

DATE: May 15, 2020

SUBJECT: Master Plan Amendment – TCAT Shelbyville

ACTION RECOMMENDED: Approval

BACKGROUND INFORMATION

Campus master plans are an essential element of higher education public policy. Master plans provide an opportunity for long-range planning that incorporates the institution’s needs and ambitions, while also providing the public and state government a sense for how the institution might evolve over time. Whether the acquisition of strategic property, the need for and efficient use of facilities, or an analysis of how the campus footprint meshes with the surrounding community, master plans provide a method of anticipating and preparing for the future needs of the campus and the students it serves. THEC requires institutions to produce a master plan every ten years that addresses short-, mid-, and long-term needs of the campus with respect to building and land use, open space, vehicular circulation and parking, and land acquisition opportunities. Pursuant to THEC Policy 4.1.30B, institutions may amend a master plan in consideration of changes that are consistent with the objectives of the original plan.

MASTER PLAN SUMMARY

The proposed Master Plan Amendment to the 2014 Master Plan for TCAT Shelbyville will add a +/-20-acre property to the TCAT land acquisition plan for the purpose of relocating the current main campus to the new site. The site is approximately 4 miles from the existing campus, and is located on Frank Martin Road adjacent to the 231 Business Park, an industrial development project in Shelbyville.

The 2014 Master Plan recommended the expansion of program areas with the purchase of a different site - a 39,500 square foot building on 6.27 acres (the Bedford County Vocational Center) adjacent to the existing campus. That acquisition was deemed infeasible following a 7-year effort to implement the transaction. Currently Bedford County, the City of Shelbyville and local business leaders are working in partnership with TBR and TCAT Shelbyville to envision a new higher education center on the Frank Martin Road site. If approved, the property will be a gift by Bedford County and the City of Shelbyville.

The acquisition was approved by the Executive Subcommittee of the State Building Commission on March 23, 2020, contingent on THEC Commission approval to add this land to the TCAT land acquisition plan.

TCAT Shelbyville will submit a future capital outlay project to fully relocate the existing main campus, allowing the facilities to expand from the existing 81,882 square feet, constructed in 1964 on 8+ acres, to approximately 117,000 square feet. The new facility, named the Bedford County Higher Education Center, will allow for growth of existing programs and will add new proposed programs listed in the current Master Plan. Currently, the main campus cannot increase enrollment or add new programs due to space constraints. Bedford County plans to recruit new industry to an adjacent business park, utilizing training provided by TCAT Shelbyville in close proximity. The future prospective capital project, with an approximate cost of \$42.4 million, also proposes space for use by Motlow State Community College, MTSU, TTU, and UT.

During the Fall 2019 trimester, the student enrollment at the main campus was 408 headcount, and 405.8 FTE, and an additional 139 headcount and 136.8 FTE at five (5) other off-campus locations. An additional 120 headcount is expected Fall 2020 at the new Franklin County extension campus, 30 miles from the main campus. As of December 2019, TCAT Shelbyville has an 80% completion rate and an 89% placement rate. The existing campus offers the following programs: Administrative Office Technology, Automotive Technology, Computer Aided Design Technology, Industrial Electricity, Industrial Maintenance Automation, Information Technology and Infrastructure Management, Heating Ventilation A/C & Refrigeration (HVACR), Machine Tool Technology, Practical Nursing, Truck Driving, and Welding Technology. The campus plans to add Diesel Technology, Cosmetology, Supply Chain/Logistics, Farming Operations Technology, Dental Assisting, Construction Technology, and Surgical Technology based on industry needs and current master plan recommendations.

RECOMMENDATION

The proposed Master Plan Amendment is consistent with the objectives of the 2014 Statewide Master Plan for expansion of the TCAT Shelbyville campus in consideration of local industry workforce development opportunities. The land acquisition plan revision was recommended by the original Master Plan consultant, Woody Giles of TSW on February 26, 2020. The approval of the amendment does not represent a future recommendation of the outlay project needed to relocate the campus. THEC staff recommends this Master Plan Amendment for approval.