



REPURPOSING OF A  
MOTHBALLED  
HOSPITAL INTO A  
VIBRANT HEALTH  
SCIENCE CENTER

Presented by:





# EXISTING HOSPITAL BUILDING



Presented by:





## TVCC FACTS

- 2 Yr. Community College
- 6,550 Students
- Main Campus in Athens, TX
- Satellite Campuses in Terrell, Kaufman and Palestine, TX
- Focus on 2 year Associate Degrees, Workforce Development & Continuing Education
- Strong Emphasis on 2 Yr. Nursing and Health Care Professions Degrees
- Palestine Campus focused on Prison Workforce Development & 4 yr Degrees for Prisoners through U of H





# PROJECT REQUIREMENTS

- Health Professions Pedagogy for Nursing, Nursing Simulation, Surg. Tech and EMT Degrees
- Building Sold by City of Terrell to TVCC for \$1
- City wanted to Revitalize the former Hospital from an Eye Sore into a Community Asset
- City Committed to a \$1M EDC Grant for Exterior Improvements
- TVCC Committed to Provide 32 Scholarships for Terrell Students
- Terrell ISD Partnered with TVCC to Construct a Health Science Academy for High School Dual Credit Health Professions Classes





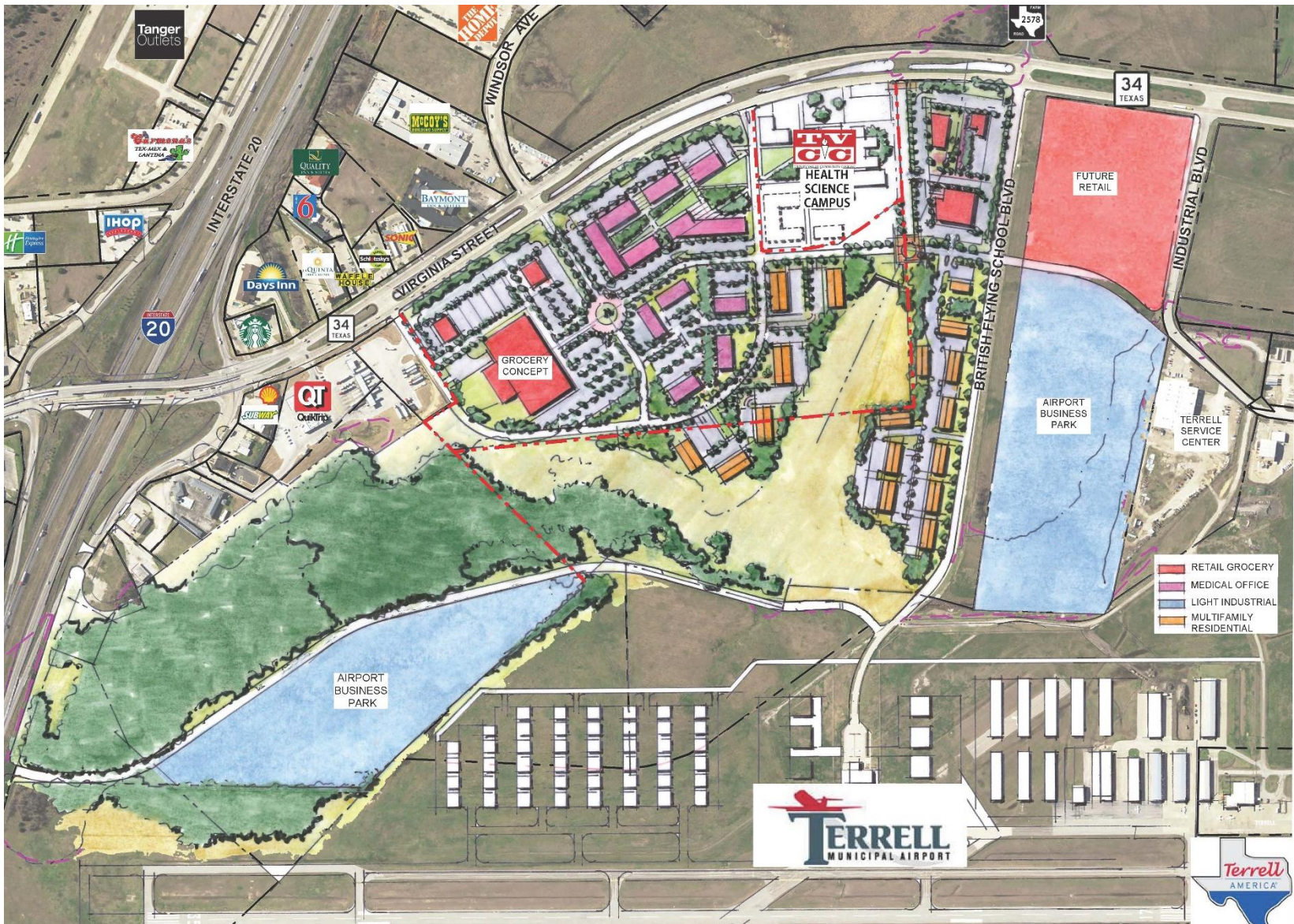
## PROJECT OVERVIEW

- 50 Yr. Old Steel Frame Community Hospital Building
- Partially Donor Funded Project
- Spring 2019 Completion
- \$10.8M Construction Cost (\$183/SF)
- \$15.24M Total Project Cost (\$258/SF)
- 59,000 SF | 65,000 SF; 1 Story
- Curricula:
  - Associate Degree Nursing
  - Vocational Nursing
  - Surgical Technology
  - EMT & Paramedic
  - Patient Care Technology
  - Pharmacy Technology
- Improve Facilities to Attract / Retain Students and Qualified Faculty





CAMPUS AERIAL



## City of Terrell Development Plan

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## SITE PLAN





## DEPARTMENT LEGEND

- ADMIN OFFICES
- ANCILLARY
- CIRCULATION
- CLASSROOM
- COMMONS
- FACULTY OFFICES
- LABS
- LIBRARY
- SERVICES
- TESTING
- UNASSIGNED

# FLOOR PLAN – LEVEL 01



## PROGRAM OF REQUIREMENTS

- Administration | Advising
- Library | Collaboration
- Bookstore
- Security Office



ADMINISTRATIVE CONFERENCE



LIBRARY | COLLABORATION



## PROGRAM OF REQUIREMENTS

- Faculty Meeting Room
- Faculty Fitness Room
- Faculty Offices
- Faculty Workroom
- Faculty Breakroom



FACULTY MEETING



FACULTY FITNESS



## PROGRAM OF REQUIREMENTS

- Nursing Skills Labs
- Lab Prep Room



SKILLS LAB (1 OF 3)



LAB PREP ROOM



## PROGRAM OF REQUIREMENTS

- Nursing Simulation
- EMT | Paramedic Simulation



ICU NURSING STATION (SIMULATION)



L&D ICU SIMULATION



## PROGRAM OF REQUIREMENTS

- (6) Twenty Four Student Classrooms
- Multi-purpose | Community Room (150 Seats)



CLASSROOM (1 OF 6)



MULTI-PURPOSE | COMMUNITY ROOM



## PROGRAM OF REQUIREMENTS

- (6) Twenty-Four Student Classrooms
- Multi-purpose | Community Room (150 Seats)
- Active Learning Classroom



CLASSROOM (1 OF 6)



MULTI-PURPOSE | COMMUNITY ROOM



## PROGRAM OF REQUIREMENTS

- Reception Lobby
- (2) Fifty Person Testing Rooms



RECEPTION | LOBBY



TESTING ROOM (1 OF 2)





## PROGRAM OF REQUIREMENTS

- Interprofessional Development Areas
- Operating Rooms | Surg. Tech
- Student Lounge | Study Area



INTER-PROFESSIONAL DEVELOPMENT (IPD) LAB



STUDENT LOUNGE | STUDY AREA



## HEALTH SCIENCE CENTER

TERRELL, TX



## LESSONS LEARNED

- MORE INTERIOR DEMO PRIOR TO DESIGN
- LARGE CONTINGENCY
- FLEXIBLE DELIVERY DATE & SCOPE
- LIMIT SIZE OF BUILDING COMMITTEE
- OPEN COMMUNICATION THROUGHOUT THE DESIGN & CONSTRUCTION PROCESS
- PARTNERING WITH LOCAL EDC, CITY, ISD, ETC.
- CONSIDER GRANTS AVAILABLE TO PURCHASE EQUIPMENT (JET)
- CHOOSE YOUR TEAM MEMBERS WELL



## TVCC / TERRELL ISD HEALTH SCIENCE ACADEMY

A JOINT-VENTURE DUAL CREDIT  
FACILITY FOR HEALTH  
PROFESSIONS STUDENTS

Presented by:



## PROJECT DATA

- SECURITY LOBBY
- STUDENT LOUNGE | COLLABORATION
- (3) 24 PERSON DRY LAB CLASSROOMS
- (2) 24 PERSON WET LABS FOR BIOLOGY
- ADMINISTRATIVE OFFICES
- VENDING | KITCHEN | FOOD PREP
- RESTROOMS (INDIVIDUAL)
  
- TOTAL GSF: 8,300 SF
- CONSTRUCTION COST: \$2.8M



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EXISTING BUILDING



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## SITE PLAN



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HEALTH SCIENCE  
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**FLOOR PLAN**



# TVCC / TERRELL ISD HEALTH SCIENCE ACADEMY

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MAIN ENTRANCE



OUTDOOR COURTYARD



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STUDENT LOUNGE | STUDY AREA



TWENTY-FOUR STUDENT CLASSROOM (1 OF 3)





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TWENTY-FOUR STUDENT CLASSROOM (1 OF 3)



## HEALTH SCIENCE CENTER



# Questions & Answers

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Presented by:



Randall Scott Architects, Inc.  
Trinity Valley Community College