

APPENDIX K: FY 2012-13 – 2017-18

FACILITY MASTER PLAN SUMMARY FOR ANNUAL REPORT

THE BUILT ENVIRONMENT - EXISTING CAMPUS INFORMATION

CAMPUS SETTING

Middle Tennessee School of Anesthesia is located in Madison, Tennessee, approximately 15 miles from downtown Nashville. The School is in an urban setting, with a campus of 3.08 acres that is situated between Skyline Medical Center, Madison Campus (formerly Tennessee Christian Medical Center), and the Madison Campus Church of Seventh-day Adventists. Landscaping and green space is shared with both of these campuses.

The existing buildings are a significant component of the campus character. Therefore, the buildings and their functionality and aesthetic value are of primary importance.

AESTHETICS

An aesthetically pleasing school campus creates a positive atmosphere and benefits the recruitment of students, faculty, and staff. An attractive environment provides physical, social, psychological, educational, and spiritual benefits. Physical improvements include protection from weather, shading unsightly visual elements, and appropriate screening of noise. Comfortable formal and informal educational settings enrich the everyday campus experience and help in recruitment and retention.

Any additional buildings should enhance the existing aesthetics and embrace the same welcoming learning environment. The role of each building is to physically develop the overall integrity and cohesiveness of the campus according to the values outlined in this master plan.

FORM AND FUNCTION

Middle Tennessee School of Anesthesia functions as a Christian, Seventh-day Adventist environment, which promotes learning and enhances the values of the School and Church.

Middle Tennessee School of Anesthesia campus will remain a non-residential campus. The resources of the School will focus on providing a modern and esthetically attractive learning environment.

The primary goal is to optimize campus land-use based on existing or desirable functions of the buildings and landscape. The campus consists of two buildings that will create the template for any new construction project on the site. Building A is a one-level structure, and Building B is a two-level structure. Environmental correctness, accessibility needs, and the existing campus are valued in the Master Plan goals.

PHASE I (COMPLETED SUMMER 2012)

The completion of Phase I projects will establish the foundation for the Master Plan goals. Phase I includes additions and renovations to the existing structures to meet MTSA's program requirements and technologies. Refer to Page 17 for the existing site plan.

These changes include, but are not limited to the following:

- Auditorium addition: 108 seat lecture hall, restrooms, lounge, and porch
- Renovation of Building A (Administrative Building)
- Reroof existing structures
- Renovation of the 1st floor of Building B and outdoor porches
- Renovation of the 2nd floor of Building B and addition of foyer/elevator
- Adaptive reuse of a portion of Building A to contain a second simulation lab

PLANNING PROCESS

The Facility Master Plan was developed by the President's Council and Architects. The MTSA Board of Trustees (BOT) reviewed the document at the August 27th 2012 meeting. The final document offers a plan for physical campus alterations over the next 5 years. Each project will be evaluated by the President's Council and Architects and will then be presented to the BOT for review and approval.

PHASE II

Connector Building Lobby/Classrooms

The Multipurpose/Connector Building is proposed as part of Phase II construction on the MTSA campus. The focus of this building is to act as a multipurpose space for the students, faculty, and alumni, while providing a link between the current buildings A and B. The building will unify the campus and create an inviting presence for MTSA on Hospital Drive. The connector will need to be adaptable in design to meet the changing needs of MTSA (see functions listed below). The open concept will offer the opportunity for donor display and alumni memorabilia. The addition will consist of approximately 6,500-8,500 square feet. Another objective of this space is to create common gathering areas for alumni and students. The multipurpose space will promote community partnerships and engage community groups in School activities. The connector building will be linked to the expanded LRC, which will contain MTSA's documents/memorabilia and study/computer spaces.

(see full plan on page 21)

Functions (include, but are not limited to):

- Information desk/lobby
- Restrooms
- Flexible classroom/ meeting room/ assembly hall
- Small group/breakout study space
- New LRC
- Electronic device charging station
- Outdoor seating/ group space

- Catering Kitchen
- Display (wall or kiosk)
 - Alumni/heritage
 - Donor recognition
 - Vintage anesthesia items
 - Painting/art focal wall
- Appropriate storage
- Handicap accessible bathrooms

Planning Considerations:

- Horizontal & vertical circulation
- Exterior will become the *face* of the school; Interior will become the *heart*
- Connection between the existing buildings
- Improve aesthetics of the facility on Hospital Drive

ALUMNI LIFE

MTSA has an increasing demand for the space desired for an alumni program. Entertaining, meeting, and activity areas are a key component to a successful, quality alumni program. During future planning, the MTSA team will evaluate the feasibility of creating quality spaces in new and/or renovated buildings in which faculty, staff, student, and alumni achievements can be recognized.

RESPONSIBILITY PROGRAM & SUSTAINABILITY CONSIDERATIONS

MTSA has made a continuous effort to preserve the existing structures on campus. During any construction phases, MTSA attempts to be environmentally responsible. In the future, sustainable actions will be taken to improve the relationship between humans and their natural environment, to accentuate the natural beauty of the campus, decrease natural resource expenditure and depletion, and to serve as a source of pride for our community at large. Actions taken will foster student, faculty, and staff to learn sustainability by practice rather than words.

Currently, MTSA does not have a recycling program but is interested in creating a campus-wide system for paper, plastics, cans, etc. Physical space to contain the recycle bins and dumpsters will need to be addressed, and a specified staff member or an outside vendor will need to take responsibility of accounting for the program.

OBJECTIVE

- During new construction and renovations, the design/construction team must be environmentally responsible, while being mindful of the budget (conscious of selected lighting, finishes, and fixtures during the design phase).
- Maximize the efficiency of the solid waste and recycling disposal on campus. Remain proactive in recycling amounts and types of waste. Reduce solid waste tonnage through the commercial waste disposal method through recycling and reuse.

Suggested recycling providers: Allied Waste Nashville or Waste Management

FUTURE GROWTH

With the increasing need for space, MTSA has considered acquiring additional properties: (LOT 1) the land west of the current campus and (LOT 2) the former ABC/Post Office building located southeast of the campus. If either property is acquired prior to the design/construction of the connector building, the program for the buildings may adjust.

LOT 1

- +/- 2.65 Acres
- Street frontage, greater visibility
- Land to build a new building to meet MTSA growing needs

LOT 2 (Potential Building C)

- +/- 1.44 Acres
- The current building offers immediate ability to solve on-site storage concerns. MTSA can transfer the items, which are currently in off-site storage, to this location.
- The 8,721 square foot building can be renovated to include the program needs of MTSA. See the "Test Fit" plan on page 24 an auditorium, conference/office space, simulation labs, study space, and maintenance storage

BUDGET & TIMELINE

Connector Building:

Although the details of the program for the new/existing buildings have not been determined, an estimated budget can be assumed for fundraising/marketing purposes. Based on prior conversations, the Connector Building should range from \$2,000,000 to \$2,500,000. This figure includes the soft costs (roughly 9%) and hard costs (roughly 91 %).

Using past studies for this model, MTSA can expect the design and construction of the Connector Building to require approximately 12-14 months – 2-3 months for design development and 8-11 months for construction.

Building C:

If the prior ABC/Post Office building is obtained, renovation to that building will be required in order to take advantage of the space. The budget for this renovation will depend on the programming required at the time.

Objective:

- Responsible utilization of the funds
- Drawings and renderings, provided by outside consultants, will assist in fundraising for the physical environment of the campus
- Consideration will need to be made for creating marketing and fund raising materials to assist with the visualization of the future projects.

OVERVIEW OF PROPOSED FACILITY MODIFICATION IN MASTER PLAN

- Provide cohesive landscaping throughout campus
- Develop the appropriate signage/wayfinding/branding
- Advance the LRC, classrooms, simulation labs, & distance learning resources to be necessary for the new Doctoral Program
- Design and construct a Connector Building between Buildings A & B that will visually, physically, and functionally unite the campus
- Incorporate Future Growth and expansion
- Engage MTSA Alumni Life/History & Heritage in the facility design
- Complete modifications in a fiscally responsible manner

EXISTING SITE PLAN

CONCEPTUAL SITE PLAN

CONCEPTUAL PLAN – MAIN BUILDING ON CAMPUS

CONCEPTUAL SKETCHES – WITH CONNECTOR BUILDING

This document was prepared by the Mollenkopf Design Group, LLC in conjunction with/for the Middle Tennessee School of Anesthesia President's Council to assist and guide the physical growth of the MTSA campus and environment.