

WYOMING COMMUNITY COLLEGE COMMISSION

2300 Capitol Ave. 5th Floor, Suite B | Cheyenne, WY 82002 | (307) 777-7763

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MEMORANDUM

To: Joint Appropriations Committee
Legislative Services Office
Don Richards

From: Dr. Sandra Caldwell, Executive Director, Wyoming Community College Commission
Mr. Larry Buchholtz, Chief Fiscal Officer, Wyoming Community College Commission

Date: December 10, 2021

Re: Follow up regarding WWCC Nursing Facility and CWC Jackson Outreach Level III

Members of the Joint Appropriation Committee had questions regarding the Western Wyoming Community College (WWCC) Nursing Facility Level III request and the Central Wyoming College (CWC) Jackson Outreach Level III request. The questions were regarding specific details related to the process and status of the projects. At the conclusion of the hearing, I confirmed that I would provide written follow up on these two questions.

Below are the questions and brief answers to the two questions. Additionally, you will find summary documents from both Dr. Kim Dale, President of WWCC, and Dr. Brad Tyndall, President of CWC, with a greater level of detail for each project.

Please do not hesitate to follow up with any other items where the JAC would like clarification.

1. **Question:** *For the WWCC Nursing Facility, which is clearly needed and referenced in its accreditation documents, did the college Board of Trustees consider other locations including vacant facilities in Rock Springs or other facilities such as the vacant residence hall?*

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- Casper College • Central Wyoming College • Eastern Wyoming College • Gillette College
 - Laramie County Community College • Northern Wyoming Community College District
 - Northwest College • Western Wyoming Community College

Response: *Various locations were considered in the process and there is a section within the Level II Feasibility Study that details site selection including considerations in Rock Springs and Green River. Further, the College Board of Trustees assembled a task force to consider various locations within Rock Springs. Specifically, the task force considered three additional locations within Rock Springs including the residence hall, vacant medial office space, and a vacant bank building. All facilities would have required extensive and costly renovations. Given the need for students and faculty to have adjacency as well as for the ability to use the facility for multiple program efficiencies, the decision was made that having the new facility on the current college campus was must prudent and cost effective. Please see Dr. Kim Dale's attached letter with detailed information and complete timeline of the project.*

2. Question: *For the CWC Jackson Outreach Center in Teton County, what is the status of the fund raising? More specifically, what is Teton County doing to provide the funding for a facility in their community?*

Response: *The CWC Jackson Outreach Center in Teton County, is being funded through a combination of funding sources with the vast majority of the "other revenue" raised within Teton County. When the project was first authorized, there was an initial allocation from the both public and private sources. Additionally, Teton County self-imposed a Special Purpose Excise Tax to generate funds. Further, there has been a fundraising campaign underway in Teton County. Finally, CWC has the capacity to access loans for the balance. The status brings the current funding close to the full expected balance. Please see Dr. Brad Tyndall's attached letter with detailed information regarding the "other funds" status.*

Enc(2):

1. Dr. Kim Dale letter to WCCC regarding the WWCC Nursing Facility timeline including site selection.
2. Dr. Brad Tyndall letter to WCCC regarding the funding status of CWC Jackson Outreach.

CC:

Dr. Kim Dale, President, Western Wyoming Community College
Dr. Brad Tyndall, President, Central Wyoming Community College
Dr. Ben Moritz, Deputy Director, Wyoming Community College Commission

DECEMBER 8, 2021

MEMO TO: Dr. Sandy Caldwell, Wyoming Community College Executive Director

FROM: Dr. Kim Dale, College President

SUBJECT: TIMELINE FOR NURSING-HEALTH SCIENCES BUILDING ADDITION

Dr. Caldwell,

Please find attached a comprehensive timeline outlining the process for which we have arrived at our State capital construction funding request for Western's Nursing-Health Sciences renovation/addition. I hope this is helpful for the Joint Appropriations Committee, as well as other legislators, in demonstrating how Western has done due diligence in researching the most efficient and effective investment for ensuring our students have the preparation and resources they need for many years to come. Please let me know if I can provide any additional information.

Respectfully,

Kim Dale

/kkd

Western Wyoming Community College
Nursing/Health Sciences Building Addition

Timeline

1. A stand-alone, two-floored steel building to expand Western's Nursing Program was presented to the Wyoming Community College Commission and received a #1 priority ranking in June 2019. The cost to build this facility was projected to be \$3,800,000. Total square footage of this building was 5,340 sq. ft. per floor for a total of 10,680 sq. ft. This building was to be located on Rock Springs college property adjacent to the existing building. Additional expenses would be incurred due to blasting, drilling and removal of rock to prepare the site for construction.
2. In July 2019, Dr. Karla Leach and Dr. Kim Dale presented to the State Building Commission details regarding this project and requesting State financial support. The SBC enthusiastically supported this project, due to the dire need for trained nurses in our state.
3. This project was added to the Joint Appropriations Committee Capital Construction request for \$1,900,000 of State general funds. The other 50% would come from other funding sources.
4. As months passed, the College Board and Administration began to realize that this proposed project needed additional study, to ensure Western examined a number of other options to best meet the needs of our nursing and health sciences programs. This was due in part to:
 - a. The on-set of a world-wide pandemic;
 - b. Nursing accreditors requiring facility upgrades to continue accreditation;
 - c. Assurance to State Legislators that Western was utilizing its existing space properly;
 - d. The larger facility would adequately allow for cross-collaborative lab space for nursing, paramedic and phlebotomy programs;
 - e. Western's facility would meet the growing needs of our workforce. Health care facilities are expanding in Carbon and Sublette Counties.
5. In July 2020, Dr. Dale requested that the Wyoming Community College Commission defer the funding for this project to the State Building Commission and subsequently the Joint Appropriations Committee so Western could complete its own Level II study. This request was granted.
6. In September 2020, the College Board approved a contract for a Level II feasibility study. This study was conducted with the help of a local architectural, a college task force consisting of faculty, staff, and students from Western's health sciences programs, as well as the help of the State Construction Department project manager.
7. In February 2021, Western's task force completed the Level II study, and concluded an addition to the existing building to the Rock Springs Campus would be the most efficient and effective decision, which was approved by the College Board at their February 2021 regular meeting.

8. Within the Level II study, the College's task force examined two existing spaces for possible renovation:
 - The Green River Center was examined and deemed too small;
 - Existing vacant hospital space in Rock Springs was examined and deemed too large and expensive to renovate.

9. Outside of the Level II study, the College's task force examined three additional spaces for possible renovation:
 - Existing vacant medical center space near the hospital in Rock Springs was considered and determined too expensive to renovate;
 - Aspen Mountain Hall (a former hotel) was considered and determined too expensive to renovate; this space is to be retained as residence hall space due to planned growth and increases in students requiring campus housing;
 - The First Security Bank building was considered and determined too expensive to renovate. Dr. Dale is in conversations with town leaders to determine how Western can utilize some of this space for different program expansion.

10. Program assignable space needs are identified as 12,200 square feet. This plan includes renovating 6,600 sq. ft of the existing building and existing nursing skills lab rooms. An 11,450 sq. ft. addition with a more prominent west entry will infill between the two renovation areas **for a total project size of 18,050 sq. ft.** A 6,000 sq. ft. basement will be added for mechanical systems. **Capital outlay for construction is projected at \$9,158,806.**

11. In June 2021, the Wyoming Community College Commission reviewed the Level II study and unanimously approved authorization of this project.

12. In July 2021, the State Construction Department recommended to the State Building Commission funding this project for a total of \$10,257,863, to include contingency allowance and administrative costs.

\$5,678,460 – 55% State General Fund
4,579,403 - 45% Other Funds

13. Western is in the process of actively securing other funds to deem this project shovel-ready.



**Central Wyoming
College**

2660 Peck Avenue Riverton, Wyoming 82501 307.855.2000 www.cwc.edu

To: Dr. Sandy Caldwell, Executive Director of the Wyoming Community College Commission

From: Dr. Brad Tyndall, President

Date: December 9, 2021

RE: CWC Jackson Outreach Center Sources of Revenue

Concerning the matching funds of \$8.3 million for the CWC Jackson Outreach Center, the following is how we are projecting to meet that goal:

Funds raised to date	\$1,500,000
Additional philanthropy	\$1,000,000
Grants	\$1,000,000
Loan	<u>\$4,800,000</u>
Total	\$8,300,000

These figures may change a little after we complete the Level III design process (projected to be complete in April/May 2022).

Sincerely,

Dr. Brad Tyndall
President