

BOARD OF REGENTS BRIEFING PAPER

1. AGENDA ITEM TITLE: UNLV School of Medicine Future Capital Projects

MEETING DATE: August 24, 2018

2. BACKGROUND & POLICY CONTEXT OF ISSUE:

UNLV and NSHE leadership have been working closely with State of Nevada leadership and key UNLV School of Medicine ("UNLV SOM") capital project stakeholders to develop an updated approach for the development and delivery of near-term UNLV SOM capital facilities (previously referred to as a single project Medical Education Building). A feasibility study has been commissioned to evaluate the development of two (2) distinct and separate projects at the 9.11 acres site located at 625 Shadow Lane, a copy of which is attached hereto. Further, this updated approach is tailored to support and comply with State of Nevada requirements, NSHE/UNLV/UNLV SOM objectives, and the goals of key UNLV SOM capital project stakeholders.

Specifically, the updated project approach has focused on meeting the key objectives of Senate Bill ("SB") 553 passed in the 2017 State of Nevada Legislative Session, providing an effective path forward to: (1) develop and deliver near-term UNLV SOM capital facilities to meet the objective of expanding the UNLV SOM class from 60 students per year to 120 students per year, (2) further enhance and/or consolidate UNLV SOM facilities, and (3) embrace and benefit from the public, private, and community support that is important to the UNLV SOM's near and long-term success.

As noted above, the updated approach developed to date, to support UNLV SOM capital facilities development moving forward and subject to any required Board and legislative approvals, includes two (2) distinct and separate projects as follows:

- (1) an estimated minimum 50,000 +/- gross square foot ("GSF"), \$50M 'Project 1' Medical School/Health Sciences Library Building ("MS/HSL"), funded by \$25M in State funds allocated in SB 553 and a minimum of \$25M in non-state funds - delivered per SB 553 requirements; and
- (2) a separate estimated 182,000 +/- GSF, project cost TBD, 'Project 2' Medical Teaching and Education Building ("MTEB"), for which fundraising continues to be actively pursued.

These facilities continue to be proposed to be developed on the 625 Shadow Lane site acquired by NSHE/UNLV in the Las Vegas Medical District, in accordance with the terms of the land acquisition agreement for this site entered into by and between NSHE/UNLV and Clark County.

3. SPECIFIC ACTIONS BEING RECOMMENDED OR REQUESTED:

UNLV Acting President Marta Meana presents for information only an update related to future capital projects for the UNLV School of Medicine.

4. IMPETUS (WHY NOW?):

It is timely to provide an update to the Board of Regents, with UNLV and NSHE leadership working closely with State of Nevada leadership and key UNLV School of Medicine capital project stakeholders to develop an updated approach for the development and delivery of near-term UNLV School of Medicine capital facilities (previously referred to as a single project Medical Education Building) that supports State of Nevada requirements, NSHE/UNLV/UNLV School of Medicine objectives and the goals of key UNLV School of Medicine capital project stakeholders.

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

- ☒ Access (Increase participation in post-secondary education)
- ☒ Success (Increase student success)
- ☒ Close the Achievement Gap (Close the achievement gap among underserved student populations)
- ☒ Workforce (Collaboratively address the challenges of the workforce and industry education needs of Nevada)
- ☒ Research (Co-develop solutions to the critical issues facing 21st century Nevada and raise the overall research profile)
- ☐ Not Applicable to NSHE Strategic Plan Goals

INDICATE HOW THE PROPOSAL SUPPORTS THE SPECIFIC STRATEGIC PLAN GOAL

- Access (Increase participation in post-secondary education):
Increase access/participation in post-secondary education through:

- Planning and providing facilities that allow the UNLV School of Medicine to expand its class size from 60 students per year to 120 students per year, and by providing UNLV School of Medicine facilities that continue to enhance campus safety/security, physical campus access, functioning and infrastructure for campus/learning environments, campus appeal to promote student engagement/attendance and increasing post-secondary education campus/facility capacity.
- Planning and providing expanded Medical School and Health Sciences Library facilities that support greater access to prospective students, existing students and community medical/health sciences professionals that increases access to important constituents and stakeholders in medical/health sciences education and continuing education in the Southern Nevada community.
- Success (Increase student success):
 - Increase student success at the UNLV School of Medicine and in UNLV Health Sciences Programs through continued expansion and improvements to the extent and quality of learning environments, capability of learning environment infrastructure and increasing student engagement with academic, educational, training and campus programs.
- Close the Achievement Gap (Close the achievement gap among underserved student populations):
 - Planning and providing improvements to increase the capacity and quality of the overall campus, including campus academic, collaboration, cultural, social, wellness/recreational and other infrastructure and environments, to support the recruitment, retention and success of underserved student populations, and to strongly engage underserved student populations to inclusively be a part of the broad and diverse campus community.
- Workforce (Collaboratively address the challenges of the workforce and industry education needs of Nevada):
 - Planning and providing facilities, spaces, infrastructure and environments that support workforce development for in-demand occupations consistent with State of Nevada and industry economic development goals and needs.
- Research (Co-develop solutions to the critical issues facing 21st century Nevada and raise the overall research profile):
 - Planning and providing a generally enhanced medical and health sciences 'facilities platform' that supports the ongoing recruitment, retention and success of the high-quality medical and health sciences faculty, staff and students that are essential to developing research expertise and opportunities.
 - Planning and providing new and expanded Medical School and Health Sciences Library facilities that support existing and potentially new research initiatives and activities in medical and health sciences fields.

6. BULLET POINTS TO SUPPORT REQUEST/RECOMMENDATION:

- With UNLV and NSHE leadership working closely with State of Nevada leadership and key UNLV School of Medicine capital project stakeholders to develop an updated approach for the development and delivery of near-term UNLV School of Medicine capital facilities (previously referred to as a single project Medical Education Building) the approach presented is targeted at providing an option that supports State of Nevada requirements, NSHE/UNLV/UNLV School of Medicine objectives and the goals of key UNLV School of Medicine capital project stakeholders.

7. POTENTIAL ARGUMENTS AGAINST THE REQUEST/RECOMMENDATION:

- None noted.

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

- Consider, develop and pursue other updated approaches for the development and delivery of near-term UNLV School of Medicine capital facilities, which support State of Nevada requirements, NSHE/UNLV/UNLV School of Medicine objectives, and the goals of key UNLV School of Medicine capital project stakeholders.

9. RECOMMENDATION FROM THE CHANCELLOR'S OFFICE:

Approved as to form.

10. COMPLIANCE WITH BOARD POLICY:

- ☐ Consistent With Current Board Policy: Title #_____ Chapter #_____ Section #_____
- ☐ Amends Current Board Policy: Title #_____ Chapter #_____ Section #_____
- ☐ Amends Current Procedures & Guidelines Manual: Chapter #_____ Section #_____
- ☐ Other:_____
- ☒ Fiscal Impact: Yes_____ No **X**_____
- Explain:_____



University of Nevada, Las Vegas

SCHOOL OF MEDICINE BUILDING

MEDICAL SCHOOL / HEALTH
SCIENCES LIBRARY

Feasibility Study
July 19, 2018

tsk / co ARCHITECTS

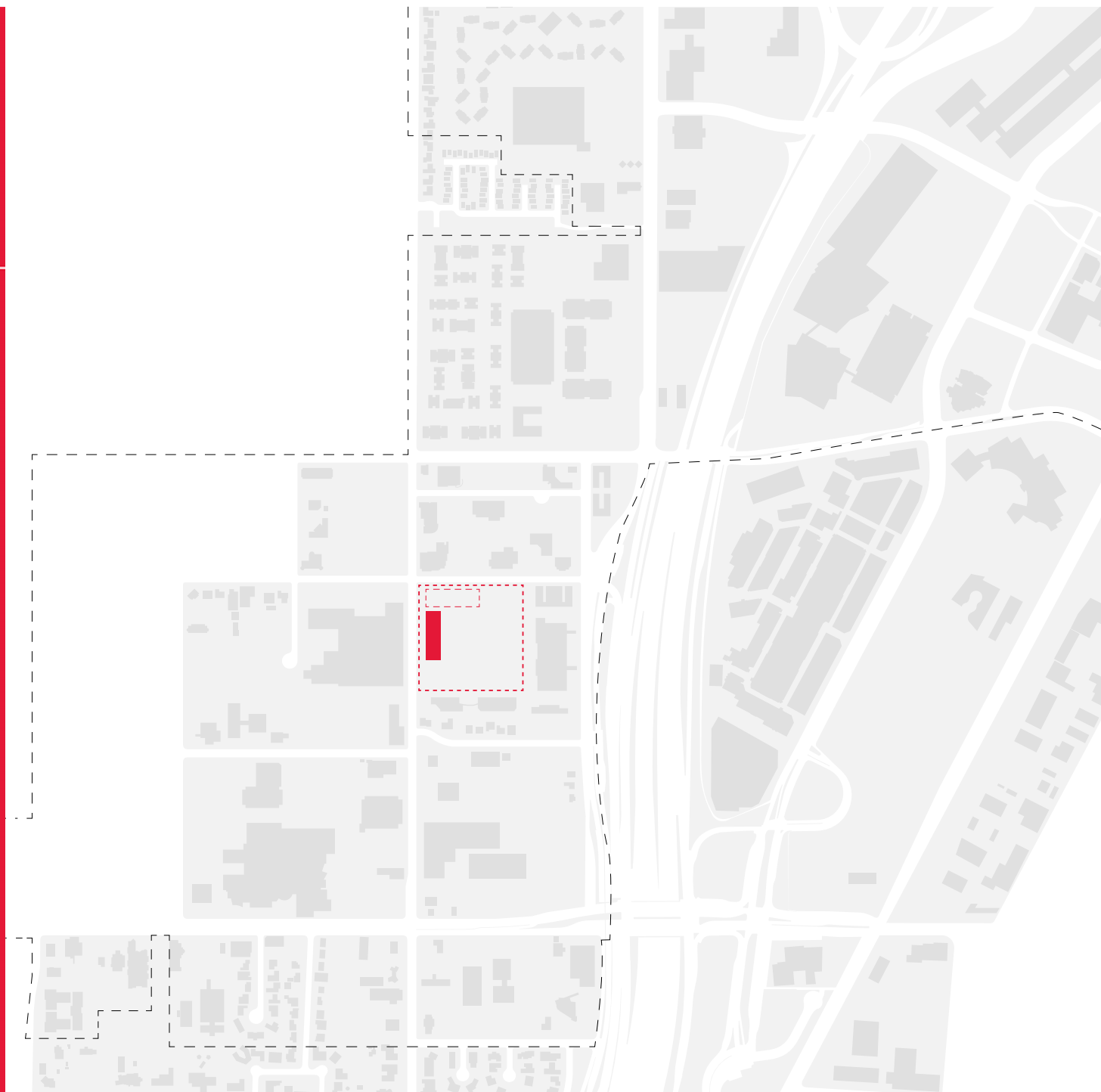


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EXECUTIVE SUMMARY

In 2017, the State Legislature passed Senate Bill No. 553, which allocated \$25 million of State funds to support project 17-C15, Complete Planning and Begin Construction of a New Medical School Building, UNLV. This sum was allocated in response to an anonymous donation of \$25 million, with the donor asking the State to provide matching funds. To utilize these funds committed to by the state, UNLV engaged TSK and CO Architects to provide this feasibility study for the development of two projects on the 9 acres at 625 Shadow Lane. The Medical School/Health Sciences Library (Project 1) and a Medical Teaching and Educational Building (Project 2) would be the first two projects on the site, which has been envisioned as an Academic Medical Center in the heart of the Las Vegas Medical District. Project 1 would be designed and constructed utilizing the \$50 million for funding, and Project 2 would be designed and constructed separately, as fundraising continues for Project 2. This feasibility study is intended to identify the program and construction needs associated with Project 1 as the first building on the site, and provides a conceptual construction cost and preliminary schedule for design and construction. The timeframe for completion of Project 1 is May of 2021.

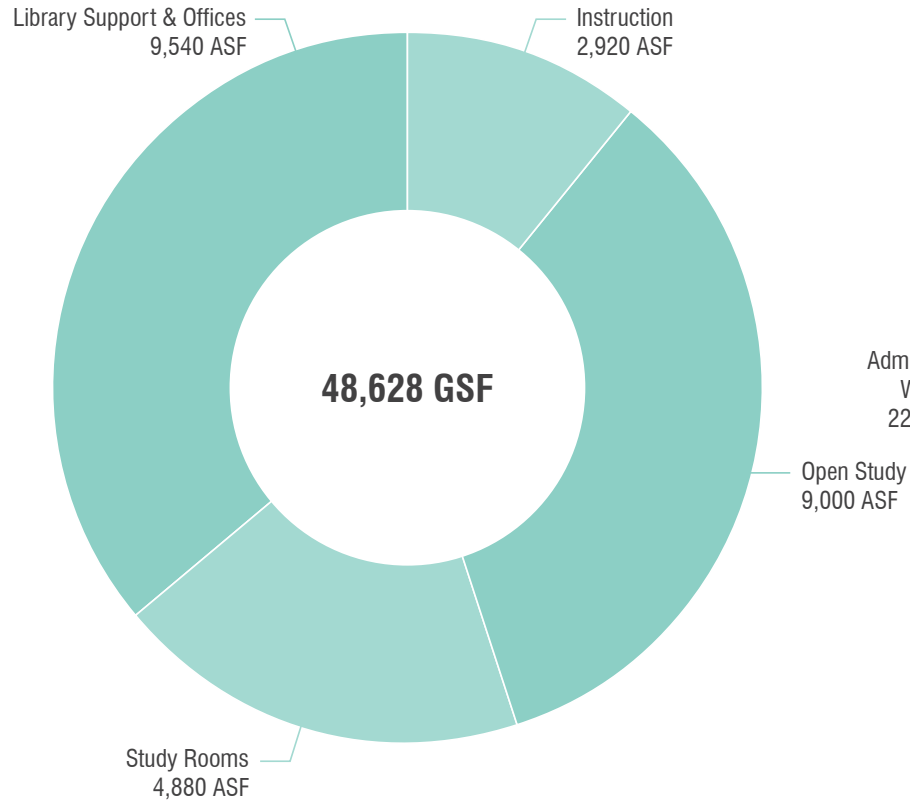
As a first step toward development of the Academic Medical Center for UNLV, two workshops were held for Project 1 and Project 2. From those workshops, the attached program for Project 1 was developed, along with stacking and blocking diagrams to show the organization of the program, as well as the carrying capacity for full build out of the site.

During the workshops, several important issues came to light that need to be addressed to ensure the success of Project 1 and Project 2 on the site. The development of the site and stacking and blocking both address the following issues:

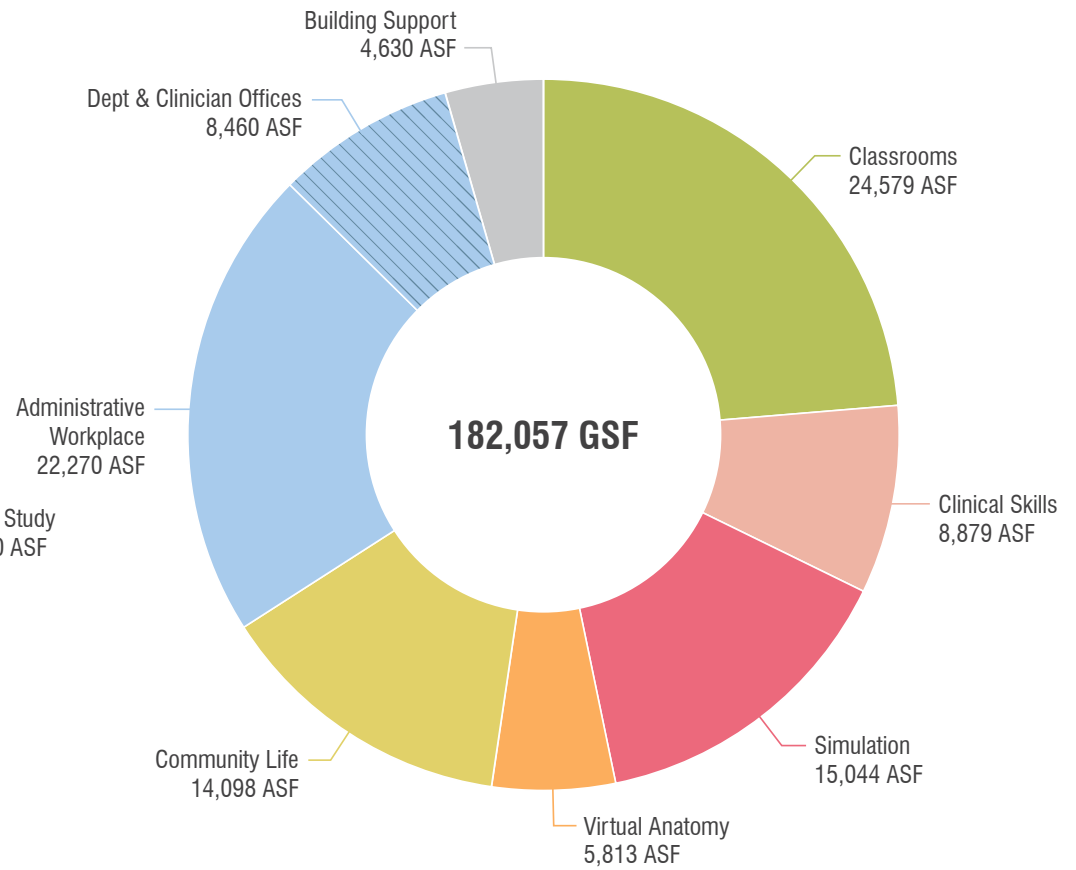
- Location of Project 1 as the first building on the site, and as it relates to the existing parking lot and Shadow Lane Campus. The building should be central to the campus, serving both north and south programs.
- Location of Project 2 at the prominent corner of Shadow Lane and Pinto Lane.
- Shadow Lane development as pedestrian oriented, connecting to the Shadow Lane Campus, and Pinto Lane as more vehicular.
- Central plant and site infrastructure that can be expanded upon as the site develops.

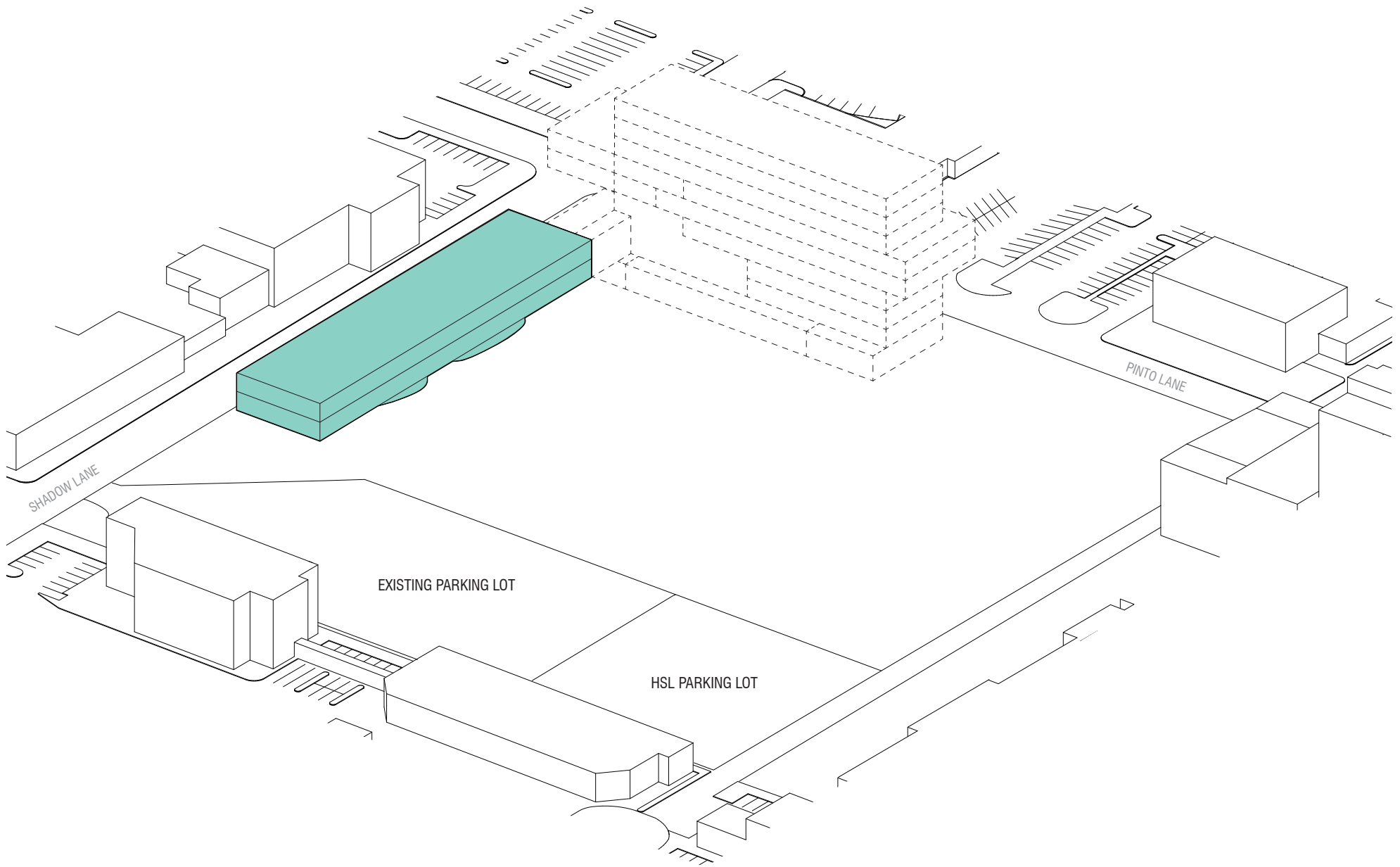
The final program developed for Project 1 consists of a stand-alone two to three story, 48,628 GSF building. The program is designed to serve the students in medical, dental, nursing, and health sciences programs at both the Shadow Lane and Main campuses. Project 2 consists of a 182,057 GSF building to serve the teaching and educational needs of the Medical School, with a physical connection to Project 1.

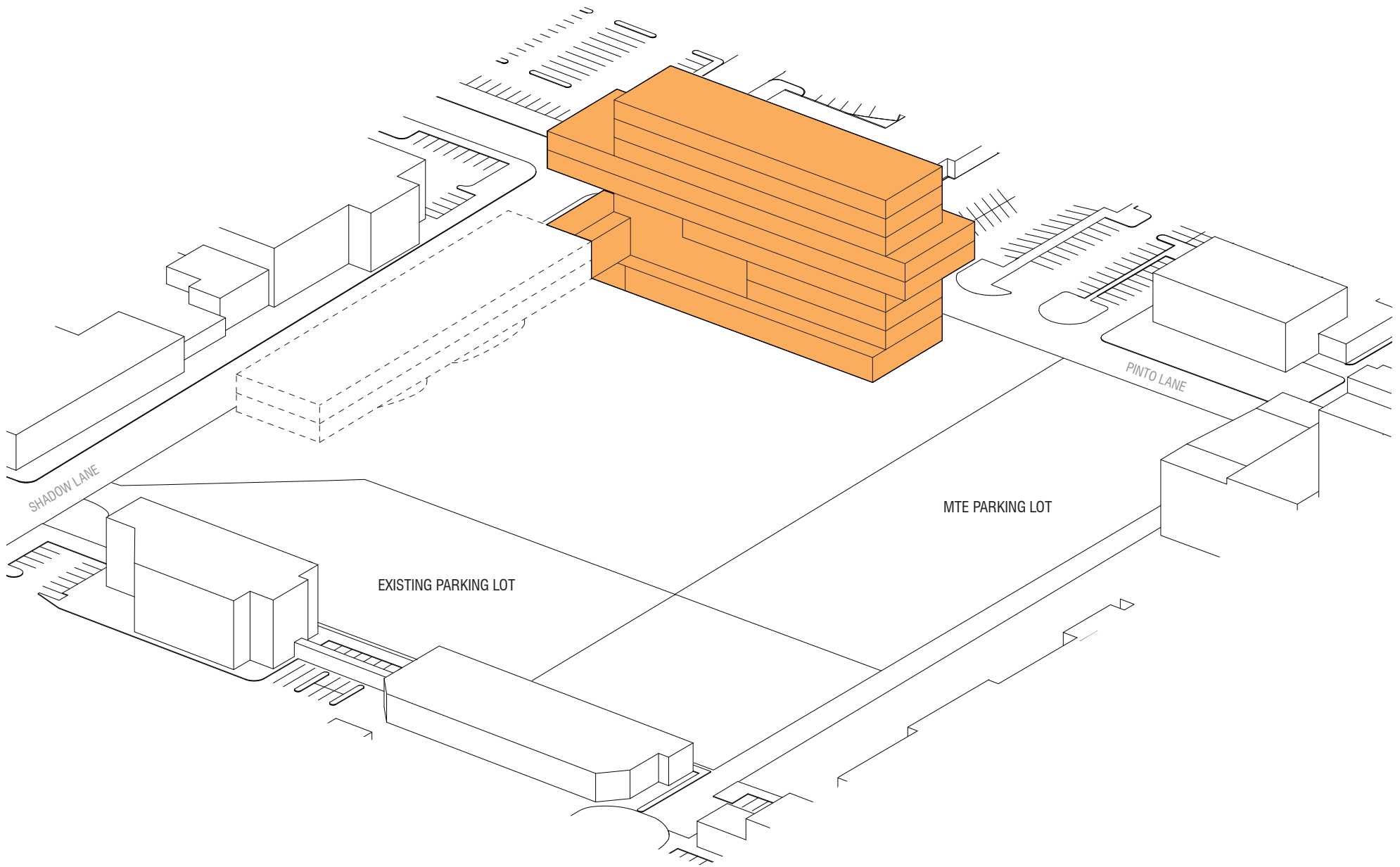
PROJECT 1
MEDICAL SCHOOL / HEALTH SCIENCES LIBRARY BUILDING (HSL)



PROJECT 2
MEDICAL TEACHING AND EDUCATIONAL BUILDING (MTE)

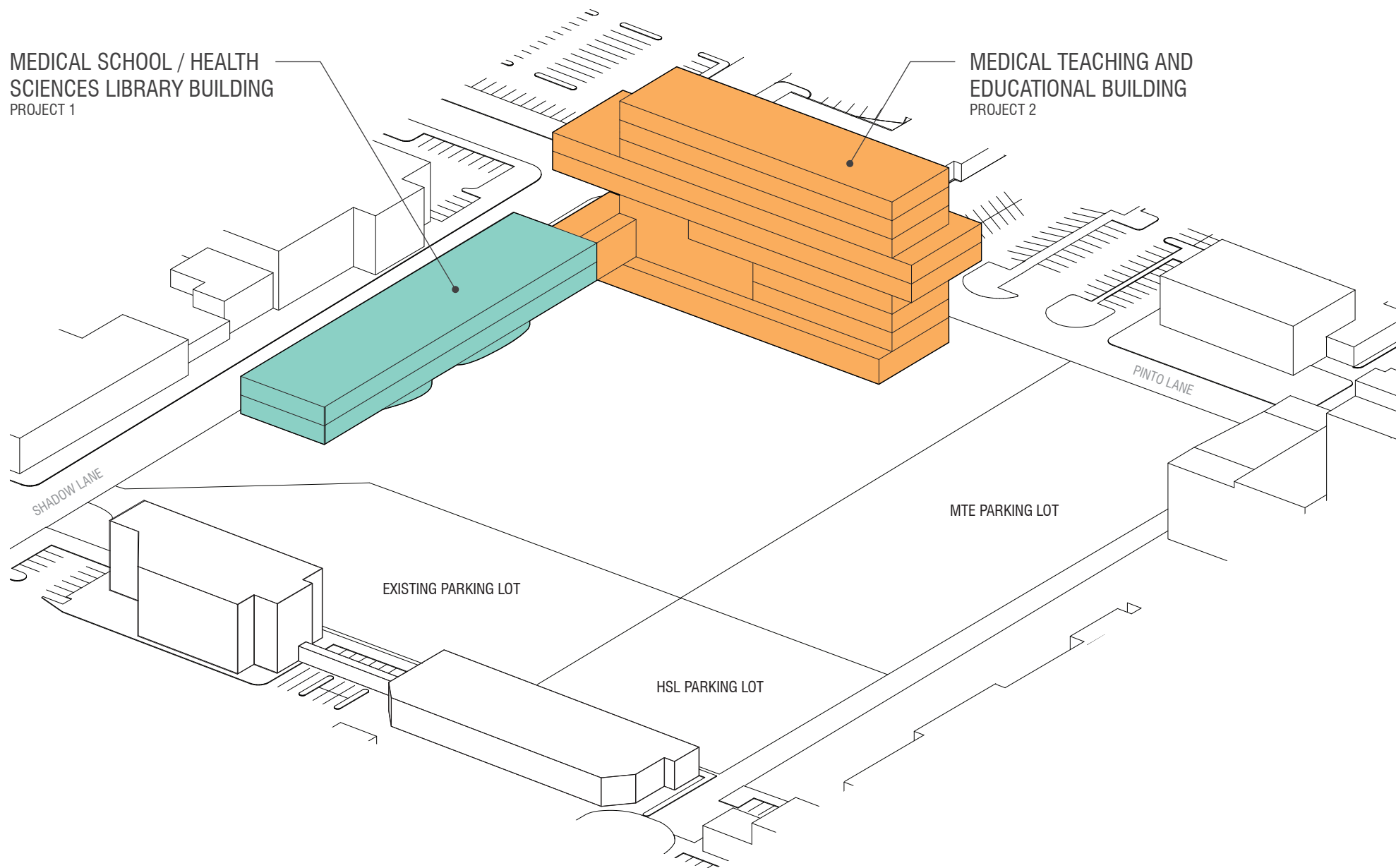






MEDICAL SCHOOL / HEALTH
SCIENCES LIBRARY BUILDING
PROJECT 1

MEDICAL TEACHING AND
EDUCATIONAL BUILDING
PROJECT 2

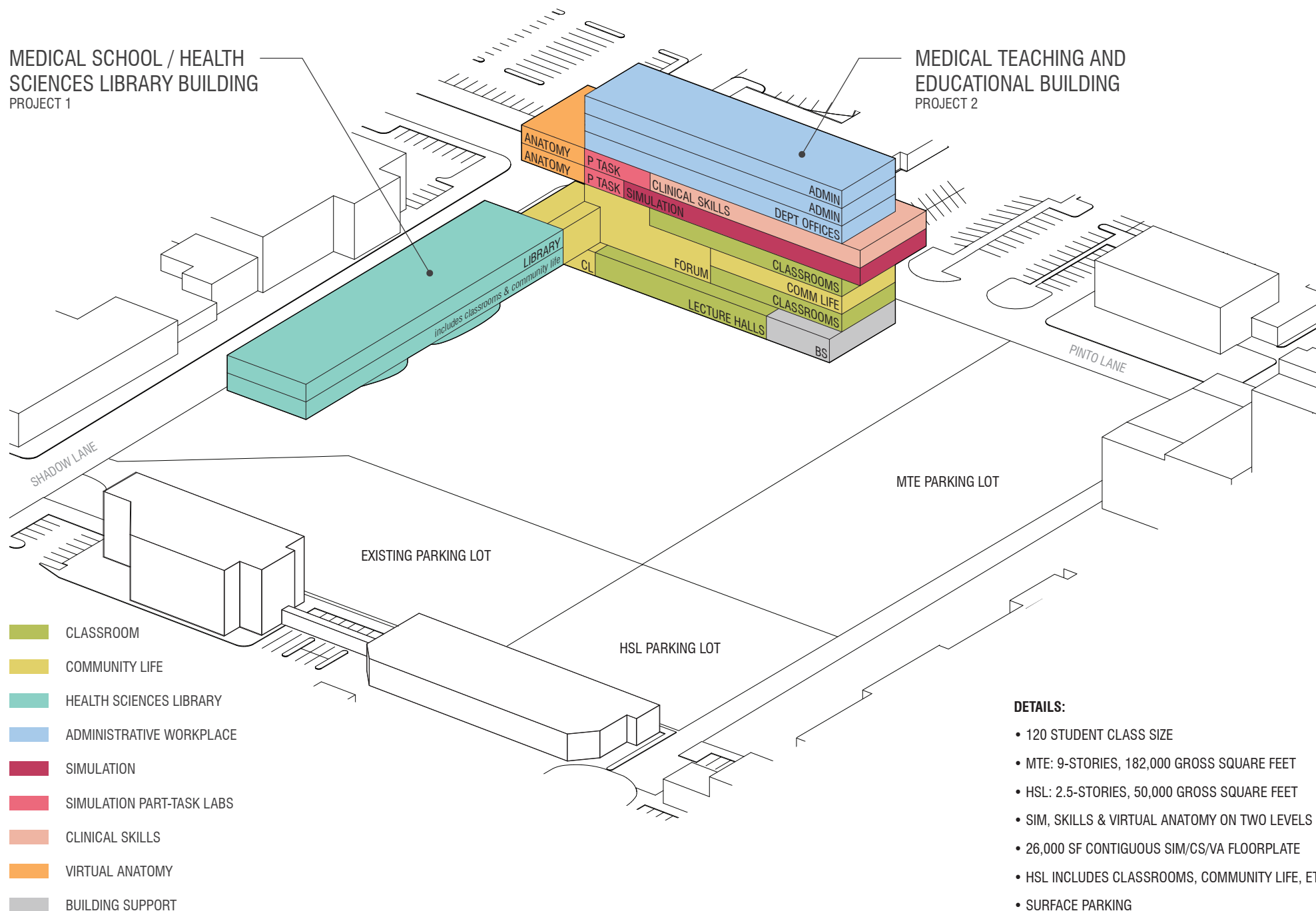


SITE ORGANIZATION | PROJECT 1 AND PROJECT 2

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07.19.18

**MEDICAL SCHOOL / HEALTH
SCIENCES LIBRARY BUILDING**
PROJECT 1

**MEDICAL TEACHING AND
EDUCATIONAL BUILDING**
PROJECT 2



PROGRAM STACKING | PROJECT 1 AND PROJECT 2

UNLV School of Medicine
07.19.18

PROJECT 1: MEDICAL SCHOOL / HEALTH SCIENCES LIBRARY BUILDING

TSK / CO Architects
DRAFT - 07/09/2018

Space No.	Program	Quantity	No. Seats	ASF Each	ASF Subtotal
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INSTRUCTION

HSL 2.00	Instruction Room	3	90	850	2,550
HSL 2.01	Research Consultation Center	1	10	370	370
	Subtotal - Instruction		100		2,920

OPEN STUDY

HSL 2.03	Learning Commons (Seating/Computers)	1	90	3,000	3,000
HSL 2.04	Study Carrels	2	80	1,000	2,000
HSL 2.05	Group Study Space - Open Area	1	120	3,000	3,000
HSL 2.06	Casual Seating (Charging/Touchdown)	1	48	1,000	1,000
	Subtotal - Open Study		338		9,000

STUDY ROOMS

HSL 2.07	1 Person Study Space	60	60	40	2,400
HSL 2.08	4 Person Study Room	12	48	120	1,440
HSL 2.09	10 Person Study Room	4	40	260	1,040
	Subtotal - Study Rooms		148		4,880

LIBRARY SUPPORT & OFFICE

HSL	2.10	Innovation Media Production Lab	1	100	1,000	1,000
HSL	2.11	Information Service Desk	1	3-5	500	500
HSL	2.12	Workroom/Storage	1		1,450	1,450
HSL	2.13	Model Skeleton Storage	1		300	300
HSL	2.14	Printer/Copy Area	3		150	450
HSL	2.15	Shelving	1		800	800
HSL	2.16	Office - Large	1	1	200	200
HSL	2.17	Office	9	9	120	1,080
HSL	2.18	Workstation	6	6	60	360
HSL	2.19	Conference Room - Medium	1	10-12	450	450
HSL	2.20	Conference Room - Large	0	20-24	900	-
HSL	2.21	Break Room	1	7	150	150
HSL	2.22	Café	1		750	750
HSL	2.23	Entry Lobby	1		500	500
HSL	2.24	Wellness Room	1		500	500
HSL	2.25	Seminar/Community Room	1	30	850	850
HSL	2.26	Receiving	1		200	200
Subtotal - Library Support & Office						9,540

Circulation @ 20% 5,268

Subtotal - Medical School / Health Science Library Building 586 (Study Seats) **31,608**

Grossing Factor - 65% **48,628 GSF**

PROGRAM | PROJECT 1

UNLV School of Medicine
07.19.18

tsk / co ARCHITECTS

PROGRAM SUMMARY

- 31,608 assignable square feet
- 48,628 gross square feet

The Medical School / Health Sciences Library program is a direct outcome of the workshops that were held during this feasibility study, with the avid participation of representatives from University Libraries and the School of Medicine. The initial space program developed in 2017 had envisioned the Library to be constructed in two phases: the first phase included a smaller School of Medicine Library that would eventually be expanded to the full Health Sciences Library during a future phase. In this study, however, the Medical School / Health Sciences Library is a consolidated effort, envisioning the library as a single, interdisciplinary project. The HSL can be used by any affiliated programs, offering a diverse selection of resources and study spaces that will accommodate a multitude of needs.

OUTWARD / COMMUNITY ORIENTED

- Shadow Lane and Pinto Lane corner needs to be a focal point.
- Recognize that the eastern side of campus will transform over time.
- Shadow Lane should be developed as pedestrian oriented, while Pinto Lane is more vehicular in character.

INWARD / CAMPUS ORIENTED

- Connectivity from the new site to Shadow Lane campus is critical.
- Total carrying capacity of site should be in the range of 500,000 – 650,000 GSF of program: 1.3 – 1.6 FAR.
- Assume long term development would include structured parking with affiliated structures.
- Develop phased central plant with site infrastructure.
- Fire vehicle and service access are important considerations.

PROJECTS 1 AND 2

- Project 1 should be central on the nine-acre campus – serving north and south programs.
- Minimize east and west direct solar exposure.
- Site strategy should include smaller scale open spaces to mediate wind and insolation.

BUDGET CRITERIA

- Total Construction Budget is \$33.34M
- UNLV Indirect Cost @ 1.5 x Multiplier = \$16.66M
- Sitework including building footprint does not exceed 2.5 acres
- Central Plant is sized for Health Science Library load only

PROGRAM	CORE & SHELL	BUILDOUT	SITEWORK	CENTRAL PLANT	TOTAL
Cost Range (\$/SF)	\$365 - \$404	\$186 - \$205	\$18 - \$20	\$57 - \$63	\$626 - \$692

Building SF Range = 48,180 - 53,250

NARRATIVE

The estimate was generated on a cost per square foot basis. The square foot cost is based on current market conditions formulated from similar projects recently bid then escalated 10%. In addition to the escalated cost per square foot we have allowed for a \$40/SF for architectural enhancements allowance, commensurate with the proposed basis of design. To create the cost range we took the estimated price and increased and decreased it by 5%. Additionally the cost for the central plan and site are fixed based on the average square footage shown above.

ESTIMATE ASSUMPTIONS

- Earthwork - Balanced the site and the spoils are suitable for reuse
- Foundations - Spread footings
- Structure - Mixture of CMU and structural steel with a metal truss roof system
- Skin - Mixture of curtain wall / Metal panels / Drivet or EIFS systems
- Roofing - SPWD specifications - Mechanically Fastened PVC 60mil
- Interiors - Commensurate finishes to the MEB buildings previously designed by CO Architects
- Vertical Transportation - Includes public and freight elevators
- MEP - Based on similar NSHE projects
- Central Plant - Assumes equipment for Health Science building only. Expandable for future buildings.
- Site Work - Assumes asphalt parking with lighting. Minimal landscape. Sidewalk as needed for occupancy. Pending final campus layout the sitework may need reworked to accommodate future construction.

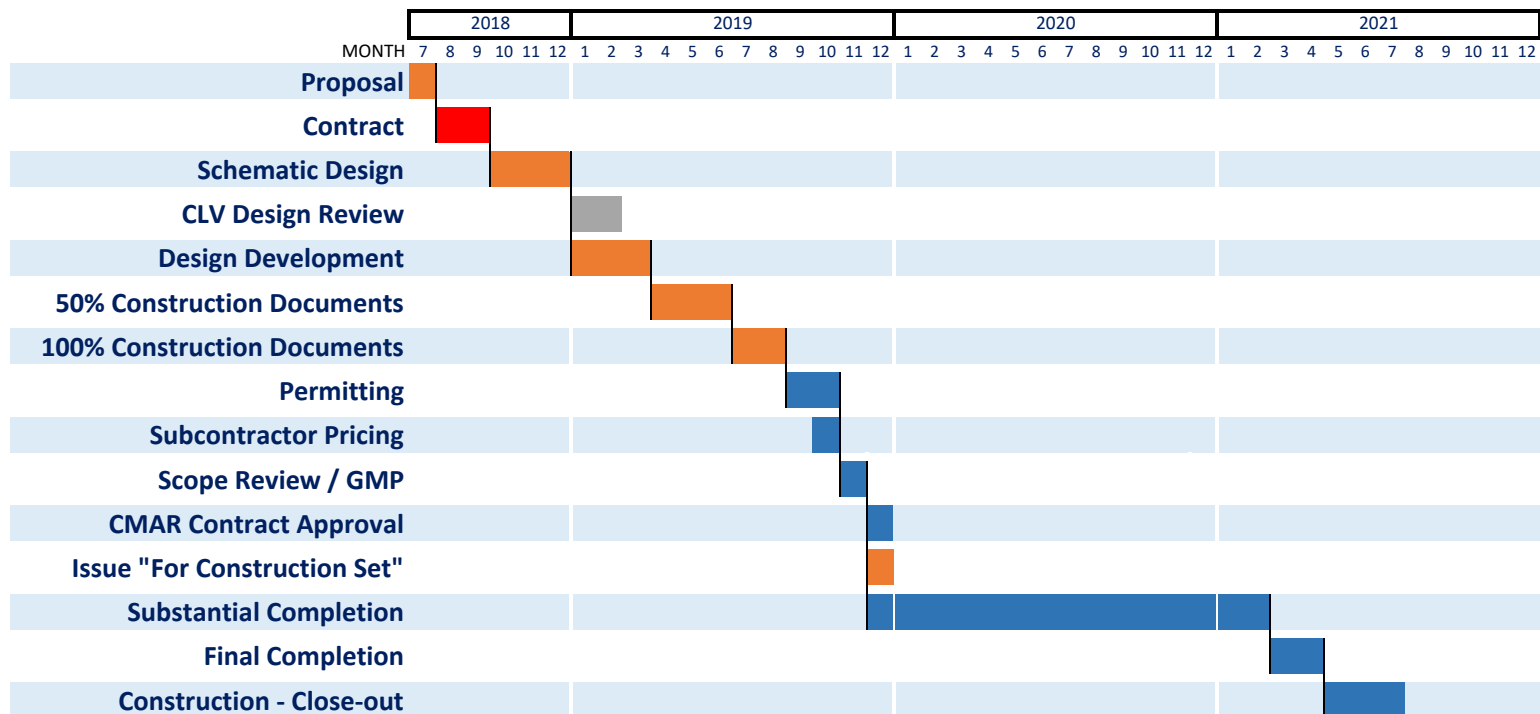
CONCEPTUAL CONSTRUCTION COST

UNLV School of Medicine
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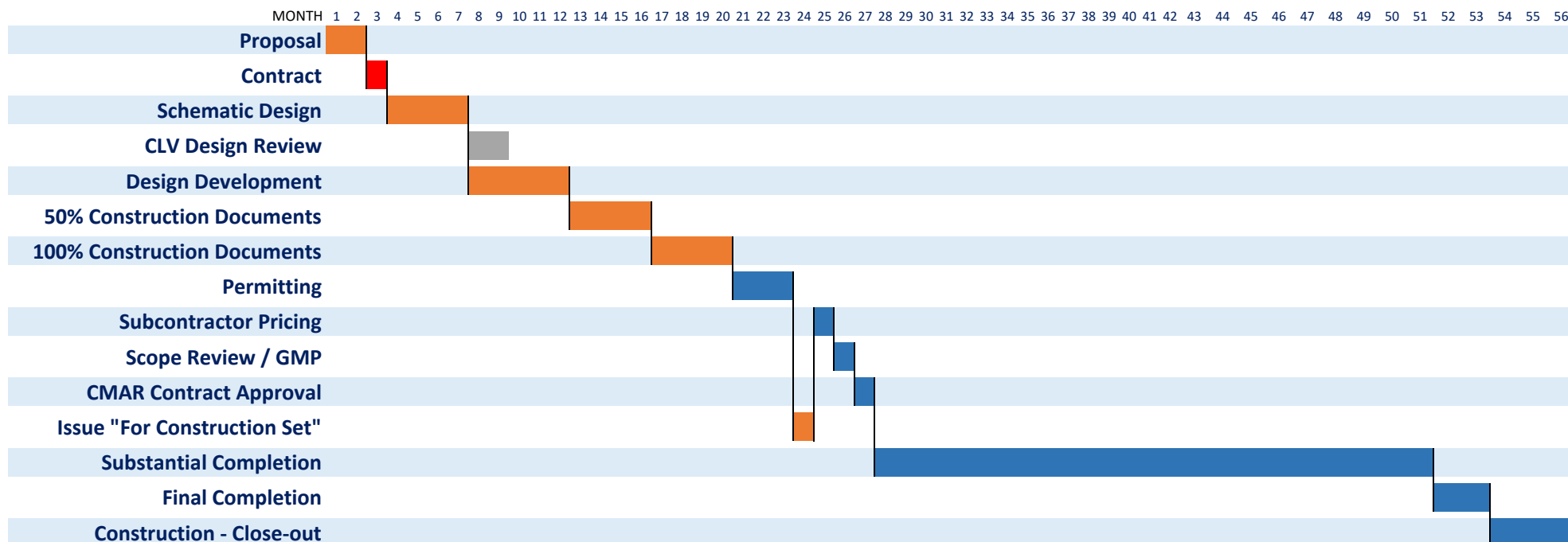
tsk / co ARCHITECTS

WHITING-TURNER

11



Project 1 schedule anticipates a start date of October, 2019 and completion date of August, 2021.



Duration of Project 2 is 4 years and 8 months.

SCHEDULES | PROJECT 2

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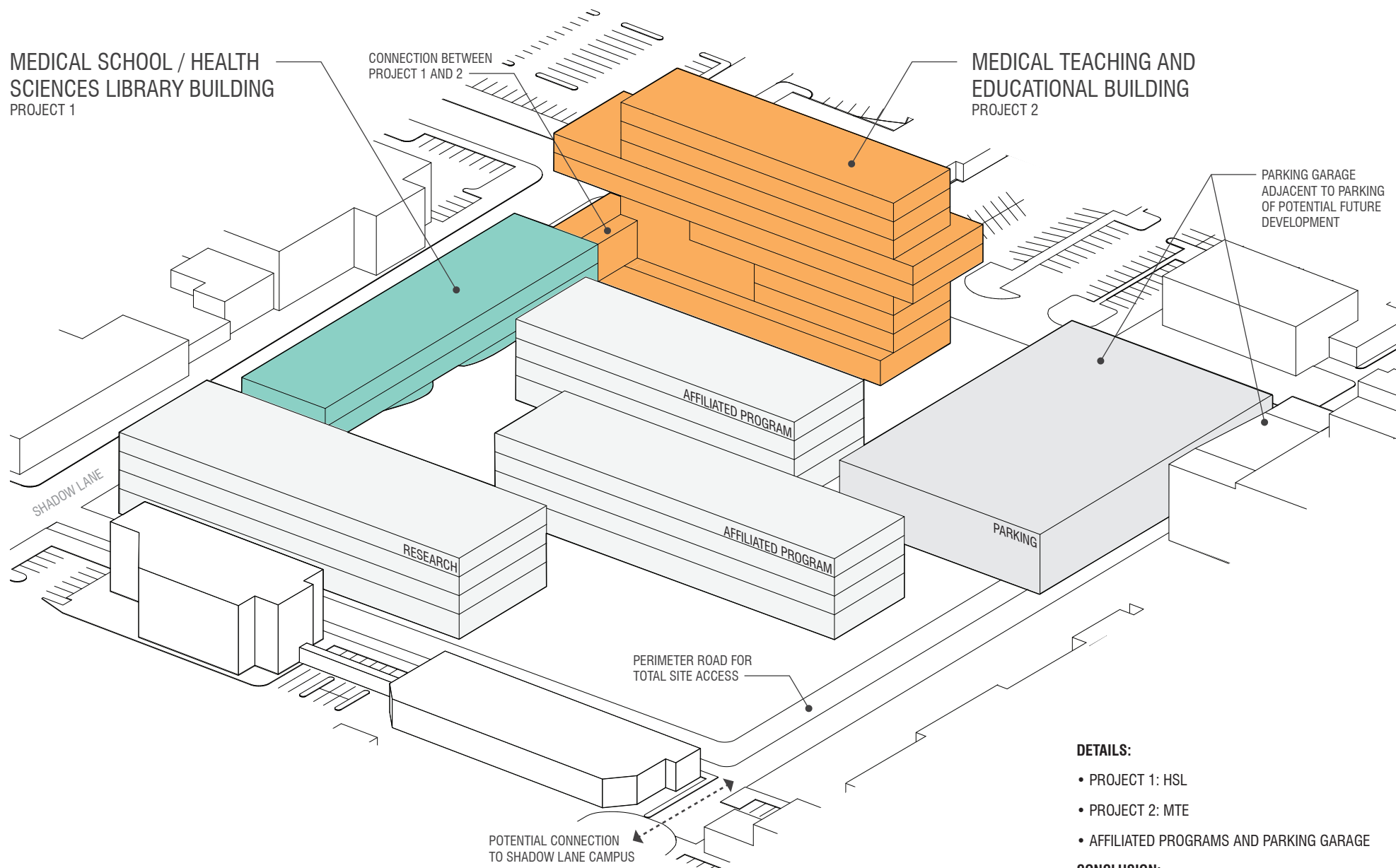
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MEDICAL SCHOOL / HEALTH
SCIENCES LIBRARY BUILDING
PROJECT 1

CONNECTION BETWEEN
PROJECT 1 AND 2

MEDICAL TEACHING AND
EDUCATIONAL BUILDING
PROJECT 2

PARKING GARAGE
ADJACENT TO PARKING
OF POTENTIAL FUTURE
DEVELOPMENT



DETAILS:

- PROJECT 1: HSL
- PROJECT 2: MTE
- AFFILIATED PROGRAMS AND PARKING GARAGE

CONCLUSION:

IN ADDITION TO THE HSL AND MTE, THE SITE HAS THE CAPACITY FOR FUTURE RESEARCH AND AFFILIATED PROGRAM BUILDINGS AND A PARKING GARAGE, MAKING THE CAMPUS AN ACADEMIC MEDICAL CENTER.

CONCLUSION | FUTURE BUILDINGS AND PARKING GARAGE

UNLV School of Medicine
07.19.18