

Project Approval MU School of Nursing – Replacement Building

The University of Missouri – Columbia requests Project Approval for the Sinclair School of Nursing – Replacement Building Project. Total project budget of \$30,000,000 is funded by \$12,000,000 from Sinclair School of Nursing reserve funds, \$10,000,000 from private gifts and proceeds from land sales at Sinclair Farm, and \$8,000,000 MU Health Care contributions. MU Health Care has provided \$3,000,000 to the project and committed an additional \$5,000,000, of which \$2,000,000 is at risk based on financial performance. If the full \$8,000,000 is not realized alternative funding sources would be utilized, including proceeds from land sales, philanthropy or reserves.

The School Nursing Building includes 65,600 GSF with \$9 million in facilities needs, resulting in a Facilities Condition Needs Index of 0.40. This facility no longer meets the needs of the highly acclaimed Sinclair School of Nursing (SSON) education program. The existing building was constructed in 1979 and has had minimal renovations since. The facility has outdated technology and simulation labs, unwelcoming student areas, and lacks space to expand enrollment, and space to accommodate funded research teams on campus. From 2005 to 2015, 2,202 qualified applicants were denied access to the 5th semester clinical undergraduate program because of lack of space for expanding student enrollment and faculty. SSON faculty have received some of the largest research grants awarded to MU. Expansion of the nursing school physical research space opens potential new avenues of research which will contribute to solidifying the MU Association of American Universities (AAU) standing. With a growing need for nursing professionals at the national and regional levels, the School has potential to increase its enrollment capacity, research funding, and outreach programs with appropriate facilities. MUHC averages nearly 100 open nursing positions on a daily basis. Most of these open positions are temporarily filled at a substantial cost premium with agency nurses. The new building will enable the nursing school to expand their class sizes and graduate at least 100 more nurses each year, which will benefit MUHC by growing the talent pipeline of baccalaureate registered nurses. This talent pipeline has the potential to save MUHC \$4.2M over six years.

A programming study completed in the Fall 2018 indicated significant facility issues including many inflexible spaces due to the structure of the facility. The concept to replace the entire building with a new facility to accommodate modern active learning pedagogies was determined to be the better option versus limiting the scope of work as previously conceptualized in the MU Capital Plan as a partial replacement. The new facility will allow the School to adapt to current teaching models that have shifted from lecture auditoriums to active learning. As clinical practice for nursing students becomes more and more difficult to sustain nationwide, the Sinclair School of Nursing must build and expand the use of more, intensive and flexible simulation spaces to increase enrollment.

This project will demolish the existing facility and construct a smaller three-story building over the existing basement, this will provide approximately 61,000 GSF on this core

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campus site, maintaining close proximity to the Lottes Health Sciences Library, School of Medicine, and the University Teaching Hospital.

Replacing the existing structure with new construction will allow the overall square footage to be more efficient, providing more program square footage within a smaller foot print. The proposed program envisions flexible use and easily reconfigurable floor plans on three floors, housing higher fidelity simulation and active learning classrooms. The new school of nursing program focuses on higher student through-put for increased enrollment via strategic programmatic prioritization. This includes priorities for two large, flexible use, active learning classrooms; several medium and small sized classrooms for small group collaboration; more than doubling the size of the current simulation center with flexible high and low fidelity clinical simulation; significantly increasing dedicated and shared space needs for research; and providing more efficient administrative and faculty office space.

International Architects Atelier, Inc. (IAA), Kansas City, Missouri (M/WBE) is the recommended architect for this project. IAA's team provided a strong portfolio of transformative building renovation and expansion projects as well as programming and design experience with schools of nursing nationwide. The IAA's team included HGA Mid-Atlantic, Inc., Milwaukee, Wisconsin for Health Care Architect; W. L. Cassell & Associates, Inc., Kansas City, Missouri for mechanical, plumbing, electrical, and fire protection engineering design; Structural Engineering Associates, Inc., Kansas City, Missouri for structural engineering; SK Design Group, Inc., Overland Park, Kansas (MBE) for civil engineer.

The fee for basic architectural and engineering services has been determined by using the University of Missouri's "Architectural and Engineering Basic Services Fee Estimating Guidelines." The project is a Type IV (above average complexity), and the calculated basic services fee is \$1,432,760 based upon 7.0% of the \$20,468,000 construction cost. Additional services for pre-design programming and field verification, alternative bid packages, Technology, and Audio Visual Equipment is anticipated at \$300,000 for a total design fee of \$1,732,760.

The total construction cost is \$336/GSF and is expected to be complete by November 2021.

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No. 2

Recommended Action - Project Approval, MU Sinclair School of Nursing – Replacement Building

It was recommended by Chancellor Cartwright, endorsed by President Choi, recommended by the Finance Committee, moved by Curator _____ and seconded by Curator _____, that the following action be approved:

the project approval for the Sinclair School of Nursing – Replacement Building, MU

Funding of the project budget is from:

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|---|--------------------|
| Sinclair School of Nursing Reserve funds, | \$12,000,000 |
| Private gifts and proceeds from land sales at Sinclair Farm | \$10,000,000 |
| MU Health Care contributions | <u>\$8,000,000</u> |
| Total Funding | \$30,000,000 |

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|----------------------------------|-----|----|
| Roll call vote of the Committee: | YES | NO |
| Curator Brncic | | |
| Curator Chatman | | |
| Curator Layman | | |
| Curator Steelman | | |

The motion _____.

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|------------------|-----|----|
| Roll call vote: | YES | NO |
| Curator Brncic | | |
| Curator Chatman | | |
| Curator Farmer | | |
| Curator Graham | | |
| Curator Layman | | |
| Curator Phillips | | |
| Curator Snowden | | |
| Curator Steelman | | |
| Curator Sundvold | | |

The motion _____.

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