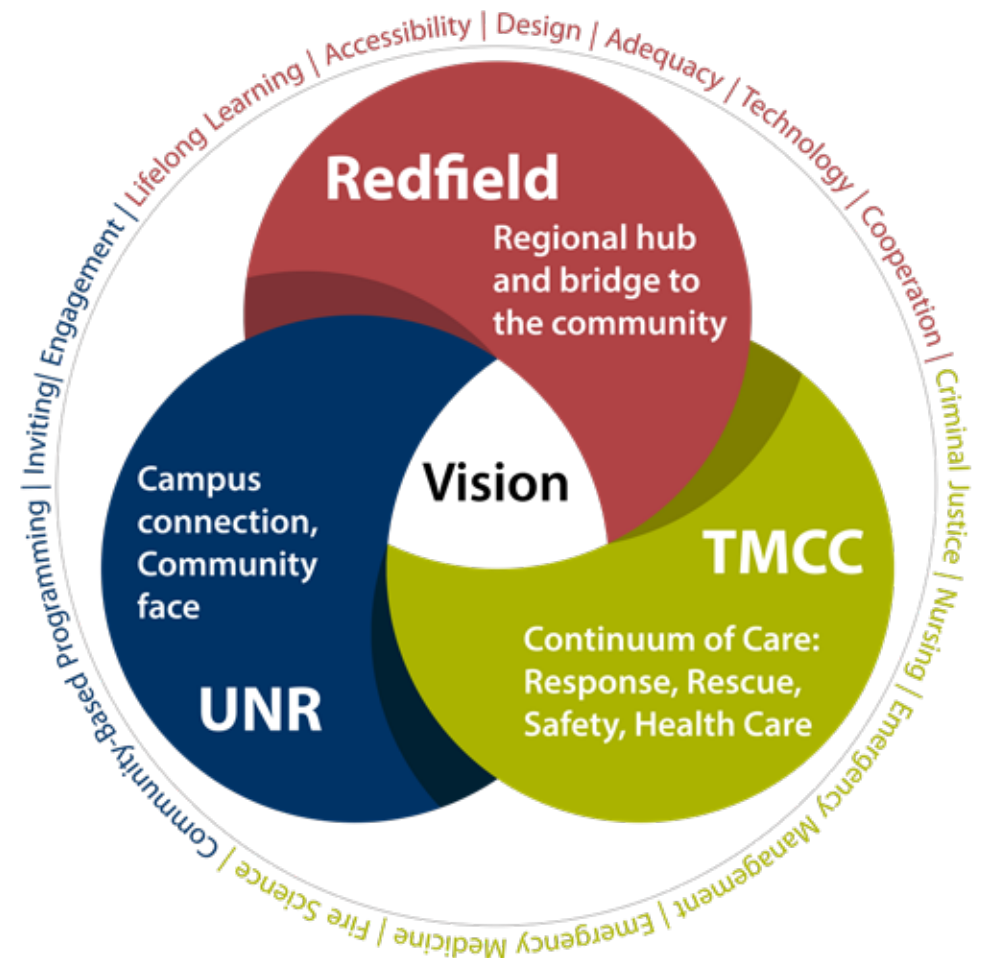
- Become a Public Safety and Health Science Centered Campus
- Support Continuum of Care: Response, Rescue, Safety, Health Care
- Become a regional center for emergency management: Criminal Justice, Nursing, Emergency Management, Emergency Medicine, Fire Science

Redfield

- Campus to be Regional Hub for professional development & curricular activities
- Two entities (UNR & TMCC) work together
- Lifelong Learning, Accessibility, Design, Adequacy, Technology, Cooperation
- Campus should be a shining star
- Fair and Equitable use of land; not necessarily split down the middle
- Master Plan "Vision" should come before specific building use

Campus and the Region

The Redfield Campus location puts it in a strategic area that can attract students and community participants from all areas of the Western Nevada region. Its proximity to the urban core of Reno/Sparks, The Lake Tahoe area, and the rural communities to the east and south make it an ideal location to meet the aspirational goals of the Redfield Foundation, who donated the land to the Nevada System of Higher Education (NSHE).





Purpose and Process

PURPOSE

The purpose of the CPMU is to provide programming and planning framework for optimal site development aligned with the Redfield Campus vision. The proposed site development framework supports future growth of the University of Nevada, Reno (UNR) and Truckee Meadows Community College (TMCC) programs at the Redfield campus.

Process

The planning progress included the following phases and milestones.

Programming Phase:

- Stakeholder meetings
- Develop programming and space requirements
- Determine academic, research, and training needs

Site Planning Phase:

- Develop Site Planning concepts
- Rough Order of Magnitude (ROM), timelines, costs

Planning Development Phase:

- Develop site plan options
- Select preferred site plan

Planning Document Phase:

- Document in a cohesive booklet

CPMU Approval:

- Redfield Campus Advisory Committee
- Governing Council
- Board of Regents of the Nevada System of Higher Education



Schedule

The planning process followed an expedited schedule which included the following meetings and presentations with UNR, TMCC and Redfield.

Programming Meetings

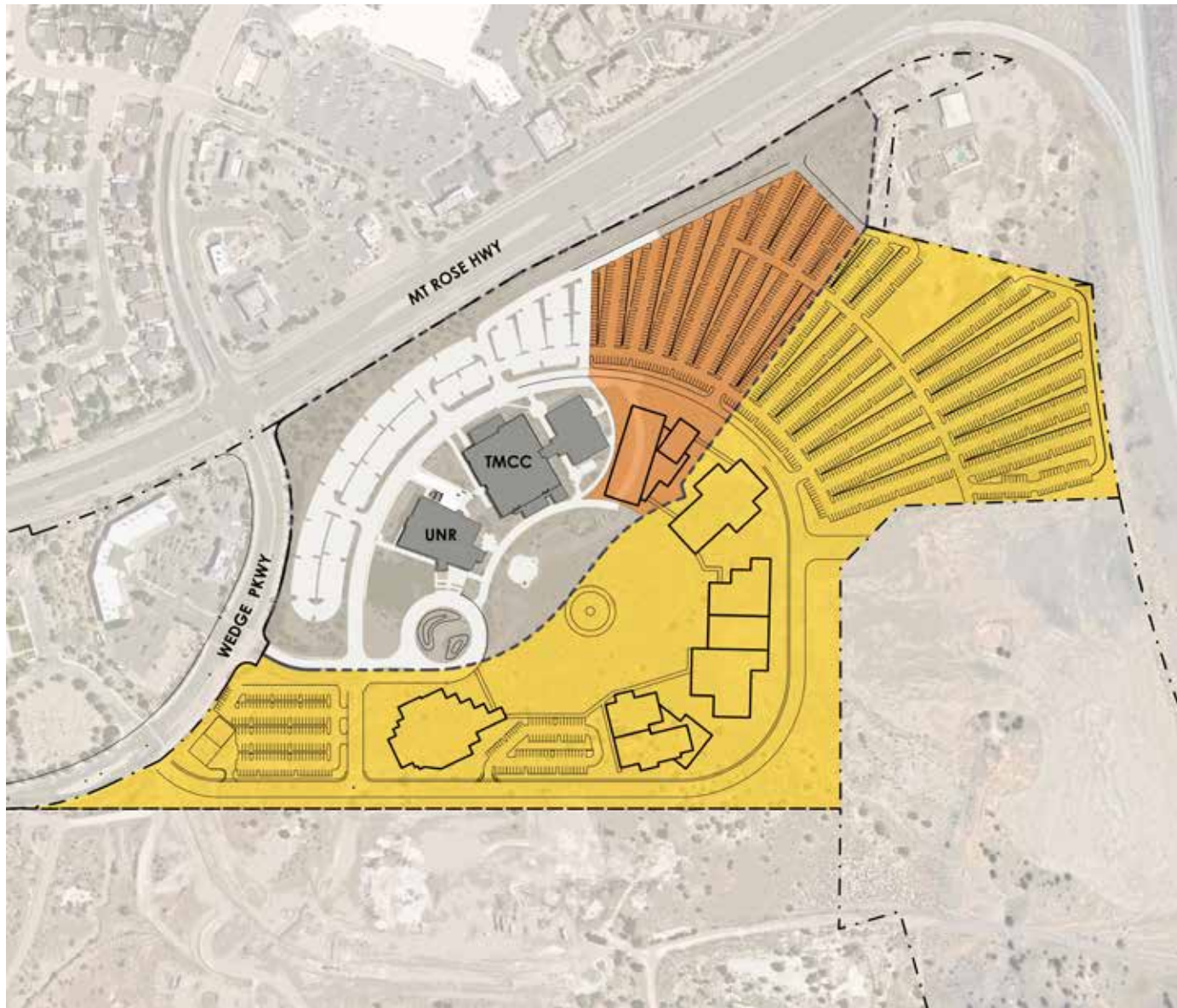
- 09/19/2024, TMCC Programming Meeting
- 09/26/2024, UNR Programming Meeting
- 10/03/2024, TMCC & UNR Programming Presentation

Site Planning Meetings:

- 10/16/2024, TMCC Planning Meeting
- 10/21/2024, UNR Planning Meeting
- 10/30/2024, TMCC & UNR Planning Presentation

Planning Development Update Meetings:

- 11/14/2024, TMCC & UNR Planning Development Meeting I
- 11/26/2024, TMCC & UNR Planning Development Meeting II



Redfield Campus Previous Plan

The original gifted property included 60 acres for the development of the Redfield Campus. Due to a lack of development a portion of the site was re conveyed back to the Redfield Foundation. This plan illustrates the campus plan for the original 60 acre site.

Legend

- Land re conveyed to Redfield
- Undeveloped area within campus boundary

NELL J. REDFIELD FOUNDATION & THE REDFIELD CAMPUS

The Nell J Redfield Foundation:

The Nell J Redfield Foundation was established in 1974 to carry out the charitable objectives of Nell J. Redfield after her death. The charitable giving of the foundation focuses on education, health care, aid to those in need among other causes. The foundation donates millions yearly to nearly 90 local non-profit organizations including UNR and TMCC. The foundation owned large areas of land in Reno and gifted the land for the Redfield Campus to NSHE for the purposes of higher education.

Redfield Campus History:

Below are dates of land agreements between Redfield, UNR, and TMCC.

1995 Agreement:

- Redfield contribute the Campus Site to the NSHE Board of Regents
- Restrictions: Site plan, time constraints, architectural guidelines

1995-2005:

- WNC dropped out of agreement. WNC has expressed regret for dropping out of agreement. Sandoval is open to sharing education programs. WNC has been invited but has not attended CMPU meetings.
- 2000 Redfield Campus partners break ground in south Reno

2005 Amendment:

- Operating agreement between UNR, TMCC, Redfield and NSHE

2018 Amendment:

- Site extents amended and property re conveyed to Redfield [33.42 acres]
- Redfield sold the transferred property for development purposes
- Agreement between UNR, NSHE

Redfield Foundation Current Involvement:

The Redfield Foundation is focused on both the University of Nevada Reno and the Truckee Meadows Community College continuing to honor the mission the Foundation set out in 1995, which is to be collaborative and cooperative in a fair and equitable manner. The Foundation is not interested in affecting the programming and curricular of each institution , so long as the Mission Statement is adhered to. The Foundation's position on the Governance Board assures that a cooperative, collaborative, fair and equitable plan will be established.



Redfield Campus Today

This image depicts the existing site layout and facilities of the Redfield Campus today.

Legend

1. Nell J. Redfield Building
2. William N. Pennington Health Science Center
3. The MacLean Observatory
4. TMCC Fire Academy Storage

EXISTING FACILITIES

The table below corresponds to the Redfield Campus Today image to the left and lists data of facilities currently located at the Redfield Campus.

Bldg #	Bldg Name	Area	Built	Operated by:	Building use
1	Nell J. Redfield Building	53,750	2005	UNR	Education
2	William N. Pennington Health Science Center	57,498	2005	TMCC	Education
3	The MacLean Observatory	4,614	2011	UNR	Astronomy
4	TMCC Fire Academy Storage			TMCC	Equipment Storage



Existing Facilities, cont.

Nell J. Redfield Building

Year built: 2005
Size: 53,750 sf
Levels: 2 levels
Height: 45'
Operated by: UNR

The Nell J. Redfield Building is a classroom building with 11 rooms that can accommodate groups between 10 and 60. The predominant building materials are concrete masonry, brick and glass.

William N. Pennington Health Science Center

Year built: 2005, additions in 2015 & 2022
Size: 57,498 sf
Levels: 1 level
Height: 30'
Operated by: TMCC

The William N. Pennington Health Science Center at Redfield is a single story building which accommodates general classrooms, science labs, nursing lab, computer lab, library resource center and offices. Additions to the building include nursing simulation rooms, patient rooms, a conference room, storage and faculty offices. The predominate building materials are concrete masonry, brick and glass.

UNR Nell J. Redfield Building Entry



TMCC Health Science Center Entry



Existing Facilities, cont.

The MacLean Observatory

Year built: 2011
Size: 4,614 sf
Operated by: UNR

The complex includes two large-diameter education and research grade telescopes that were gifted to the University. The scopes can provide views to the planets, moons and star systems in our galaxy. The observatory is used by the Physics and Astronomy programs for junior and senior level courses and senior capstone projects. Light pollution from the Redfield campus has a significant impact on the use of the observatory. As more buildings and roads are built the impact to the observatory will increase, diminishing the function of the observatory.

Observatory Domes



TMCC Fire Academy Storage

The storage area for the TMCC Fire Academy includes a Conex box, outdoor fenced area and paved surface. The storage area is located northeast of the existing observatory. The function of the area is to store training material, equipment and vehicles. If a new Fire Academy Garage is built, the training material, equipment and vehicles would be relocated to the new building and free this area for future development.

TMCC Fire Academy Fenced Storage, Vehicles and Equipment



William N. Pennington Health Science Center



Program and Planning Considerations

Since the initial construction of the Nell J. Redfield Building and the William N. Pennington Health Science Center in 2005 new development has been minimal and mostly in the form of building additions. The land to the south and the west of the existing buildings has five proposed development sites. Programming and planning objectives optimize the capacity for future growth and enhanced identity for both TMCC and UNR.

Program Considerations

The CMPU includes space needs provided by both TMCC and UNR based on current use, current needs and projected future needs.

Methodology and Assumptions

Existing building data was provided by UNR and TMCC facilities departments.

Planning Objectives

Planning objectives desired by Redfield, TMCC and UNR are:

- Utilize full potential of site
- Expand Classroom Facilities
- Expand Extension Facilities
- Expand Training Facilities
- Provide Transit Hub
- Create a Regional Identity
- Be a good neighbor to adjacent developments
- Enhance Campus Entrance

Framework

Framework for future development is outlined by development zones to maximize the overall capacity of the campus for future buildings and parking. The timeline of development is intended to be flexible as funding and resources become available.



Legend

1. Nell J. Redfield Building
53,750 sf
2. William N. Pennington Health
Science Center
57,498 sf
3. The MacLean Observatory
4. TMCC Fire Academy Storage

SPACE NEEDS:

The space needs listed in the table below were derived from data provided by both UNR and TMCC user groups. The space needs were used to guide the proposed concept plans.

- Data is organized by Space Needs of UNR and TMCC.
- Projection of future needs is based on stakeholder input.
- A NGSF (net to gross square feet) factor of 1.4 is used to determine gross square feet (gsf) to include ancillary space needs.
- Final numbers are an estimate.
- No adjustment made for shared spaces.

	Current Use	Current Need	Projected Need
TMCC			
Total with NGSF	48,609 gsf	54,924 gsf	12,190 gsf
Total nsf:	34,721 nsf	39,231 nsf	8,707 nsf
Nursing	18,152 nsf	2,400 nsf	7,260 nsf
Nursing Rad Tech	2,945 nsf	1,920 nsf	589 nsf
Surgical Tech	1,410 nsf	1,620 nsf	705 nsf
Physical Therapy Asst.		2,150 nsf	
Occupational Therapy Asst.		2,150 nsf	
Emergency Management		1,740 nsf	
EMT	8,941 nsf	5,100 nsf	
Dispatch		2,081 nsf	
Criminal Justice		1,530 nsf	
Fire Science	1,411 nsf	1,740 nsf	
Fire Academy	931 nsf	12,000 nsf	
Wildland Fire	931 nsf	2,640 nsf	
UNR			
Total with NGSF	68,750 gsf	27,050 gsf	
Total nsf:	49,107 nsf	19,320 nsf	
Nursing, Physician Assistant, Social Work	38,393 nsf		
Extension Facilities	10,714 nsf	19,285 gsf	
Bus Stop		36 gsf	

UNR Space Needs

UNR Existing: 53,750 sf

- Nell J. Redfield Building [53,750]
- Observatory [4,614]

UNR New Facilities Needed: 42,050 sf

- Extension Building [42,000]
- Bus Stop [50 sf]

UNR Programs Currently At Redfield

- Nursing simulators: Most Nursing programs are located on the Main UNR campus. Program growth is limited by state regulations and policies.
- Physician Assistant (PA): Some growth is expected in the program.
- Social Work: This is an online programs. Administrators are located on the Redfield campus; students work on line.

UNR Programs desired to relocate to Redfield:

- Extension Programs: 4-H, Nutrition, Head Start, Small Business, and Latino Research. Extension programs need to have an accessible, community presence making the Redfield Campus an ideal location.
- Whittell Forest Research: This is a growing program. Further evaluation is needed to verify if this program is suited for Redfield.

UNR Space Needs

The existing Extension facility at Energy Way is 15,000sf and is located in an industrial area with no green space. The condition of the facility is old and dilapidated. The current facility size and location do not meet the existing demand and modest growth is expected. A new facility for the Redfield Campus should be more like the Clark County office in size.

Type of Space Needed for Extension:

- Offices (faculty and staff)
- Classrooms (community programming)
- Conference Rooms (community to access material)
- Activity center
- Botanical gardens (5 acres, used in the programs)

Functions:

- Plant sales
- Luncheons
- Evening meetings (outside of 8-5 hours)
- Trainings: health, nutrition, and landscaping.

Goals:

- Easy access
- Reach more of community
- Advantage of Redfield Site:
- Capacity for growth
- Location
- Parking
- Potential for landscaping space
- Could be newer

TMCC Space Needs

TMCC Existing Area: 57,498 sf

TMCC New Facilities Needed: 58,240 sf

- Classroom Building [42,000]
- Fire Science Garage [14,080]
- Fire Rescue Training Tower [2,160]

TMCC Programs Currently At Redfield

- Nursing
- Radiology Technology
- Surgical Technology
- Emergency Management
- Emergency Medicine
- Fire Science/Technology
- Fire Academy
- Wildland Fire

Programs desired to be relocated to Redfield

- Dispatch Academy
- Criminal Justice.

New programs desired to be at Redfield

- Physical Therapist Assistant, AAS
- Occupational Therapist Assistant, AAS

TMCC Functions of Space needs:

General-use classrooms:

- Continuing Education
- Criminal Justice
- Emergency Management
- Fire Science

Fire Academy:

- Fire Science lab space with simulated ambulance. Could be separate from training grounds, but should be on the same campus.

Fire Rescue Training Tower :

- Skills lab to introduce limited, entry level skills.
- Internal, dark space for fire simulation.

Fire Academy, Training grounds:

- Concrete surface to maneuver hoses from fire engine.
- Should be near equipment.
- Grounds should be fenced.
- Building design could buffer grounds from view.

Fire Academy, Garage:

- 6-Bay garage
- Existing equipment: full size fire truck, wildland firetruck, two ambulances

Fire Academy, Running Trail

AMENITIES

Desired Amenities

Type of Amenity	Priority	Desired by:		Priority
	UNR	UNR	TMCC	TMCC
Study (integrated)	High	■	■	High
Faculty Amenity	Low		■	Low
Dining (stand alone)	Low	■	■	Low
Dining (integrated/vending)	High	■	■	High
Outdoor Study	Medium	■	■	Medium
Social Interaction	High	■	■	High
Computer Access (integrated)	High	■		High
Kid Friendly Space	Medium	■		Medium
Outdoor Amphitheater	Low	■		Low
Outdoor Garden	High	■		Medium
Outdoor Trail	High		■	High
Fire Safety / Defensible Space	High		■	High
Existing Fire Access Road	High	■	■	High
Preserve Round About	Low	-	-	Low
Observatory	Medium	■	■	Medium

Existing on site amenities are limited.

TMCC Existing Amenities

- Indoor Study Space in center of the building.
- Wifi access specific to TMCC.
- Fresh Vending: Small kitchen area. Food provided from the Dandini campus on a bi-weekly basis.
- Covered Outdoor patio: Paved, covered outdoor space. No furniture.

UNR Existing Amenities

- No On-site food

SITE ANALYSIS

UNR & TMCC Existing Buildings

1. Nell J. Redfield Building
2. The MacLean Observatory
3. William N. Pennington Health Science Center
4. TMCC Fire Academy Storage



Legend

- UNR
- TMCC

Reno, Washoe County

The Redfield Campus is located in Washoe County but is in the City of Reno "Sphere of Influence".

- Planning approvals go through the City of Reno
- Building permits go through the State
- City of Reno Fire is the responding party

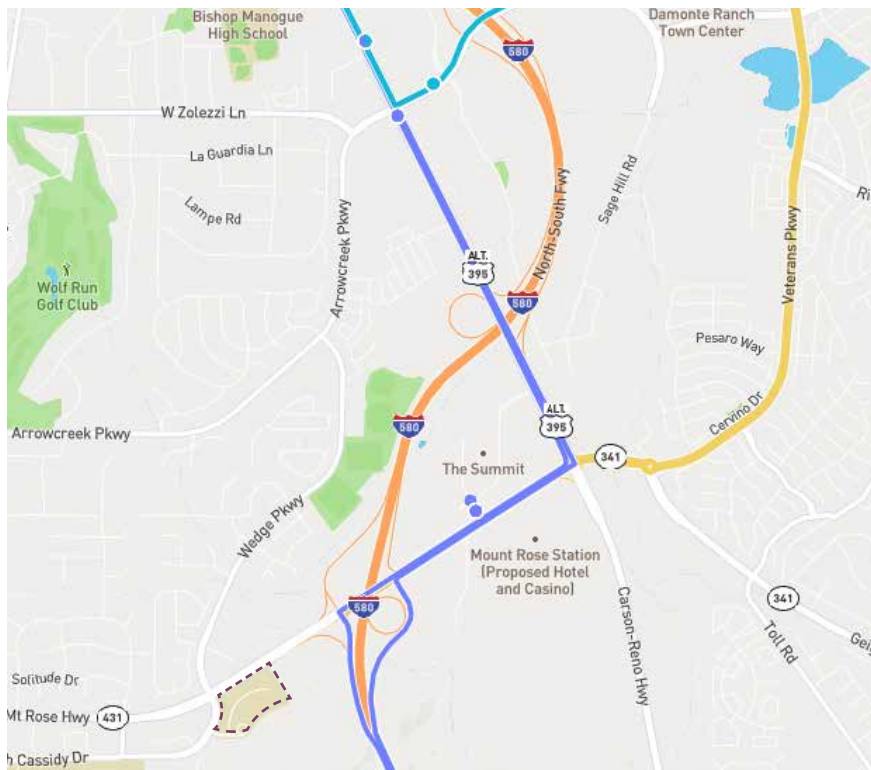


Legend

- Properties in City of Reno Boundary

Public Transportation

- Currently there is no transit connectivity between the campuses.
- There is no RTC access from campus. The nearest stop is the regional connector to Carson City. The nearest RTC stop is at Damonte Ranch
- It is a goal of the CMPU to establish transit connection between campuses (UNR Main Campus, Tahoe Campus, Dandini and Redfield)



Legend

- RTC Regional Connector - Carson Express
- RTC Stop, Damonte Ranch Parkway and Old Virginia Road
- Redfield Campus

Existing Campus Portals

- There is only one site entry from Mt. Rose Highway.
- Coordination with City of Reno Fire is suggested to verify limitations of the single entry from Mt. Rose Highway.
- The existing roundabout near the campus entry was designed to accommodate a larger campus and is currently underutilized.



Legend

- Major Campus Portal
- Most Traffic

EXISTING CONNECTIVITY

Existing Circulation

- Redfield Campus is a commuter campus.
- Most people drive to campus alone.
- There is no bicycle use and no conflicts noted between bikes and cars.
- There is no current need for biking infrastructure.



Legend

- Pedestrian Traffic
- Adjacent Parcel Access
- Vehicle Traffic
- Emergency Vehicle Access

Parking

- The existing parking is surface level and is adequate for existing needs.
- A goal of the CMPU is to maintain easy and free parking.
- A parking garage not desired and considered to be cost prohibitive.
- There is no specific parking requirements from City of Reno.
- The recommended parking rate from *ITE is between 2.61 and 3.57 spaces per 1000 sf of building.
- Current Parking: 389 existing spaces
- Current Parking Ratio: 3.3 spaces / 1,000sf building area



Legend

- Existing Paved Parking
- Existing Dirt Parking

* Institute of Transportation Engineers

Development Site 1



Development Site 2



Development Site 3



Development Site 4



Development Site 5



GROWTH AND CHANGE

Development Sites: The sites in yellow were identified as potential, future development sites.

1. Site 1 is south of the UNR classroom building and encompasses the existing round about. As the round about is oversized and underutilized this site seems suited to new development.
2. Site 2 is the existing location of the observatory and Fire Academy Storage. As new development grows around the campus, light pollution will limit the usefulness of the observatories.
3. Site 3 is east of the current TMCC Classroom building and is undeveloped.
4. Sites 4 and 5 are the largest sites and are undeveloped. These sites will require an expansion of utility service.



Site Areas:

- Site 1 - 49,010 SF
- Site 2 - 44,105 SF
- Site 3 - 29,145 SF
- Sites 4 & 5 - 175,237 SF

Opportunity Zone: New campus development has the opportunity to strengthen the identity of the campus in the neighborhood and region. Situated on Mt. Rose Highway the site has significant exposure to view.

- New residential development is planned south of campus and will change the character of the site.
- Each proposed development site has a neighborhood facing edge and has an opportunity and responsibility to uphold the campus identity.



Legend

- Neighborhood facing edge
- Proposed Development Site

View looking northeast toward 395



View looking southeast toward 395



View looking west toward Wedge Parkway



View South of Campus



CAMPUS CHARACTER AND IDENTITY

Campus Site and Surroundings

- Property use surrounding the campus is a mix of suburban, commercial and residential.
- The campus is quiet and has a police presence and camera surveillance.
- Campus security is not a current concern.
- Future residential development could affect campus safety.
- The site occasionally attracts Burning Man campers.
- There is concern regarding wildfires due to the proximity of recent fires.

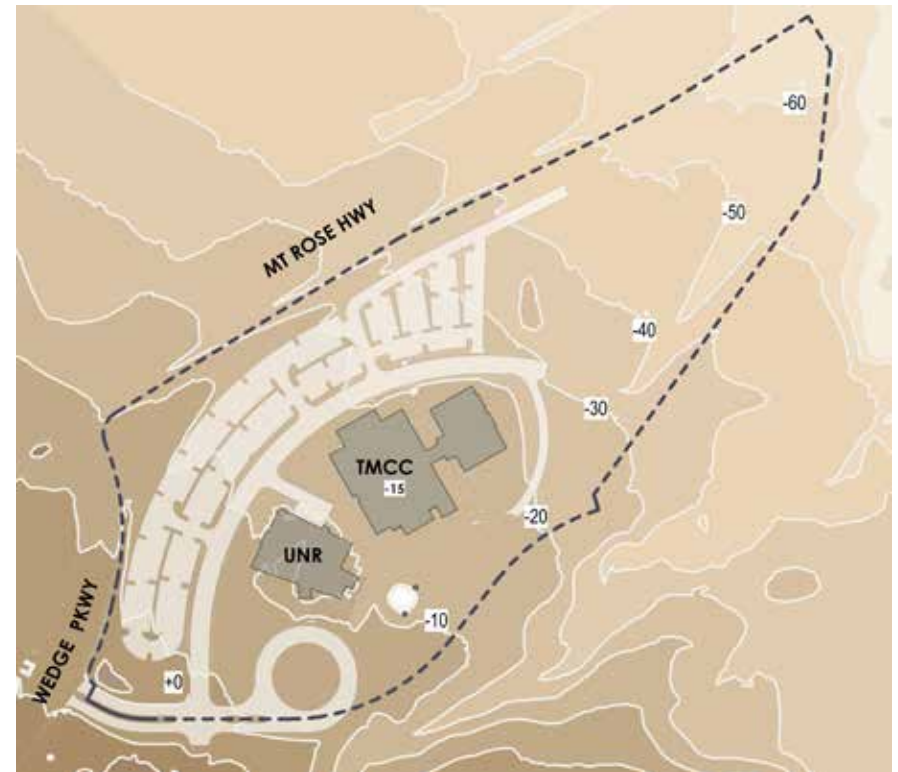


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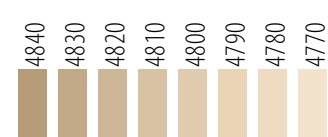
- | | |
|--|--|
| Mixed Used Suburban | Jimmy John's |
| Commercial | Future Residential |
| Mackay Site | Property Boundary |

Topography

- Topography presents challenges and opportunity for creative design resolution.
- Elevation drop 60' from West to East
- The northeast corner of the site seems best suited for a detention basin.



Elevation Legend





Concept Development

Initial concept development was driven by goals identified during stakeholder work sessions. The following goals were identified during stakeholder work sessions:

Stakeholder Goals

- Utilize full potential of site
- Expand Classroom Facilities
- Expand Extension Facilities
- Expand Training Facilities
- Provide Transit Hub
- Create a Regional Identity
- Be a good neighbor to adjacent developments
- Enhance Campus Entrance

A number of concepts were explored to provide the optimal planning document that maximizes site development and building efficiency using environmental and sustainable principles. Each concept considered the challenges of topography, drainage, and landscape to obtain the planning density for the campus with regard to both building and parking. Each concept supports the Redfield Foundation's mission to create a fair, equitable and collaborative use of land by both two institutions.



INITIAL CONCEPTS:

Aligned to Mt Rose - This concept shows buildings 1 and 6 aligned to Mt. Rose Highway to maximize the presence along the road. In this concept the site of the existing observatory is used for parking. The total amount of parking in this concept falls within the recommended parking ratios.

TMCC:

1. Classroom Building:
42,000 sf (3 Levels, 100' x 140')
2. Fire Academy Garage:
14,080 sf (2 Levels, 64' x 110')
3. Fire Rescue Training Tower:
2,160 sf (3 stack):
4. Fire Academy Training grounds
5. Fire Academy Running Trail

UNR:

6. Extension Classroom Building:
42,000 sf (3 Level, 100' x 140')
7. Outdoor Gardens
8. Transit Hub

Collaborative use:

9. Collaborative Center:
14,000 sf (1 Level, 100' x 140')

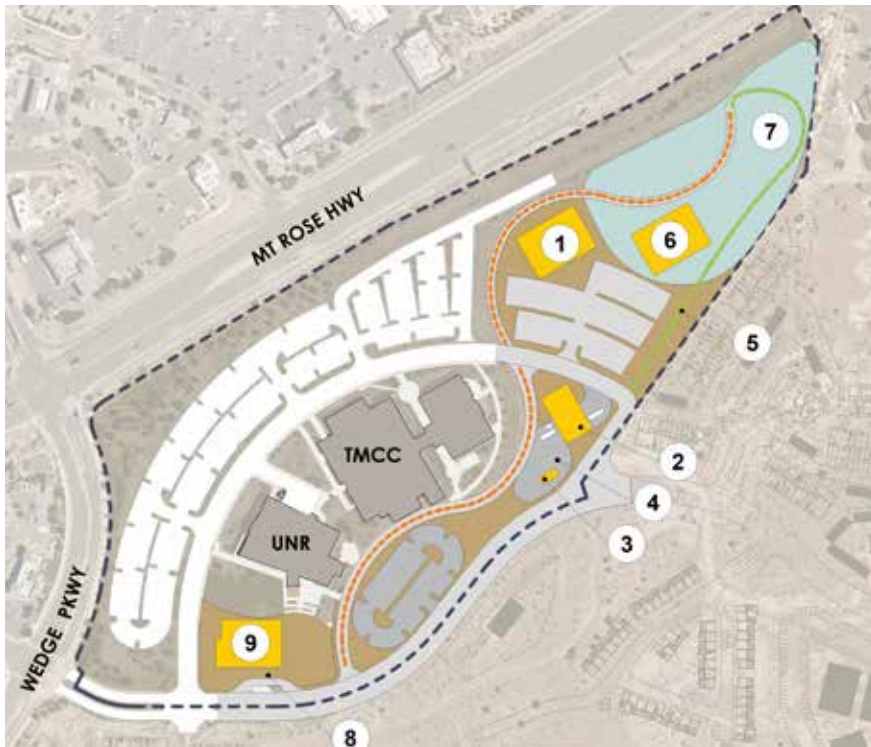
Parking Spaces:

New:	243
Existing:	389
Total:	632

Building Area:

New	114,290 sf
Existing	111,862 sf
*Total	225,538 sf

**Observatory area not included in total*



Initial concepts, cont.:

Radial Plan - This concept illustrates a radial layout for the new parking, building 1, building 6 and preserves the Observatory site in it's existing configuration. The disadvantage of this plan is that the total number of parking is significantly less than the concepts that utilize the observatory site for parking.

TMCC:

1. Classroom Building:
42,000 sf (3 Levels, 100'x 140')
2. Fire Academy, Garage:
14,080 sf (2 Levels, 64'x 110')
3. Fire Rescue Training Tower:
2,160 sf (3 stack):
4. Fire Academy, Training grounds
5. Fire Academy, Running Trail

UNR:

6. Extension Classroom Building:
42,000 sf (3 Level, 100'x 140')
7. Outdoor Gardens
8. Transit Hub

Collaborative use:

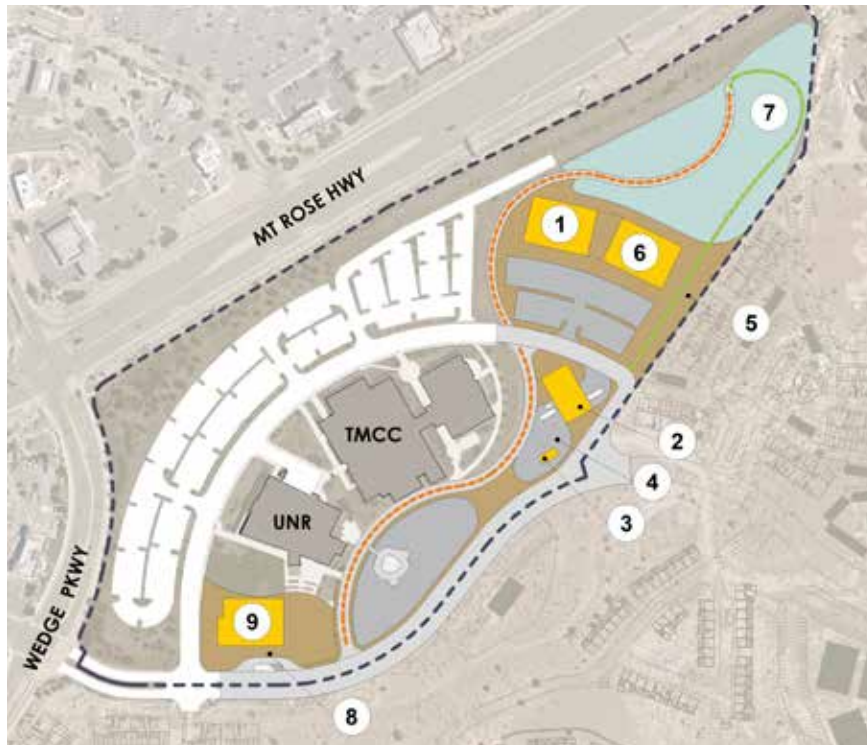
9. Collaborative Center:
14,000 sf (1 Level, 100'x 140')

Parking Spaces:

New: 112
Existing: 389
Total: 501

Building Area:

New 114,890 sf
Existing 115,862 sf
Total 23,752 sf



Initial concepts, cont.:

Parking Study - This concept was developed to explore the amount of parking that could be accommodated along Mt. Rose Highway. Although this concept provides a maximum amount of parking, the visibility of such a large amount of surface parking along Mt. Rose Highway is undesirable. This concept doesn't maximize the opportunity to create a regional identity.

TMCC:

1. Classroom Building:
42,000 sf (3 Levels, 100' x 140')
2. Fire Academy, Garage:
14,080 sf (2 Levels, 64' x 110')
3. Fire Rescue Training Tower:
2,160 sf (3 stack):
4. Fire Academy, Training grounds
5. Fire Academy, Running Trail

UNR:

6. Extension Classroom Building:
42,000 sf (3 Level, 100' x 140')
7. Outdoor Gardens
8. Transit Hub

Collaborative use:

9. Collaborative Center:
14,000 sf (1 Level, 100' x 140')

Parking Spaces:

New:	295
Existing:	389
Total:	684

Building Area:

New	114,290 sf
Existing	111,862 sf
*Total	225,538 sf

**Observatory area not included in total*



PREFERRED DIRECTION

Preferred Direction - The preferred direction was developed after initial concept. The preferred direction incorporates aspects of previous concepts, accommodates space needs and maximizes parking. This layout provides a significant presence along Mt. Rose highway. The difference in total parking is negligible and it is expected that the use of parking by the extension program will not be at peak ours.

TMCC:

1. Classroom Building:
42,000 sf (3 Levels, 100'x 140')
2. Fire Academy, Garage:
14,080 sf (2 Levels, 64'x 110')
3. Fire Rescue Training Tower:
2,160 sf (3 stack):
4. Fire Academy, Training grounds
5. Fire Academy, Running Trail

UNR:

6. Extension Classroom Building:
42,000 sf (3 Level, 100'x 140')
7. Outdoor Gardens
8. Transit Hub

Collaborative use:

9. Collaborative Center:
14,000 sf (1 Level, 100'x 140')

Parking Spaces:

New:	239
Existing:	389
Total:	628

Building Area:

New	114,290 sf
Existing	111,862 sf
*Total	225,538 sf

**Observatory area not included in total*





Preferred Campus Plan

Campus Plan

The Campus plan is based on the preferred direction concept. Key objectives are outlined to align with the Campus Vision and a framework of development is outlined by phases.

Key Objectives [Vision]:

- Collaboration
- Fair and equitable

Planning Objectives :

- Utilize full potential of site
- Expand Classroom Facilities
- Expand Extension Facilities
- Expand Training Facilities
- Provide Transit Hub
- Create a Regional Identify
- Be a good neighbor to adjacent developments
- Enhance Campus Entrance

Phases of Development

The phases of the planned projects provide a framework for the sequence of development. The phasing is intended to be a flexible guideline that can be revised as necessary to respond to priorities and funding.

Proposed Program and Facilities

Proposed programs and facilities in the campus plan are based on the user program and space needs. The sizes and massing outlined are suggestions based on the overall capacity of the site development capacity.

TMCC:

- A. Classroom Building: 42,000 sf (3 Levels, 100' x 140')
- B. Fire Academy, Garage: 14,080 sf (2 Levels, 64' x 110')
- C. Fire Rescue Training Tower: 2,160 sf (3 stack):
- D. Fire Academy, Training grounds
- E. Fire Academy, Running Trail

UNR:

- F. Extension Classroom Building: 42,000 sf (3 Level, 100' x 140')
- G. Outdoor Gardens
- H. Transit Hub

Collaborative use:

- I. Collaborative Center:
14,000 sf (1 Level, 100' x 140')

Parking:

Parking should be provided per phase based on the targeted parking ratio,

Program Compatibility

Proposed programs should be compatible with campus plan and compatible with design guidelines.

ROUGH ORDER OF MAGNITUDE PRICING

Pricing by phase

Phase	Timeframe (Years)	Building Area	Site Area	*Cost Range		Potential Use
				Low	High	
	1	2-3	16,240	31,000	\$ 10,124,000 \$ 13,372,000	
			14,080		\$ 8,448,000 \$ 11,264,000	Fire Science Academy
			2,160		\$ 1,296,000 \$ 1,728,000	Training Tower & Grounds
			20,000		\$ 160,000 \$ 160,000	Training Trail
			11,000		\$ 220,000 \$ 220,000	Parking
	2	5	14,000	47,575	\$ 9,386,500 \$ 12,201,500	
			14,000		\$ 8,400,000 \$ 11,200,000	Collaborative Building
				47,575	\$ 35,000 \$ 951,500	Transit Hub Parking/site
	3	7-10	42,000	170,000	\$ 27,400,000 \$ 35,200,000	
			42,000		\$ 25,200,000 \$ 33,600,000	Extension
			100,000		\$ 800,000 \$ 1,600,000	Landscape / Outdoor Gardens
	4	15-20	42,000	70,000	\$ 26,600,000 \$ 33,600,000	
			42,000		\$ 25,200,000 \$ 33,600,000	Classroom Building
				70,000	\$ 1,400,000	Parking/Site

*Costs based on the following Costs / SF

\$600	Building Cost [Low]
\$800	Building Cost [High]
\$20	Parking / Site
\$8	Gardens [Low]
\$16	Gardens [High]

Escalation not included in totals and can range between 3-10% per year.

Figures shown are ROM (Rough order of Magnitude) and are under development.

Parking by phase

Parking by Phase and Total Buildout				
	Building Area [sf]	Parking Range (Recommended)		
		*ITE Low	Redfield	*ITE High
		2.61	3.35	3.57
Existing:	115,862	302	388	414
Phase 1:	16,240	42	54	58
Phase 2:	14,000	37	47	50
Phase 3:	42,000	110	141	150
Phase 4:	42,000	110	141	150
total:	230,102	601	771	821

*Institute of Transportation Engineers

PROPOSED PROJECTS

By phase

TMCC:

- A. Classroom Building:
42,000 sf (3 Levels, 100' x 140')
- B. Fire Academy, Garage:
14,080 sf (2 Levels, 64' x 110')
- C. Fire Rescue Training Tower:
2,160 sf (3 stack):
- D. Fire Academy, Training grounds
- E. Fire Academy, Running Trail

UNR:

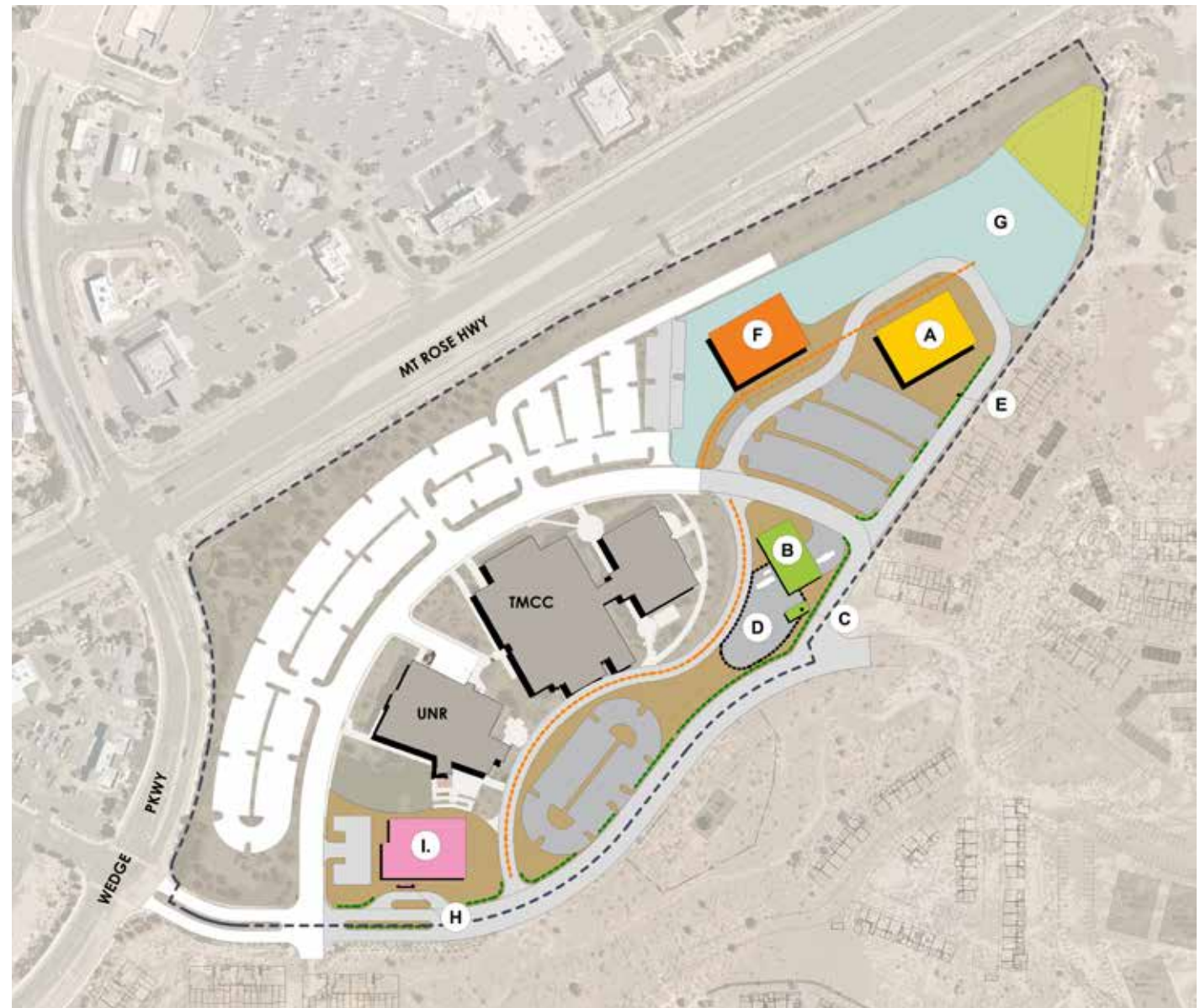
- F. Extension Classroom Building:
42,000 sf (3 Level, 100' x 140')
- G. Outdoor Gardens
- H. Transit Hub

Collaborative use:

- I. Collaborative Center:
14,000 sf (1 Level, 100' x 140')

Legend

- Existing
- Phase 1 [2-3 years]
- Phase 2 [5 years]
- Phase 3 [7-10 years]
- Phase 4 [15-20 years]
- Gardens
- Retention
- Landscape Edge
- Pedestrian Connection
- Fence



PROPOSED PLAN - 3D VIEW



SITE RENDERINGS

Render View From Mount Rose - Going West



Render View From Mount Rose - Going West



Render View From Wedge at Site Entry



Render View From Wedge going North



Render View From West



Render View From Mount Rose - Going East





DESCRIPTION OF PROPOSED PROJECTS

A) TMCC Classroom Building

The TMCC Classroom Building will allow for expansion of its fast growing programs already located on the Redfield Campus. This expansion will also allow other cohort programs to the Redfield Campus to provide continuity and collaboration through all these disciplines.

The proposed classroom building could accommodate the growth in programs currently on campus and those desired to relocate to campus. The size suggested is based on the space needs and site capacity.

Proposed Location on Campus Plan



Proposed Program:

- **Size:** 42,000
- **Levels:** 3
- **Spaces:** Classrooms, Conference Space, Offices
- **Location:** The recommended location is at the east side of the campus property. This location will provide the most area for new development and parking. Visibility along Mt. Rose Highway is ideal for enhancing campus identity.
- **Design Guidelines:** Should be compatible with design guidelines.

TMCC Programs Currently At Redfield

- Nursing
- Radiology Technology
- Surgical Technology
- Emergency Management
- Emergency Medicine
- Fire Science/Technology
- Fire Academy
- Wildland Fire

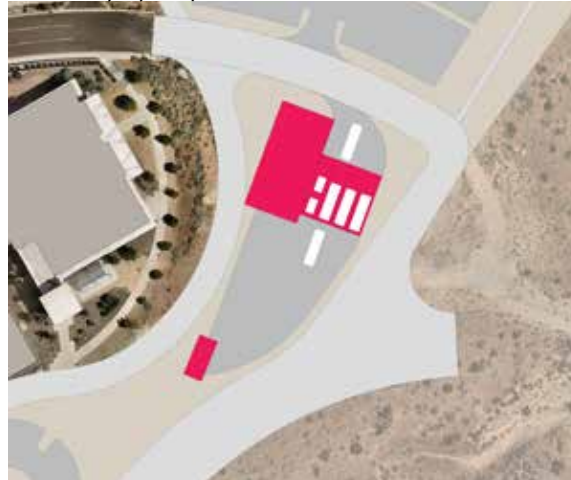
Programs desired to be relocated to Redfield

- Dispatch Academy
- Criminal Justice.

Fire Academy Layout option



Fire Academy Layout option



Example of a fire rescue training tower that blends with the building aesthetic.



Example of a fenced training grounds that shields daily operations from view.



Example of an undesirable site plan that doesn't shield daily operations from view.



Description of Proposed Projects, cont.

B) Fire Academy, Garage:

- **Size:** 14,080 sf [shown at 64' x 110']
- **Levels:** 2
- **Description:** 6-Bay garage
- **Functions:** Garage, classrooms, locker rooms, fitness equipment, offices, storage
- **Location:** The location should be near existing William N. Pennington Health Science Center and proposed training grounds.
- **Equipment:** Existing equipment to be housed include a full size fire truck, a wildland firetruck, and two ambulances.

C) Fire Rescue Training Tower:

- **Size:** 2,160 sf
- **Levels:** 3-stories
- **Function:** Multi-purpose training, rescue, repelling, climbing, ladder placement, ladder training, interior rescue
- **Location:** Should be near the Fire Science Garage
- **Design Guidelines:** Tower to be minimally visible from Mt. Rose Highway. Tower and training grounds to be fully screened by fencing and trees. No cars on fire, no smoke coming out of building. No foam, no chemicals, no smoke, no ash.
- **Training System:** Class B training system, propane based . Simulated flames in interior spaces only.

D & E) Fire Academy Training Grounds and Trail:

- **Description:** Concrete surface
- **Uses:** Outdoor training and instructions to include: maneuver hoses from fire engine, calisthenics, gearing up, rolling up hoses, and attaching hoses.
- **Location:** Should be near training equipment and garage
- **Design Guidelines:** Training grounds to be shielded from view with fencing and landscape elements.

Fire Academy and Community:

The fire academy will operate in daytime hours during weekdays and will be compatible with the CMPU objective to be a good neighbor. Daily sounds and operations will not create audible or visual disturbances from sirens or lights. Use of academy will be available to rural communities on the weekend during daytime hours. Use to be limited to training of fundamental skills.

Fire Academy and Community Outreach:

Community outreach will be necessary to further the CMPU objective to be a good neighbor. A community campaign to gain community support is recommended.

Proposed Location on Campus Plan





Description of Proposed Projects, cont.

F) UNR Extensions Building

The University of Nevada Extension Program is part of the college of Agriculture, Biotechnology, and Natural Resources. Extension is an outreach unit of the University whose mission is “to discover, develop disseminate, preserve, and use knowledge to strengthen the social economic and environmental well being of people.” Though established at an academic institution, Extension is a broad community based program that brings information to solve problems and deal with critical issues. It delivers non degree, educational programs on topics important to the community at large, big or small. It is a perfect fit for the Redfield Campus and its mission.

Proposed Location on Campus Plan



Extension Programs at Redfield:

Currently there are no extension programs at the Redfield Campus. Program allocation can be determined based on needs at the time of development.

A sampling of extension programs include:

- Head Start, Small Business, Latino Research, 4H Youth Development, Farming & Ranching, Environment & Nature, Gardens, Trees, & Landscaping, Eating Healthy, Pests and Plant Diseases, Healthy Lifestyle, Business Management & Economic Development

Proposed Program:

- **Size:** 42,000 gsf [shown at 100' x 140']
- **Levels:** 3
- **Spaces:** Offices (faculty and staff), Classrooms (community programming), Lecture Hall, Conference Rooms (community to access material), Study Areas
- **Use:** Education, Trainings (health, nutrition, and landscaping), Luncheons
- **Location:** The recommended location is at the east side of the campus property closest to Mt. Rose Highway. This location will provide the most area for new development, gardens and parking. Visibility along Mt. Rose Highway is ideal for enhancing campus identity.
- **Design Guidelines:** Should be compatible with design guidelines

G) UNR Outdoor Gardens

- **Size:** 2.7 acres shown [includes the detention basin]
- **Spaces:** Botanical Gardens, Nursery & Greenhouse
- **Functions:** Education, training, plant sales.
- **Location:** The gardens should be located adjacent to the extension building. Another advantage of this location is the adjacency to the detention basin. Compatible planting at the detention basin is encouraged to maximize site use.



Description of Proposed Projects, cont.

H) Transit Hub

The transit hub facility will also act as a hub connecting the other campuses of both UNR and TMCC by bus, van, and auto. Coordination with RTC for a bus stop at this location is desired. The university may also be able to provide van transportation at this site. The site can serve as a pick up and drop off location.

- **Size:** 50 sf (shown as a bus stop)
- **Levels:** 1

Proposed Location on Campus Plan



I) Nell J. Redfield Community Collaborative Center

Located near the main entrance of the Redfield Campus, the Nell J. Redfield Community Collaborative Center is a facility that embodies the collective objectives outlined in the Redfield Campus Operating Agreement. It is a joint use building, offering meeting space, classrooms, food serve and support space to be shared by both UNR and TMCC in a fair and equitable manner. It is the intent that both institutions work collaboratively to bring common programs to the Campus that engage the community as a whole, and enhance the academic opportunities for the growing Southwest Truckee Meadows area.

Proposed Program:

- **Size:** 14,000sf [shown at 100'x 140']
- **Levels:** 1
- **Spaces:** Shared Classrooms, Group Rooms, teaching / lecture space, Breakout Rooms, Common study areas
- **Location:** The suggested location is at the site of the existing round about. The project would include reconfiguration of the round about.
- **Design Guidelines:** The project should follow the campus design guidelines and enhance campus identity and presence.

Image of existing landscape



Image of existing landscape and building materials



Image of existing building materials



Image of existing signage



GUIDELINES FOR DEVELOPMENT

Building Design

To support the CMPU objective to be a good neighbor and create a regional identity, new development at the Redfield Campus needs to consider the campus edges as a front door. Essentially the campus doesn't have a back door. Therefore each building elevation presents an opportunity to strengthen the campus identity and image of the campus within the community.

Massing

New buildings should not exceed three stories or sixty feet without approval of the Redfield Governance Board.

Design Principles

Sustainable design principles and energy efficient mechanical and electrical systems are encouraged.

Campus Material Palette

The architectural character of the Redfield Campus is dominated by three main materials: concrete masonry, brick masonry and glass. This material palette should be the dominant materials for future phases of growth to keep the continuity established in the past. Materials outside of the described campus material palette should not be introduced unless otherwise approved by the governing committees as described in the approval section.

Site Design & Landscaping

Site design should be organic in nature, responding to the high desert environment of the western mountain regions. Landscaping concepts should echo existing conditions and be drought tolerant and sensitive to the environment.

Fencing

Permanent fencing shall be consistent with campus material palette and shall take into consideration appropriate heights and transparencies for a high level of safety. Temporary fencing should be shielded from view of existing buildings and adjacent developments.

Signage

Signage should be placed on the buildings in an appropriate manner and be consistent with the existing campus signage. The material should be anodized aluminum or dark anodized. Logos and signage shall be submitted for approval prior to completion of construction documents and shall go through the described approval process.

Implementation

Prior to starting a project, (UNR or TMCC) the Advisory Council will be notified of the intention to build, then review plans quarterly as the project moves forward.

Documents for review shall be in the form of:

- Program Documents
- Concept Plans
- Site Plans
- Landscape Plans
- Renderings
- Material Boards / Samples



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