



University of Nebraska Medical Center 2006 to 2015 Facilities Development Plan

Mid-Plan Progress Report September 2011

The UNMC 2006-2015 Facilities Development Plan, approved in September 2006, set out four goals for the contemporary development of its five hundred mile wide campus:

1. Develop facilities required to achieve the campus vision and strategic goals: to renew education space, grow research, and expand patient care.
2. Develop a new campus configuration to accommodate expanding campus operations and provide direction for long-term campus growth.
3. Develop a framework of infrastructure and campus design concepts to improve campus quality and effectiveness.
4. Support recruiting the best faculty, staff and students through community development.

Since approval of the plan, UNMC has made significant progress in advancing its plan goals. Over 528,000 square feet of new space has been constructed, about 100,000 square feet renovated, utility infrastructure has been improved, green space and student amenities added and nearly twelve acres of land have been acquired to facilitate progress toward the achievement of plan goals. Further, projects to provide nearly 150,000 additional square feet of new and renovated space are in progress.

A summary of progress to date in achieving plan goals including current planning considerations and mid-plan adjustments is as follows:

Goal 1) Renew Education Space, Expand Research and Patient Care Space – Progress to Date

College of Medicine – The formerly obsolete

and inadequate education space of the College of Medicine has been replaced, renewed and expanded with the construction of the 134,000 square foot Michael F. Sorrell Center for Health Science Education and renovation of the Gross Anatomy Lab in Wittson Hall.

School of Allied Health Professions - Bennett Hall has been renovated with LB 605 Funds to provide a home for the School of Allied Health Sciences, consolidating the school’s several programs and administration for the first time and providing up to date teaching space.

College of Dentistry - All class labs including patient care areas in the College of Dentistry building have been renovated along with building infrastructure with LB 605 and other funds.

College of Public Health - The 62,466 square foot Harold M. and Beverly Maurer Center for Public Health building has been completed to house the newly established and accredited College of Public Health.

College of Nursing -

Omaha Division - The construction of the Center for Nursing Science building has added 42,800 square feet of education space. Partial renovation of the college’s adjacent building, housing the college administration and education space has also been completed.

Scottsbluff Division - College of Nursing facilities in Scottsbluff have been renovated and its teaching technology upgraded.

Norfolk Division - The recently formed Norfolk Division of the College of Nursing is housed in a new building on the campus of Northeast Community College.

Renew Education Space - Current Planning Considerations and Mid-Plan Adjustments

Although a majority of the renewal of UNMC education space is now complete, it will continue to require attention and adaptation during the remaining plan period. The following



major projects remain:

College of Nursing Lincoln Division – The Board of Regents has approved a program statement to construct a new building for the Lincoln Division of the College of Nursing on the UNL East Campus. Its construction is awaiting the appropriation of funds by the legislature.

The College of Nursing building in Omaha will require renovation during the remaining plan period.

College of Pharmacy - Programming is in progress to replace the college's aging education space along with additional research space in a new building planned to be located on the student plaza.

The current College of Pharmacy building will require renovation work during the remaining plan period.

Research Space Expansion - Progress to Date

The Durham Research Center II, opened in early 2009, added 252,000 square feet of state-of-the-art laboratory and research support space, providing 97 lab assignment modules to UNMC's capacity.

A project to renovate the Eppley Cancer Institute building is in progress, supported by LB 605 and ARRA grant funds.

Clinical/Translational research space has been included in the design of the Home Instead Center for Successful Aging, the upcoming renovation of Poynter Hall for the Department of Psychiatry and the Truhlsen Eye Institute, further expanding UNMC capacity for funded research. Additional clinical research support space will be provided in Wittson Hall and with the renovation of the Eppley Cancer Institute.

Research Space Expansion - Current Planning Considerations and Mid-Plan Adjustments

UNMC's success in growing funded research

will fill its current laboratories before the end of the plan period. Continued growth beyond the current laboratory capacity of about \$130 million in annual funded research to achieve the campus strategic plan goal of \$200 million in annual funding, will depend in large part on the provision of additional research space. Plans are developing to add research capacity by constructing new drug discovery and delivery laboratories for the College of Pharmacy and a new laboratory tower dedicated to cancer related research.

Research space in Wittson Hall is being improved with new HVAC systems supported by LB 605 funds. Wittson Hall labs and will most likely require additional renovation during the remaining plan period.

Patient Care Space Expansion

Outpatient Care Space - The Home Instead Center for Successful Aging has been completed, the renovation of Poynter Hall is now in progress, and the Stanley M. Truhlsen Eye Institute is now under construction. These projects will replace outdated facilities with nearly 135,000 square feet of excellent outpatient care, graduate medical education and clinical research space for the departments of Geriatric Medicine, Psychiatry, and Ophthalmology and Visual Science respectively.

Current on-campus outpatient clinic usage in other clinics is at or exceeding effective capacity and limiting patient care growth. Studies have identified the need for significant additional clinic and associated faculty office space. Program validation, site selection and funding will require ongoing effort during the remainder of the plan period.

The Munroe Meyer Institute has outgrown its current facilities. Programming is in progress to determine space needs for a possible building addition.

Inpatient Care Space - Inpatient care area infrastructure updates, conversion of semi-private beds to private and planning for future bed growth are current priorities for the



Nebraska Medical Center and are expected to remain so for the balance of the plan period.

Goal 2) Develop Campus Configuration to Accommodate and Direct Campus Development – Progress to Date

Academic Campus - The development of a clearly defined academic section of the campus and student plaza from 42nd Street to 38th Avenue between Dewey Avenue and Emile Street, was identified as an important objective in the UNMC 2006-2015 Facilities Development Plan. This objective has now been accomplished with the construction of the Ruth and Bill Scott Student Plaza. The plaza adds needed green space and student amenities and provides a park-like setting for new academic buildings. Expansion of the student plaza area to the southeast and the creation of an additional building site on the plaza will be accomplished by a project now underway to connect Emile Street to Jones Street between 41st and 40th Streets.

OPPD Property Acquisition – Acquisition of a former OPPD operations center has been completed, adding nearly 10.5 acres of land to the southwest section of the campus. This provides space for future campus development and interim parking needs.

Develop Campus Configuration - Current Planning Considerations and Mid-Plan Adjustments:

UNMC and The Nebraska Medical Center are jointly reviewing location options for clinical and research expansion projects. This effort will most likely result in clarifications or adjustments to current plans.

Goal 3) Improve Campus Quality and Effectiveness

Parking - UNMC and The Nebraska Medical Center have a combined campus parking capacity of about 9,200 spaces. Current studies and experience show the parking system to be working adequately, but heavily used, nearing capacity at times and operationally sensitive to

changes in demand. Any new campus construction will require the careful consideration of associated new parking demand. The construction of new and replacement employee parking capacity would ideally be located in more geographically remote areas of the campus to prevent traffic congestion.

The patient parking component of the parking system is operating at or above capacity. The Nebraska Medical Center is studying ways to relieve the shortage of patient parking and improve the patient parking experience.

The UNMC parking structure at 42nd & Emile Streets, opened in 1972 is nearing the end of its service life and will require replacement within the remaining plan period.

Traffic – Campus traffic planning requires balancing access and pedestrian safety issues while providing acceptable rates of traffic movement. The campus area street network is heavily used by both city and campus traffic. Its carrying capacity has become a significant limiting factor in planning future campus development. As a result, UNMC and the City of Omaha have signed an interlocal agreement providing for joint campus area traffic planning.

Recent traffic studies completed to guide campus development have determined that the operation of intersections on the campus perimeter at 42nd & Dodge Street, 42nd & Leavenworth Street, and along Saddle Creek Road at Leavenworth Street, Emile Street and Farnam Street, are sensitive to further increases in usage and will likely require improvements with further campus development. As a result, all future campus core development will require traffic-engineering review to maintain good access to the campus and satisfactory traffic flow.

Utilities Management - Utilities production and distribution (steam and chilled water) for both UNMC and TNMC were consolidated under UNMC management in 2010. This was completed without adding people or resources and has resulted in increased operating



efficiencies and plant reliability. Additional benefits have included early-on plant capacity investment deferrals and the potential for optimizing future capital investment. Plant reliability has been increased as well through the implementation of deferred maintenance projects and energy conservation measures.

Energy Conservation - UNMC is engaged in an aggressive program to reduce energy consumption by 25% over 2009 levels by the year 2015. To date, baseline energy consumption measuring systems and technology have been installed for all utilities. Advanced energy conservation strategies have been implemented including heat recovery and reuse, dynamic smoothing of chilled water and steam distribution and state of the-art building monitoring and control.

Sustainable Design - All new buildings and renovations have been designed to achieve university sustainable design guidelines. Two new buildings have qualified for LEED certification, the Michael F. Sorrell Center for Health Science Education and the Center for Nursing Science. Certification for the Harold M. and Beverly Maurer Center for Public Health is expected.

Goal 4) Support Recruitment Through Campus Area Community Development

Campus area community development has focused to date on the following two projects:

Destination Midtown - The multi-partner Destination Midtown effort has resulted so far in major redevelopment to the east of the UNMC campus. The core project area has become a destination for dining, shopping and urban living. Additional area redevelopment is both planned and in progress.

Relocation of Saddle Creek Road - Engineering work to date has developed important project planning and design concepts, flood control solutions, and future roadway alignment and campus access options. The Federal Highway Administration (FHWA) tightly controls the rate of progress on this

federal grant funded project and is proceeding slowly. A preliminary environmental hazards analysis will be conducted in the near future to determine if one or two roadway alignment alternatives should be studied in a full environmental assessment. Upon completion of the preliminary assessment, the project will pause until a construction funding plan is approved by FHWA.

Plan Update Summary and Recommendations

During the first half of the plan period, UNMC has focused its facilities development efforts on renewing education space and replacing inadequate outpatient clinical facilities. With work to renew education space well underway and as student plaza development approaches completion, facilities development emphasis will begin to shift toward strategic research and patient care priorities along with ensuring adequate campus infrastructure and increasing campus operational effectiveness.

For the balance of the plan period the four original goals are recommended to remain unchanged. The next UNMC 10 year facilities development plan presentation is scheduled for the summer of 2016.