

A photograph of the American University of Health Sciences campus. In the foreground, a stone sign reads "AUHS" and "AMERICAN UNIVERSITY of HEALTH SCIENCES". A large, leafy tree stands in the middle ground, partially obscuring a modern building with large windows in the background. The sky is bright and overcast.

AMERICAN UNIVERSITY OF HEALTH SCIENCES

COMPREHENSIVE MASTER PLAN

2022 - 2023

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Section I: Executive Summary

A. Overview

American University of Health Sciences' strategic master planning speaks to our focus of being centered on student-learning, data driven towards decision-making, and engaged in global envisioning. As such, our instructional programs are designed to increase students' capacity for learning and service to community, as well as meet the needs of an increasingly diverse student population. In planning to meet the needs of undergraduate and graduate students, AUHS' academic programs and support services will be affected by various structural considerations such as the capability for building out additional classrooms, skills and laboratories, and outpatient clinics, equipped with necessary resources and technology to support specialized training and disciplines. The delivery of AUHS' academic programs and support services relates directly to the needs for facilities upgrades and improvements in learning systems/modalities, classrooms, and laboratories.

Enrollment growth is expected in the areas of School of Nursing and School of Pharmacy. A build out for the new outpatient pediatric and pharmacy services clinic will provide community the access to health care. AUHS faculty will enhance their involvement in research projects that impact the community, state, national, and international sectors. Sustaining our commitment to the academic research will require building out a research facility as well.

AUHS has established presence in Signal Hill in that it continues to support of bringing to life the vision of the City of Signal Hill to be the City of Health Care and Education. AUHS also made its presence in surrounding cities of Long Beach, Carson, Lakewood, Torrance, Cerritos, and

Bellflower. Plans for extended University programs, delivered online and off-campus campus, will augment AUHS presence beyond local cities and geographic state boundaries. Establishing partnerships with local institutions will provide access to university baccalaureate and graduate education in healthcare education by using their facility for classroom space for instruction.

Below reflects Timeline of the proposed Programs and Services.

Programs/Services	Building Usage	Timeline
School of Pharmacy - Doctor of Pharmacy	Building 3 To be used for classrooms, skills lab instructions and offices for the PharmD program	Summer 2022: Permits to build issued
Outpatient Pediatric Clinic	Building 1 – Second Floor To be used for outpatient pediatric clinic	Summer 2023: Permits to build pending plan preparation
Outpatient Pharmacy Clinic Services	Building 1 – Second Floor To be used for outpatient pharmacy services	Summer 2023: Permits to build pending plan preparation
American University Research Academy (AURA) STEAM Charter High School	Building 2	Fall 2022 or Spring 2023: Pending meeting of Zoning Ordinance Amendment as well as parking and traffic by the City of Signal Hill.

B. Existing Operations

The Institutional Academic Strategic Plan and Facility Development Strategic Plans have been prioritized in response to the following needs of AUHS:

- 1.0 **School of Nursing (SON):** Located in Building 1, second and third floors, with 150 enrollment per year in the Bachelor of Science in Nursing (BSN). Operating 1-2 days

/week on campus, and 3 days off campus/week. Please see Expansion of programs offered in C-Phase I in this section.

2.0 **School of Pharmacy (SOP):** Located in Building 1, second and third floors, Bachelor of Science in Pharmaceutical Science (BSPS), Master of Science in Clinical Research (MSCR), and Doctor of Pharmacy (PharmD). Number of proposed enrolments: 25 Students per year. Projected operating schedule 2-4 days/week.

C. Phase I – Nursing School Expansion of Programs Offered:

C.1 – The School of Nursing Expansion of programs offered will not require renovation on physical facilities. New programs offered will include Master of Science in Nursing with specializations in Family Nursing Practice, Nursing Education, Organization and Leadership. These new programs are pending approvals from respective accrediting agencies, and proposed to start in Winter 2022. There will be no changes in facilities to start the MSN program.

Programs/Services	Building Usage	Timeline
Master of Science in Nursing	Current facilities	Fall 2022

D. Phase II – Doctor of Pharmacy Program (PharmD) – School of Pharmacy:

The Doctor of Pharmacy Program will occupy building 3 which renovation is underway. This building will house classrooms, skills lab, auditorium, offices, and clinical laboratory. Projected start of the first cohort is proposed for Spring 2023. Building 3 facilities will be shared with the School of Nursing, and classroom usage for other programs as needed.

Programs/Services	Building Usage	Timeline
School of Pharmacy - Doctor of Pharmacy	Building 3. To be used for classrooms, skills labs, and office.	Renovation complete: Summer 2022 Start of Operations: Fall 2022

E. Phase III - Outpatient Pediatric Clinic and Pharmacy Clinic

Through the provision of comprehensive care to pediatric patients, AUHS-OPedsC physicians, AUHS employed nurse practitioners, and pharmacists, will have the opportunity to refer and work with subspecialty physicians, including the on-site services by nutritionist and social worker. The provision of comprehensive care includes the treatment of infants, children, and adolescents, evaluation and monitoring of the healthy development and growth children, providing education and guidance, preventive health, immunizations.

As part of its ongoing efforts to improve patient’s access to health care and related services, American University of Health Sciences (AUHS) is subsidizing the start-up and first year of operations of a new *AUHS Outpatient Clinic Pharmacy Services* to be housed at the University Campus located in Signal Hill. With the projected opening in 2023, the clinic will be owned by the AUHS founders Pastor Gregory Johnson and Kim Dang, and will be managed by a licensed pharmacist, pharmacy technician, and administrative staff.

Programs/Services	Current Usage	New Building Usage	Timeline
Outpatient Pediatric Clinic – Building 1 (Please see Exhibit A-1 or A-2)	Building 1 – Second Floor – Gaviota entrance Skills Lab 2, Classrooms 206, 208 – for theory and skills instructions	Building 1 – Second Floor – Gaviota entrance To be used for outpatient Pharmacy and pediatric clinic, and patient rooms	Start of remodel: Spring 2023 Start of Operations: Fall 2023
Outpatient Pharmacy Clinic Building 1 (Please see Exhibit A)		Building 1 – Second Floor Gaviota entrance To be used for outpatient pharmacy services	Start of renovation: Spring 2023 Start of Operations: Fall 2024

Current usage for portion of Building 1, second floor, (Skills Lab 2, classrooms 206 and 208) where the clinics will be located will be moved to Building 3.

G. Phase IV - American University Research Academy (AURA) STEAM Private High School

With a projected start date in fall of 2022, American University Research Academy (AURA) Private High School will be an institution of learning where students of diverse background will be taught by a faculty whose real world and academic training will guide them on the road to rewarding careers in the medical sciences.

Curriculum will be developed with the guidance of the California Private Schools Association (CCSA) and STEAM. STEAM Education is an approach to learning that uses Science, Technology, Engineering, the Arts and Mathematics as access points for guiding student inquiry, dialogue, and critical thinking. The International Baccalaureate® (IB) is recognized worldwide as one of the most challenging academic programs — the “gold standard” in pre-university preparation — the IB focuses on skill development while preparing students to engage with an excellent curriculum.

Programs/Services	Building Usage	Timeline
American University Research Academy (AURA) STEAM Private High School	Building 2 – all facilities	Renovation: Completed Start of Operations: Fall 2022 or Spring 2023

H. Phase V– School of Medicine

Recognizing AUHS’ long history in serving minority and underserved student population, the School of Medicine has been envisioned to continue transforming the lives of students as they provide excellent and compassionate care to their patients. The addition of the School of Medicine and training new generations of physicians will create a legacy that the founders, Pastor Gregory Johnson and Ms. Kim Dang, have grounded since 1994.

Exploring and Envisioning of the AUHS School of Medicine will include the development, but not limited to the following components and actions:

- Funding
- Accreditation requirements
- Physical facilities and resources
- Feasibility Study
- Develop task force
- Engage Community
- Consult with the City of Signal Hill
- Explore partnerships
- Marketing and recruitment plans

Section II: Mission and Vision, Core Values, Philosophy, and Statement of Faith

Purpose and Identity Statement

AUHS is a Christian-based, minority-serving university where the values of faith in God, love of humankind, and respect for all persons, irrespective of differences are embraced. The University is also a minority serving organization dedicated to providing high quality education to prepare underrepresented groups and others as competent and compassionate health care professionals and researchers.

Through this outreach, the University harnesses the talents and abilities of persons currently underrepresented in healthcare and research while improving the dissemination of culturally appropriate care.

A. American University of Health Sciences Mission Statement

The American University of Health Sciences' mission, vision, core values, and principles set the guidance and direction for the development and growth of its programs, and improvement of facilities in support of these programs. The following guides and directs AUHS in its development and growth as approved by the Board of Trustees.

B. Mission and Vision

American University of Health Sciences, a private Christian-based, minority- serving university of higher education, welcomes students of diverse backgrounds and prepares them to make a positive impact on society through the provision of exceptional quality patient-centered care within the context of a global perspective of the human condition.

This mission is accomplished through the creation of a strong and caring academic

environment where excellence, diversity, and the development of the entire person—mind, body and spirit—is addressed and where teaching/learning, research, service and scholarship is valued and supported.

C. Core Values

Inspired by a strong belief in God and the Christian values of love and caring for humankind, and of justice and respect, the University's core values include a holistic approach to education, promotion of the intellectual, analytical and critical thinking abilities of its students, evidence-based knowledge, and service to our fellow man, and a commitment to life-long learning.

- **Christian Values**

Christian Values. Upon completion of the appropriate health science career program (i.e., nursing, pharmacy, pharmacy technician, clinical research, etc.) , students should be able to affect positive clients-patient outcomes by sharing their Christian Values of love, caring, justice and respect, as an advocate client-patient needs and rights.

- **Performance**

Performance (Research/Scholarship) In the area of performance, graduates will demonstrate social, philosophical knowledge of their profession/career pathway (i.e., nursing, pharmacy, pharmacy technician, clinical research, etc).

- **Cultural Competence**

Cultural competence (Diversity) In the area of cultural competence, graduates will deliver culturally competent, sensitive caring that is evidence-based in the appropriate health career Social Responsibility (Service) In the area of social responsibility,

graduates will develop social and personal responsibility for ongoing professional growth and development including higher education in the appropriate health career profession (i.e., nursing, pharmacy, pharmacy technician, clinical research, etc.) service area.

- **Social Responsibility**

Social Responsibility (Service) In the area of social responsibility, graduates will develop social and personal responsibility for ongoing professional growth and development including higher education in the appropriate health career profession (i.e., nursing, pharmacy, pharmacy technician, clinical research, etc.)

- **Critical Thinking**

Critical thinking (Academic Preparation/ Education) In the area of critical thinking, graduates will apply critical thinking as the theoretical and scientific underpinnings to the appropriate health career occupation (i.e., nursing, pharmacy, pharmacy technician, clinical research, etc.) to build a solid foundation to drive the profession forward.

D. Philosophy & Principles of the University

The objective of the University is to prepare a professional and culturally diverse workforce for the pharmaceutical, nursing and clinical research sectors within healthcare. As previously stated, one of our stated purposes is to create a workforce who will utilize research evidence-based practice to guide healthcare delivery. It is the mission and purpose of AUHS that these professionals will understand the application of research; display competencies to apply evidence-based practice and will have been infused with the desire to continue their education with the intent toward becoming practice professional leaders, future research scientists and

faculty within their professional domain.

To this end, the University upholds the following as its guiding principles and philosophies:

- The University adopts a holistic approach to education and promotes total development of mind, body, and spirit, while promoting the intellectual, analytical and critical abilities of its students, complemented with solid values such as service and commitment to life-long learning.
- All students must acquire the fundamental knowledge and understanding of science and how it relates to their individual domain—pharmacy, nursing, medicine—and appreciate how these disciplines have evolved, are integrally related, and are individually and collectively continually changing human life. The knowledge that students gain will not be limited to theories but instead will extend to actual clinical application, which will include clinical – laboratory – practice experiences, externships and community service.
- The University thrives in an intimate and quality learning environment, a place for creative individual expression as well as fruitful social interaction. The University harnesses a dynamic, enriching environment where students can freely interact with accomplished and dedicated faculty, who embrace and exemplify the values of the university, and utilize a rich array of library, internet, and interactive learning tools.
- The University recognizes its critical role in community development and social health service. It is aware that institutional success lies behind what its students and graduates give back to society. The University seeks to impress upon all its graduates the higher mission and noble privilege of community service and improving the quality of healthcare through both provision of care and scholarly study of the impact of that care.

- The University commits to continually develop and upgrade curricula and courseware to enable students and practitioners to stay up-to-date and conversant on prevailing practices and technologies affecting the health care industry.
- All graduates of the University will have an accurate understanding of how they, as practitioners in the field, fit into the larger and real-world community that they serve. Graduates will possess the competencies necessary to provide excellent care and service within their domain with a thorough foundation in science, social/behavioral, leadership, and interpersonal – interactional knowledge and skills.

E. Statement of Faith

American University of Health Sciences recognizes that there is a body of knowledge with which the humanities, the natural sciences, the social sciences, theology, and professional studies are to be differently but compatibly concerned.

We pursue truth in order to glorify the God and Father of our Lord Jesus Christ: praying for the continual outpouring of the Holy Spirit and the return of our Savior, the Lord Jesus Christ; remembering the promise of Scripture and tradition; keeping our hearts faithfully attuned to the voice of God; and being thoughtfully, acutely, and critically engaged.

American University of Health Sciences affirms a statement of faith that defines its doctrinal convictions as follows:

- We believe in one God, Creator of all things, holy, infinitely perfect, and eternally existing in a loving unity of three equally divine Persons: the Father, the Son and the Holy Spirit. Having limitless knowledge and sovereign power, God has graciously purposed from eternity to redeem a people for Himself and to make all things new for His own glory.

- We believe that the Old Testament and the New Testament Scriptures, given by plenary inspiration, contain all truth necessary to faith and Christian living.
- We believe that God created Adam and Eve in His image, but they sinned when tempted by Satan. In union with Adam, human beings are sinners by nature and by choice, alienated from God, and under His wrath. Only through God's saving work in Jesus Christ can we be rescued, reconciled and renewed.
- We believe that Jesus Christ is God's incarnate, fully God and fully man, one
- Person in two natures. Jesus—Israel's promised Messiah—was conceived
- through the Holy Spirit and born of the Virgin Mary. He lived a sinless life, was crucified under Pontius Pilate, arose bodily from the dead, ascended into heaven and sits at the right hand of God the Father as our High Priest and Advocate.
- We believe that Jesus Christ, as our representative and substitute, shed His blood on the cross as the perfect, all-sufficient sacrifice for our sins. His atoning death and victorious resurrection constitute the only ground for salvation.
- We believe that the Holy Spirit, in all that He does, glorifies the Lord Jesus Christ. He convicts the world of its guilt. He regenerates sinners, and in Him they are baptized into union with Christ and adopted as heirs in the family of God. He also indwells, illuminates, guides, equips and empowers believers for Christ-like living and service.
- We believe that God's justifying grace must not be separated from His sanctifying power and purpose. God commands us to love Him supremely and others sacrificially, and to live

out our faith with care for one another, compassion toward the poor and justice for the oppressed. With God's Word, the Spirit's power, and fervent prayer in Christ's name, we are to combat the spiritual forces of evil. In obedience to Christ's commission, we are to make disciples among all people, always bearing witness to the gospel in word and deed.

- We believe in the personal, bodily and glorious return of our Lord Jesus Christ with His holy angels when He will bring His kingdom to fulfillment and exercise His role as Judge of all. This coming of Christ, at a time known only to God, demands constant expectancy and, as our blessed hope, motivates the believer to godly living, sacrificial service and energetic mission.
- We believe that God commands everyone everywhere to believe the gospel by turning to Him in repentance and receiving the Lord Jesus Christ. We believe that God will raise the dead bodily and judge the world, assigning the unbeliever to condemnation and eternal conscious punishment and the believer to eternal blessedness and joy with the Lord in the new heaven and the earth, to the praise of his glorious grace.
- We believe that from the beginning of God's revelation to humankind. He revealed his order of creation and his purpose in creating man and woman. God ordain that traditional family is between a man and a woman.

Section III: Details and Plans

A. Existing Conditions (Entire Property)

1. Existing Details Narrative (Entire Property – Occupied and Vacant)
2. Existing Plans (Entire Property – Occupied and Vacant)

A.1 Existing Details Narrative:

Building 1 is a three-floor physical facility currently utilized with a total 28,000 square footage space.

Building Details Narrative: Building 1	Occupied	Vacant
<p><i>Building 1: First Floor</i></p> <p>The following areas and resources are located on the first floor of building 1: <i>library, student break room, student lounge, Center for Academic Success (CAS), and Chapel.</i></p> <p><i>Library</i> provides the following resources: reading, media and computer, and printer/copier machine for students. The Library has 15 computers, a TV and a DVD combo player for students to watch and listen to audio and video resources. The spacious library holdings are composed of required textbooks for each course, journals, internet databases as research tools to access nursing, health, and relevant articles. The AUHS library subscribes to CINAHL with Full-Text, MEDLINE Complete, and JSTOR, which are available on and off-</p>	<p>Operations: Monday to Friday 8 :00 AM to 7:00 PM</p>	<p>No</p>

Building Details Narrative: Building 1	Occupied	Vacant
<p>campus 24/7. Access information for all databases can be found on the Library Resources page on Moodle. The library is managed by a director and library assistant.</p> <p>The <i>Center for Academic Success (CAS)</i> is committed to maximizing the academic potential of each student by empowering them to move seamlessly throughout their educational program. The CAS is devoted to helping all students meet their individual goals regardless of age, gender, race or physical ability.</p> <p>The <i>student lounge & Student break room</i> are popular areas for students to commune and relax. The student lounge has copier machine available to students. Three additional rooms are designated for janitorial equipment, and storeroom.</p> <p>The university <i>chapel</i> is a communal blessed area where AUHS family gathers to share prayers and reflection, find faith, peace, inspiration, courage, and unity. Every Wednesday at noon, AUHS family comes together to share prayers and reflections that strengthen their Christian faith, belief in body, mind, and spirit.</p>		

Building Details Narrative: Building 1	Occupied	Vacant
<p><i>Building 1: Second Floor</i></p> <p>The second floor houses the following areas for academic and operational functions: <i>reception area, Board conference room, 2 laboratories (Skills and Pharmacy lab), office of the Admission with interview room, student open lounge area, office for the Student Nurses Association (SNA), and 3 smart classrooms.</i></p> <p>The <i>Skills Laboratory 1</i> has 7 hospital beds, as well as other state of the art science skills equipment, such as Vita Simulators Laerdal IV simulation anatomical arms model and wall-mounted simulation examination set and suction equipment. <i>Pharmacy Skills Laboratory 2</i> has three (3) hospital beds, one (1) low fidelity mannequin, and one (1) crash/medication cart. One (1) observation room is currently use a medication room and would be used as a control room for simulation lab in the future. One locked room is designated for old student files, and archived documents.</p>	<p>Operations: Monday to Friday 8 :00 AM to 7:00 PM</p>	<p>No</p>

Building Details Narrative: Building 1	Occupied	Vacant
<p><i>Building 1: Third Floor</i></p> <p>The third floor has the following areas and resources: <i>15 faculty offices, 8 Executive Offices (Founders/Board of Trustees, President, VP/COO, CFO, Provost, Deans of SON and SOP, Asst. Dean) , 9 administrative and staff offices, 2 conference rooms (Faculty & Conference room 315), and an IT/computer server room.</i> One large office is designated for the Student Services staff. Part-time faculty members share a common office and full-time nursing faculty members have private individual offices.</p> <p>Administrative and staff offices are the following: Student Services, Student Affairs Director, Placement (Career Services), Marketing & Publication Director, IT Director, Accounts Payable, AUHS Foundation Director, Financial Aid Administration and Staff office. Other offices are designated for administrative personnel and IT. There are three areas where large scale printers are located as well as various other office machines. Inside the faculty conference room, there is Scantron machine, copy/print/scan machine and a large shredder.</p>	<p>Operations: Monday to Friday 8 :00 AM to 7:00 PM</p>	<p>No</p>

Below are tables outlining the current numbers of facilities and areas utilized.

Table 1. Building 1 -First Floor:

Current	#	Sq.
Library	1	1742.50
Chapel	1	561
Student Break Room	1	2644.50
Student Lounge	1	1100
Office of Center for Academic Success	1	651
Media Access Room	1	(within the Library)
Computer Room	1	(within the Library)
Exit Doors	2	2 exit doors

Table 2. Building 1 – Second Floor:

Current	#	Sq.
Conference Room	1	858
Reception Area/Front Lobby	1	408
Nursing Skills Lab	1	612
Pharmacy Lab	1	360
Open Student Lounge	1	1100
Office of Student Nurses Association (SNA)	1	396
3 Classrooms:		
Room 203	1	396
Room 206	1	1440
Room 208	1	360
Admissions Office	1	152
Restroom Male	1	143
Restroom Female	1	320
Exit Doors	3	3 exit doors

Table 3. Building I – Third Floor:

Current	#	SQ
Faculty Offices	15	105 each
Executive Offices (Founders/Board of Trustees office, President, VP/COO, CFO, Provost, Deans (SON, SOP) and Asst. Dean	8	561 each
Administrative/Staff Offices	9	165 each
Conference Room	1	480
Faculty Conference Room	1	276
Computer Server Room	1	344
Restroom Female	1	165
Restroom Male	1	165
Restrooms	4	165 (1) 105 (3)

Current	#	SQ
Exit Doors	3	3 exit doors
Kitchen	1	105
Storage Room	1	27

Existing Details Narrative:

Building 2 is a two-story facility with **10,000 SF** situating two (2) conference rooms and spacious offices, cubicles, and conference rooms. Each floor has two restrooms. This building has bridge pathway access to Building 1 - 2nd floor.

Building Details Narrative: Building 2	Occupied	Vacant
<p>Building 2. First Floor:</p> <p>Two (2) conference rooms are located on the first floor equipped with smart board and internet capabilities. There are two (2) multi-functional small offices, and open lounge/reception area.</p>	No	Temporary use of classrooms
<p>Building 2. Second Floor:</p> <p>Four cubicle offices will serve as student advising areas, adjacent to several offices. There are 13 offices located on the second floor. Through the bridge pathways from the second floor of building 1, and building 3, the reception area, and these offices could be accessed. Additional areas located on the second floor are: employee kitchen, 2 restrooms, and a file room.</p>	No	

Below are tables outlining the current numbers of facilities and areas utilized.

Table 1. Building 2. First Floor:

Current	#	SQFT.
Conference Room 1 with Smart Board	1	500
Conference Room 2 with Smart Board	1	320
Test Lab	2	320
Restroom Female	1	96
Restroom Male	1	105
Lobby	1	Open area to hallway
Exit Doors	2	Exit doors

Table 2. Building 2. Second Floor:

Current	#	SQFT.
Administrative Offices	13	692 each
Modular Staff Offices	4	130 each
File Room	1	135
Exit Doors	2	2 exit doors
Restroom Female	1	110
Restroom Male	1	120
Electrical room	1	110
Kitchen	1	110

Existing Details Narrative:

Building 3: Building 3 is a three-story building with **34,000 SF**.

Building Details Narrative: Building 3	Occupied	Vacant
<p>Building 3. First to third Floors</p> <p>A concept plan for the renovation for classrooms, offices, and simulation skills/research laboratories for the School of Pharmacy and School of Nursing has been approved. This building has the capacity for additional classrooms and learning resources that could support future AUHS future programs and projects.</p>	No	Renovation 99% complete. Awaiting final inspection by LA County Fire and the City of Signal Hill.

BUILDING 3: EXISTING SQUARE FOOTAGE

**OCCUPANT LOAD TABULATIONS/
EGRESS/ REQUIRED EXITS**

Location/ Occupancy	Area S.F.	Occupants Factor (CBC/ IBC Table 1004.1.1) Occupants		Egress Req:		Egress Width Req:	
				Required	Provided	Required	Provided
				CBC/ IBC TABLES 1004.1.1 AND 1015.1 Office-"B" 2 Exits ≥ 49 Conference 2 Exits ≥ 49 Assembly 2 Exits ≥ 49		CBC/ IBC 1005.1 Stairways: 0.3"/Person Other Egress Components: 0.2"/Person	
FIRST FLOOR							
Office (B)	3,769 S.F.	100	38	-	-		
Lab Suite 1 (B)	3,343 S.F.	100	33	-	-		
Lab Suite 2 (B)	2,102 S.F.	100	21	-	-		
Class Room	501 S.F.	20	25	-	-		
Meeting Room	232 S.F.	15	15	-	-		
Accessory "Stor.,Stairs"	1,338 S.F.	300	4	-	-		
Total First Floor	11,285 S.F.	-	136	2	3	Door Width: 27.2"	156"
SECOND FLOOR							
Office (B)	3,283 S.F.	100	33	-	-		
Meeting/Training (A)	3,080 S.F.	FIX	56	-	-		
Library/ Reading Area	1,314 S.F.	50	26	-	-		
Class Rooms (A)	2,038 S.F.	15	136	-	-		
Accessory "Stor.,Stairs"	1,156 S.F.	300	4	-	-		
Total Second Floor	10,871 S.F.	-	255	2	3	Stair Width: 76.5"	125.5"
THIRD FLOOR							
Office (B)	3,837 S.F.	100	38	-	-		
Meeting RM./Training	3,080 S.F.	FIX	56	-	-		
Meeting RM.	981 S.F.	15	65	-	-		
Lab "Simulation" (B)	1,716 S.F.	100	17	-	-		
Accessory "Stor.,Stairs"	1,257 S.F.	300	4	-	-		
Total Third Floor	10,871 S.F.	-	180	2	3	Stair Width: 54"	125.5"

A.2 Existing Plans (Entire Property – Occupied and Vacant)

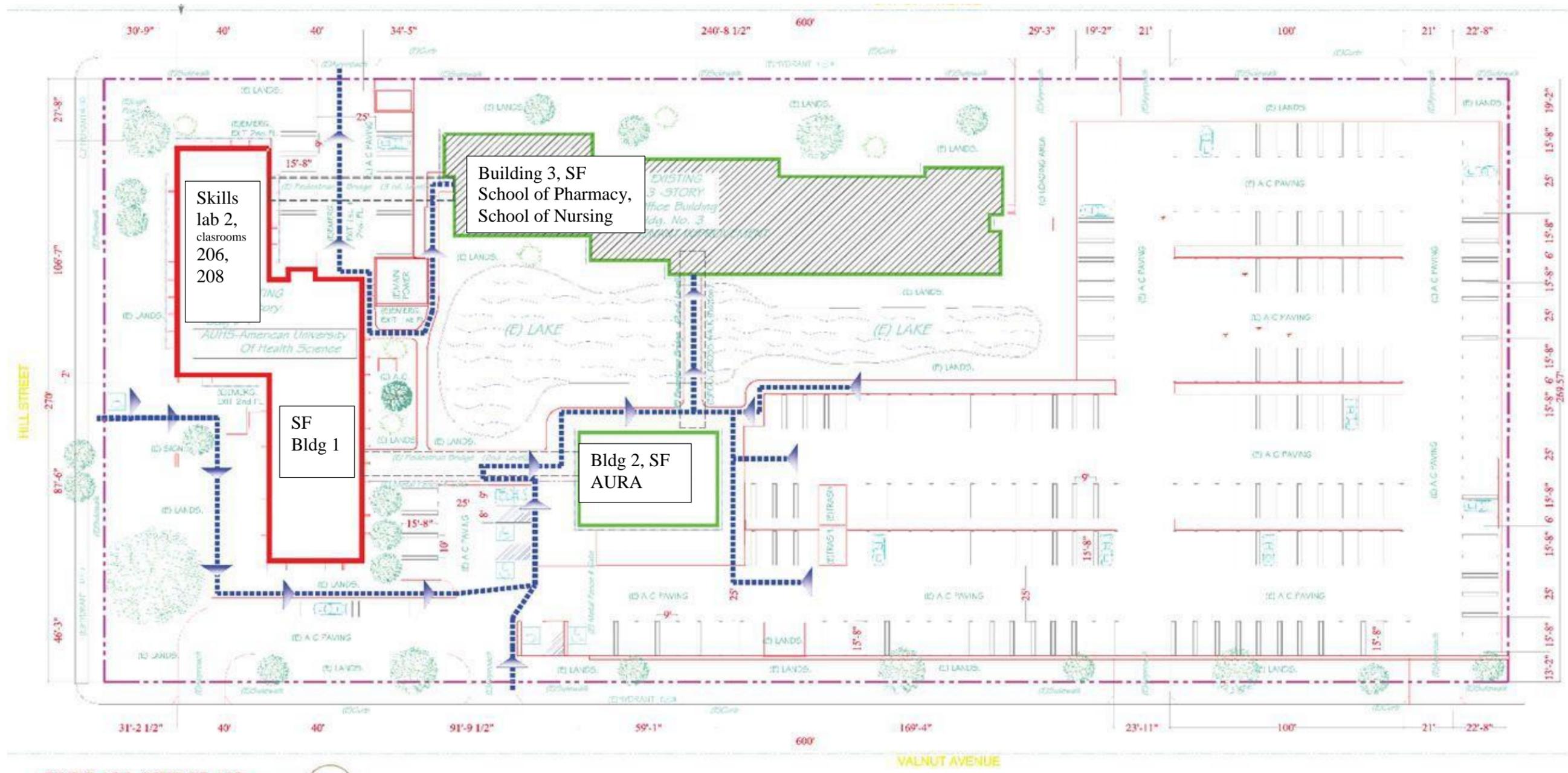
Building	Occupied	Vacant	Plans
Building 1 (28,000 sq. ft)	Yes	No	
First Floor			No plans for renovation
Second Floor			Plans for renovation: Proposed Outpatient Pediatric Clinic and Outpatient Pharmacy
Third Floor			No plans for renovation
Building 2 (10,000 sq. ft)	No	Yes	Renovation completed
First Floor			Plans to use existing classrooms
Second Floor			Plans to use existing offices and conference rooms
Building 3	No	Yes	Plans for demolition and renovations approved. Construction work 99% complete.
First Floor			
Second Floor			
Third Floor			
Parking Study	Currently in use	No	Parking and Traffic Studies completed in March 2022 (Exhibit B). Current on-site parking accommodates all programs including future operations of the Private High School, Outpatient Pediatric Clinics, and Outpatient Pharmacy Services.

PROPOSED BUILDING PLANS, ACTIVITIES, and TIMELINES

Timeline of Proposed Programs and Services: Based on completion of The City of Signal Hill's approval process.

Building # Programs/Services	Current Building Usage	Proposed Building Usage	Timeline	Target Date to Operate:
Building #3 School of Pharmacy (SOP) Doctor of Pharmacy School of Nursing (SON)	Building #3. Under renovation	Building #3. To be used for classrooms, skills lab instructions and offices for the PharmD program, and School of Nursing, and other Health Sciences courses	Fall 2022: Permits to build issued, renovations complete. Awaiting final Inspection	Target Date to operate: September 2022
Building #1 Outpatient Pediatric Clinic Outpatient Pharmacy Clinic Services	Building #1: Second Floor: Entrance from Gaviota street: Classrooms 206, and 208 used for instructions and skills lab 2	Building #1: Second Floor: Entrance from Gaviota Convert existing class rooms and computer lab to Pediatric clinic reception area and exam rooms. Existing Pharmacy lab to be converted to public pharmacy counter with pharmacy lab and classroom.	Summer/Fall 2023: Permits to build pending plan preparation June 21, 2022 – PC Workshop July 19, 2022 – PC Public Hearing August 23, 2022 – City Council Public Hearing and Approve Specific Plan September 13, 2022 – City Council 2 nd Reading and Adopt Specific Plan	Start of Construction: March, 2023 Target Date to operate: September 2023
Building #2: American University Research Academy (AURA) STEAM Private High School	Building #2: Classroom use for PharmD program, and School of Nursing	Building #2: To be used for the American University Research Academy (AURA) STEAM Private High School	TBD: Pending meeting of requirements: Zoning Ordinance Amendment, parking study, required approvals from the City of Signal Hill, and other requirements.	Target Date to operate: September, 2022

OVERALL SITE PLAN: EXISTING AND PROPOSED



OVERALL SITE PLAN

1

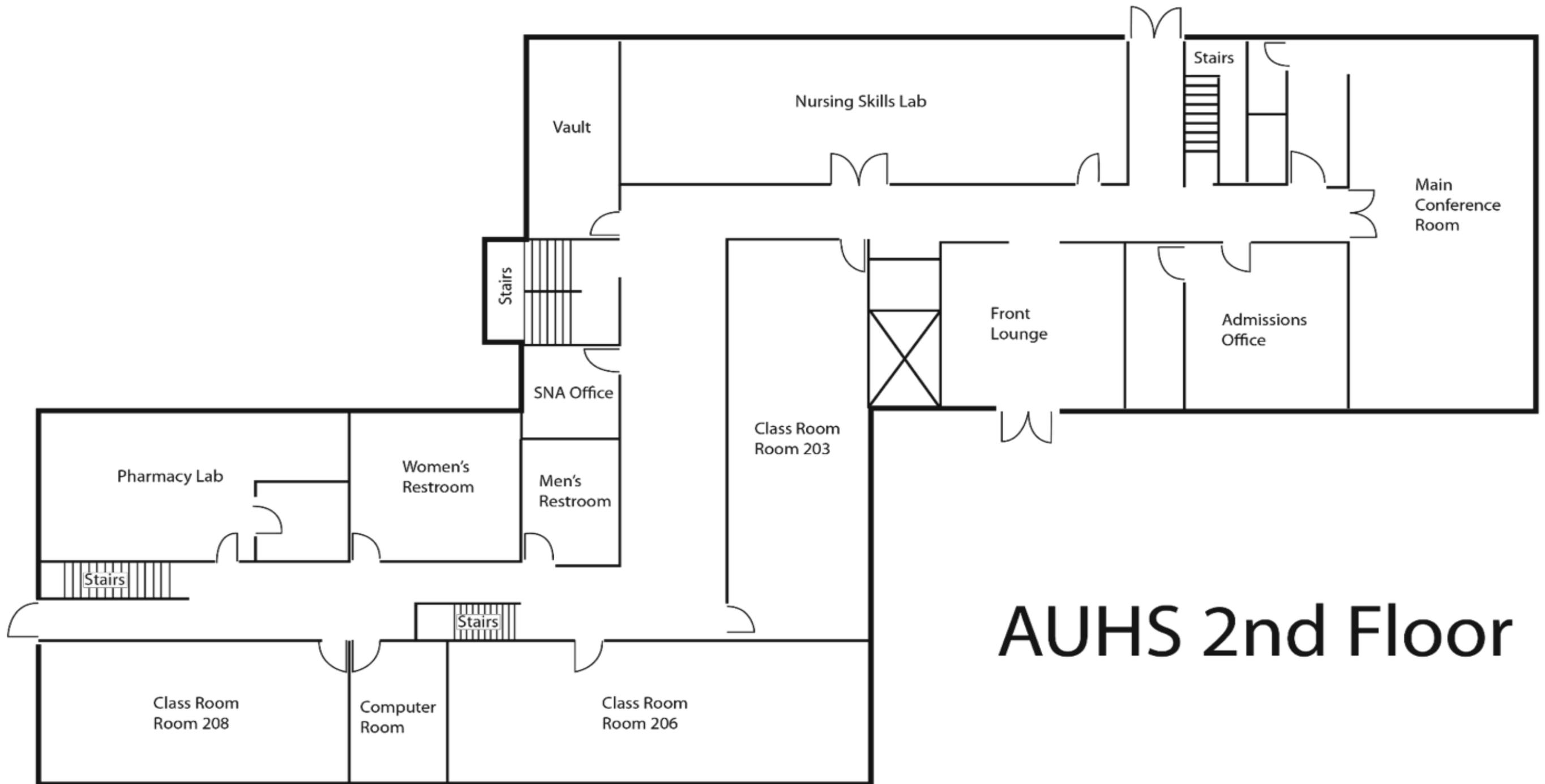
BUILDING 1

BUILDING 1: FIRST FLOOR EXISTING LAY OUT

AUHS 1ST FLOOR

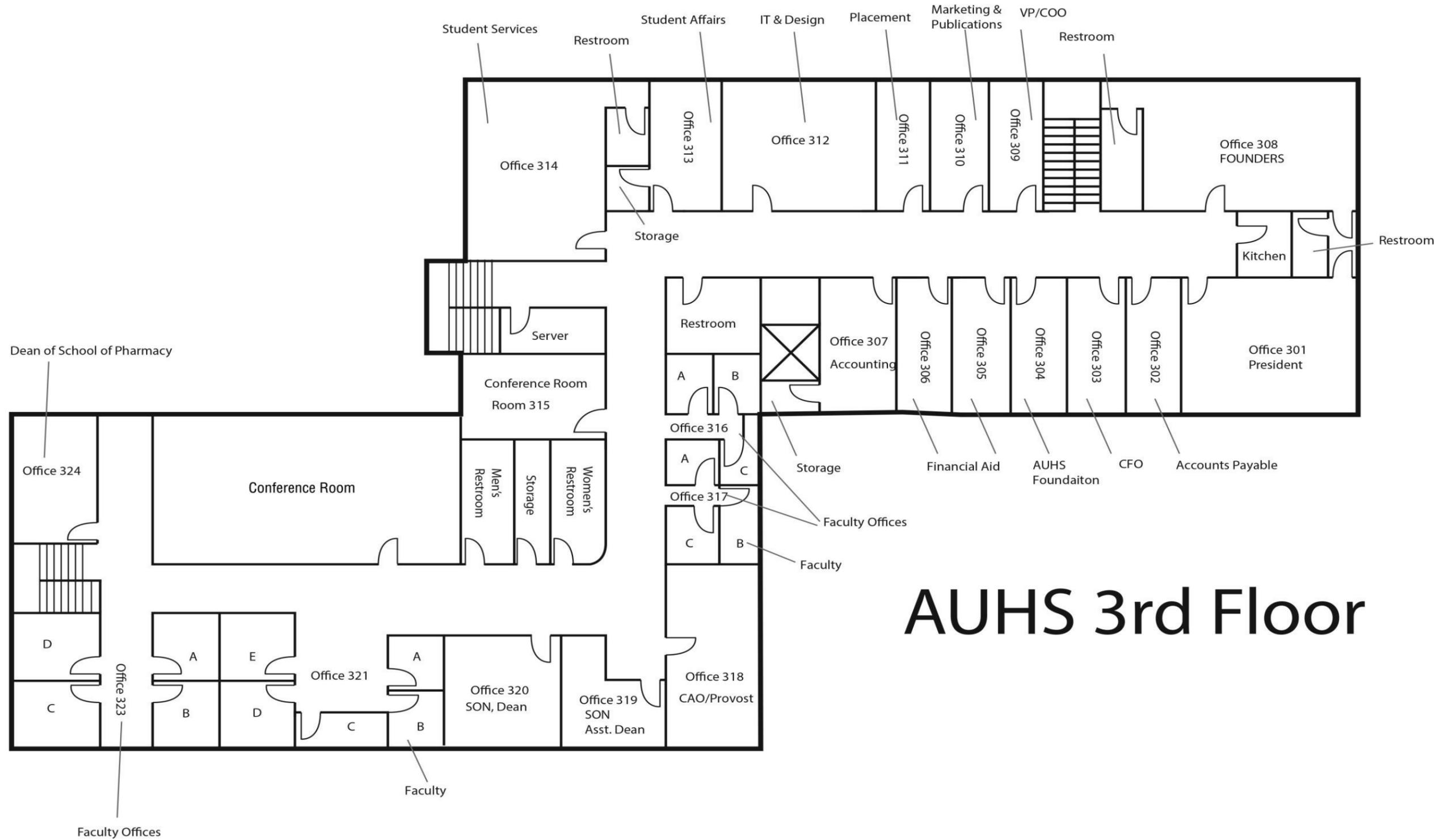


BUILDING 1: SECOND FLOOR EXISTING



AUHS 2nd Floor

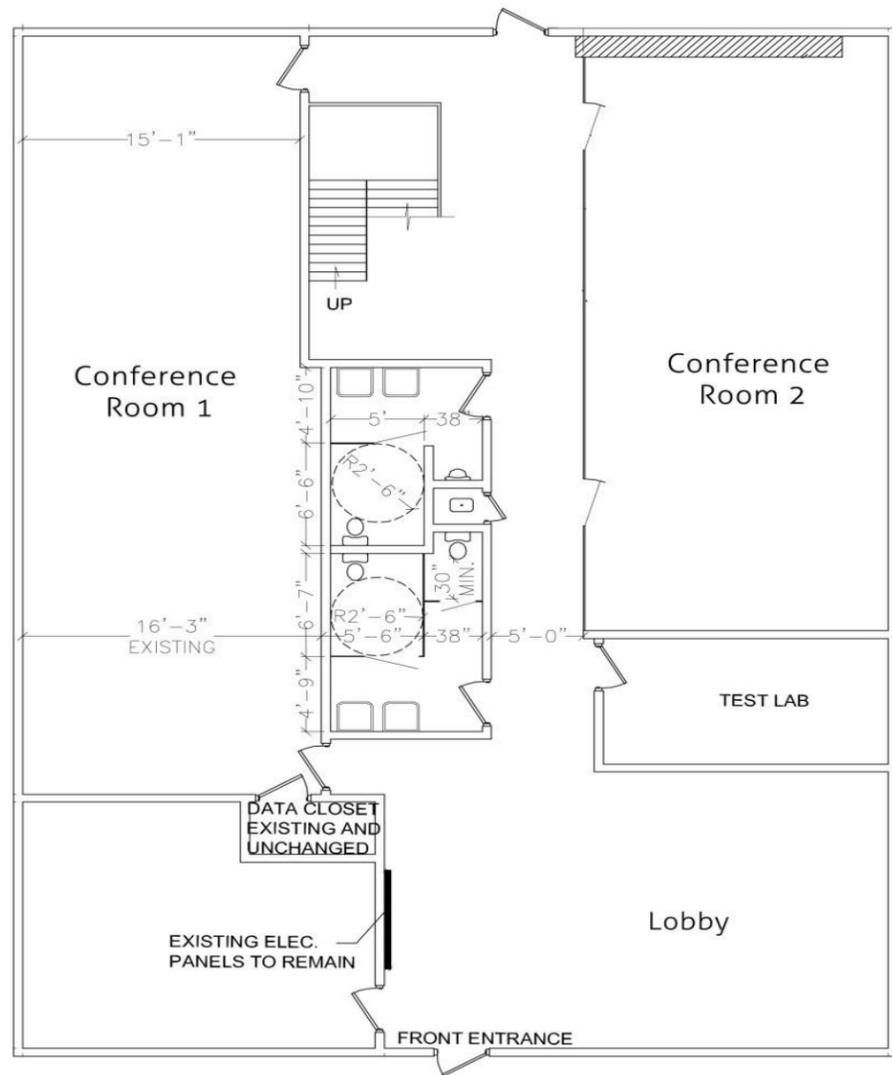
BUILDING 1: THIRD FLOOR EXISTING



AUHS 3rd Floor

BUILDING 2 : AURA – PRIVATE HIGH SCHOOL

BUILDING 2: EXISTING LAY OUT



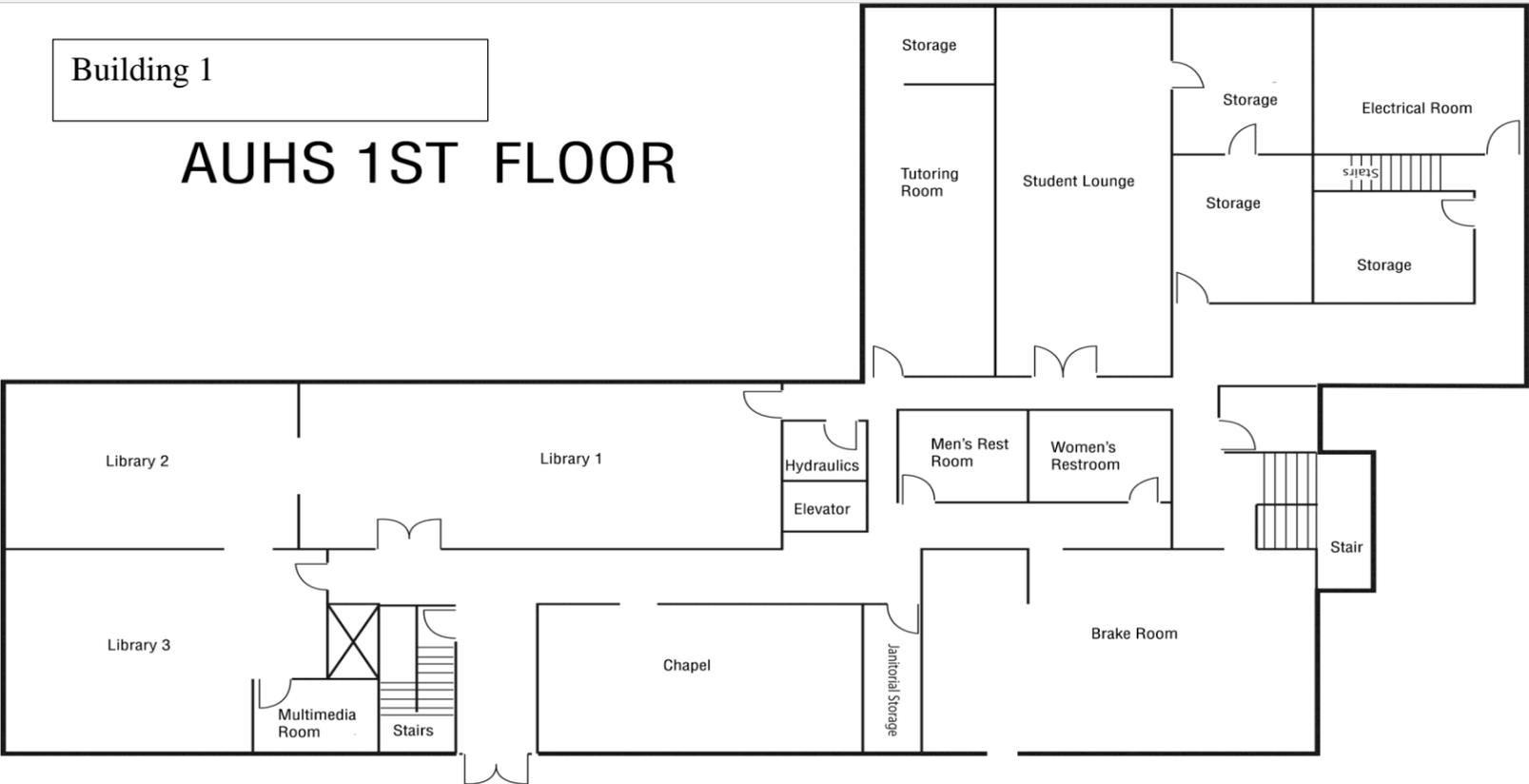
FIRST FLOOR



SECOND FLOOR

A. Phase I – SCHOOL OF NURSING Expansion of Programs Offered:

The School of Nursing Expansion of programs offered will not need build-out on physical facilities. New programs offered will include Master of Science in Nursing with specializations in Family Nursing Practice, Nursing Education, Organization and Leadership. These new programs are pending approvals from respective accrediting agencies, and proposed to start in Fall 2019.

EXISTING	PHASE 1
<p>SCHOOL OF NURSING PROGRAM EXPANSION The expansion of programs offered will not require renovations for facilities to be utilized.</p>	<p>Not Applicable. No changes. New Programs offered will utilize current classrooms.. No changes in floor plan – Building 1 – 1st floor</p>
 <p>The floor plan for AUHS 1st Floor includes the following rooms and areas: Library 1, Library 2, Library 3, Multimedia Room, Stairs, Chapel, Janitorial Storage, Brake Room, Men's Rest Room, Women's Restroom, Tutoring Room, Student Lounge, Storage (multiple locations), Electrical Room, Hydraulics, Elevator, and a central Stair.</p>	
<p>AUHS 2nd Floor : Existing Classroom 203 will be utilized</p>	<p>Plans for renovation for pediatric outpatient and pharmacy will removed 2 existing classrooms. Please refer to plans under Outpatient Pediatric and Outpatient Pharmacy – Phase 2</p>

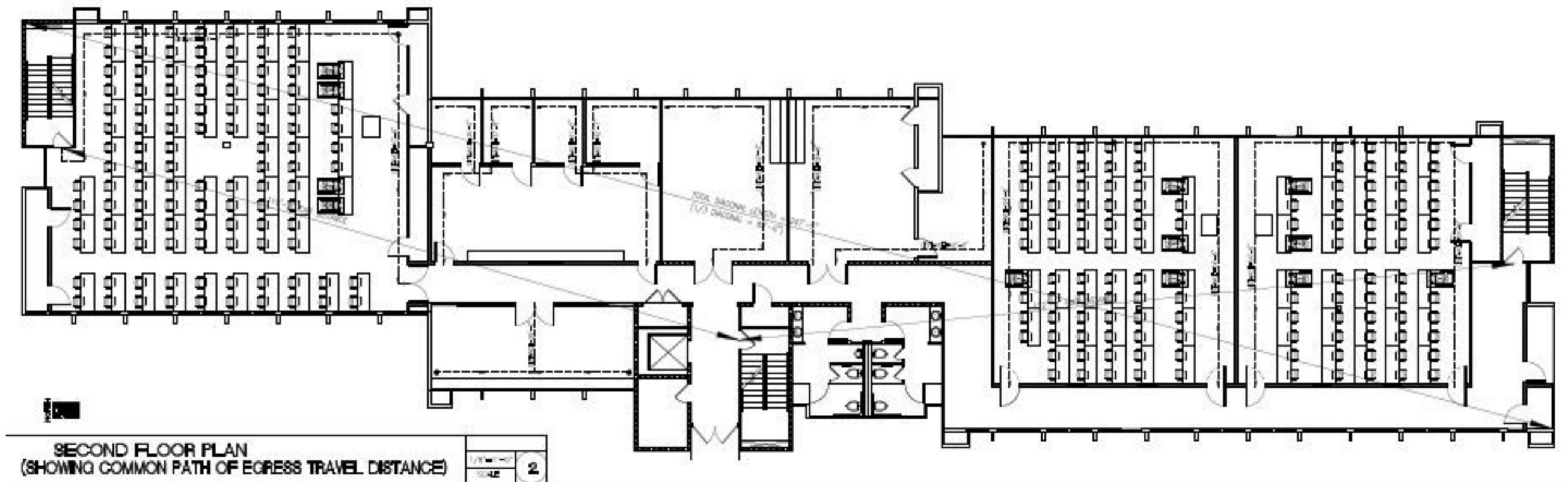
(cont'd) Phase I – SCHOOL OF NURSING Expansion of Programs Offered:

EXISTING	PHASE 1
<p>Building 1</p> <p>Student Services, Restroom, Student Affairs, IT & Design, Placement, Marketing & Publications, VP/COO, Restroom, Office 314, Office 313, Office 312, Office 311, Office 310, Office 309, Office 308 FOUNDERS, Storage, Kitchen, Restroom, Dean of School of Pharmacy, Server, Conference Room Room 315, Restroom, Office 307 Accounting, Office 306, Office 305, Office 304, Office 303, Office 302, Office 301 President, Office 324, Conference Room, Men's Restroom, Storage, Women's Restroom, Office 316, Storage, Financial Aid, AUHS Foundation, CFO, Accounts Payable, Office 317, Faculty Offices, Faculty, Office 323, Faculty Offices, Office 321, Office 320 SON, Dean, Office 319 SON Asst. Dean, Office 318 CAO/Provost, Faculty.</p> <p>AUHS 3rd Floor</p>	<p>Not Applicable. No changes. New Programs offered will utilize current classrooms. No Changes to Floor Plan,</p>

B. Phase II – Doctor of Pharmacy Program (PharmD) – School of Pharmacy:

The proposed Doctor of Pharmacy Program will occupy building 3, all of 2nd floor, Renovations are complete and awaiting final inspections. This building will house classrooms, skills lab, auditorium, offices, and clinical laboratory. Projected start of the first cohort is proposed for Fall 2022. First Floor will house Science Laboratory and Laboratory Suites, and faculty/administrative offices.

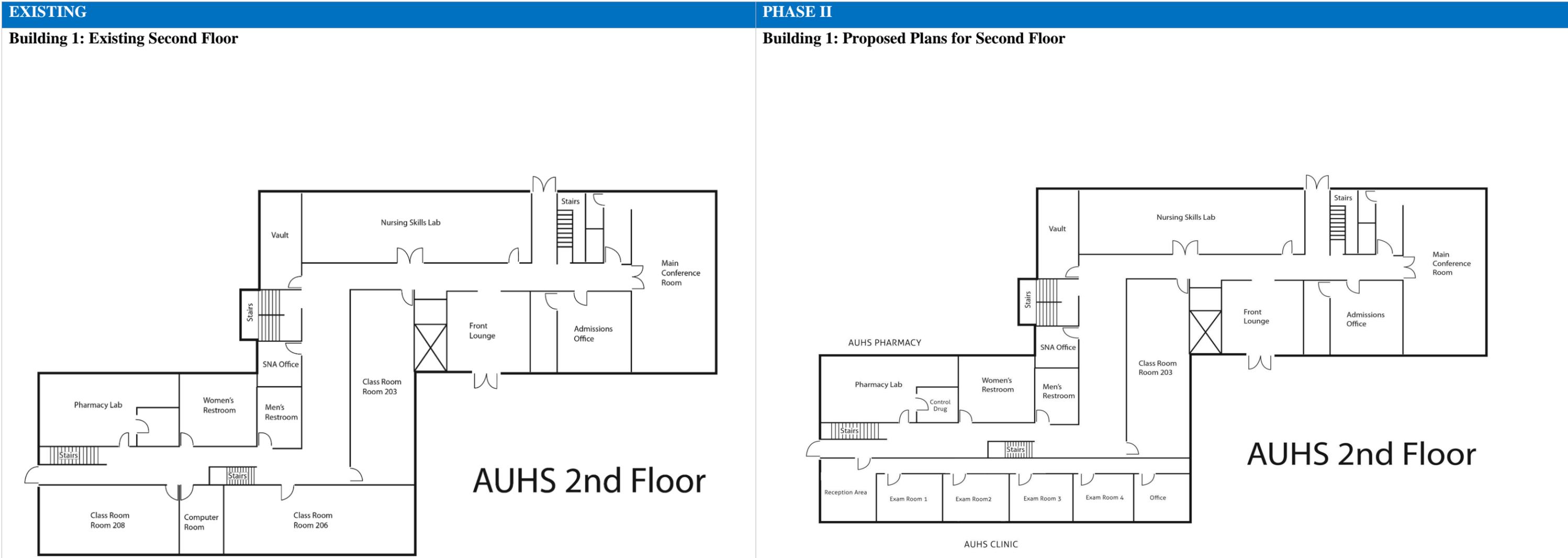
BUILDING 3: LAYOUT



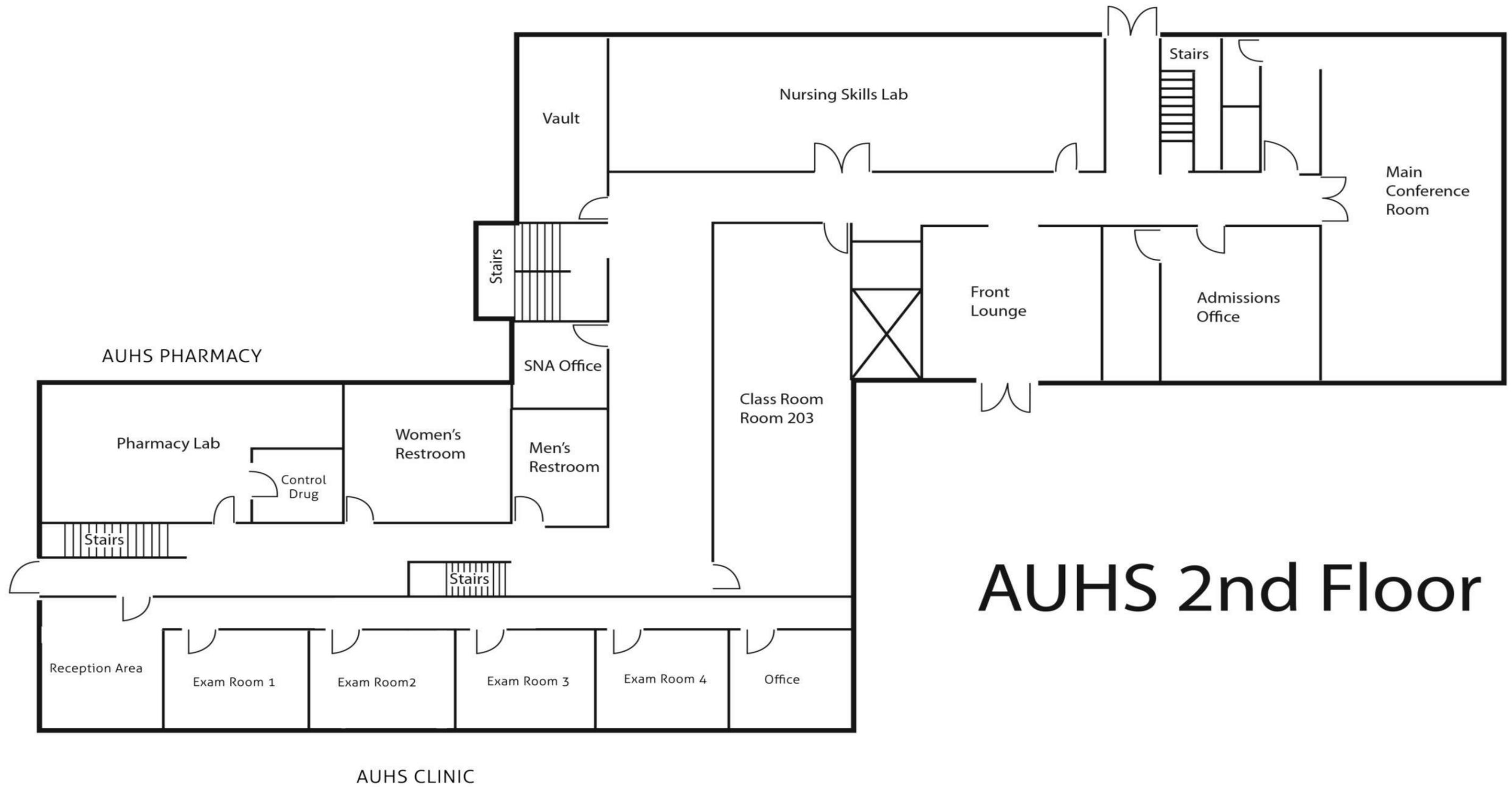
Building 3: Proposed Plan

C. Phase III - Outpatient Pediatric and Pharmacy Clinic: Building 1, Floor 2, North East Corner

As part of its ongoing efforts to improve patient's access to health care and related services, American University of Health Sciences (AUHS) is subsidizing the start-up and first year of operations of a new AUHS *Outpatient Pediatric Clinic & Pharmacy Services* to be housed at the University Campus in Signal Hill, in Building 1, Second floor. Existing Pharmacy lab and classroom to be converted to a functioning public pharmacy with attached lab and classroom. Classrooms 208 and 206, and computer room to be converted to Pediatric Clinic reception area and examination rooms.



Building 1: Proposed Plans for Second Floor: Housing the AUHS Pharmacy Clinic

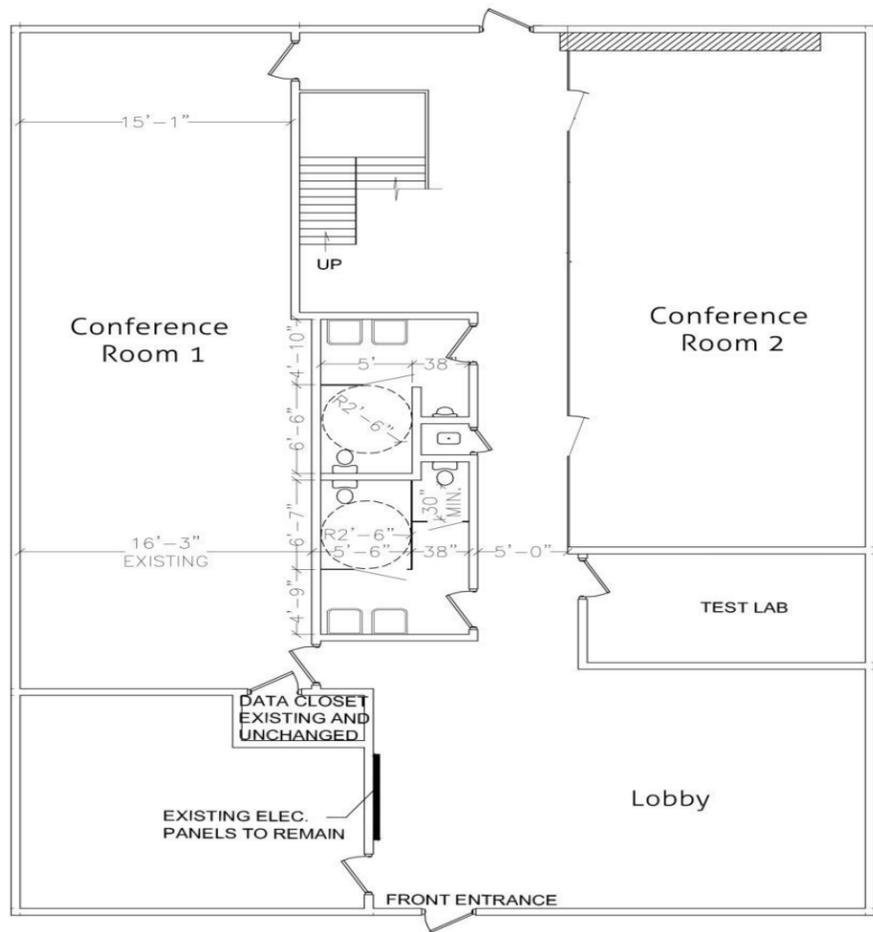


D. Phase IV - American University Research Academy (AURA) STEAM Charter High School

American University Research Academy (AURA) Private High School will be an institution of learning where students of diverse background will be taught by a faculty whose real world and academic training will guide them on the road to rewarding careers in the medical sciences. Curriculum will be developed with the guidance of the California Private Schools Association (CCSA) and STEAM. STEAM Education is an approach to learning that uses Science, Technology, Engineering, the Arts and Mathematics as access points for guiding student inquiry, dialogue, and critical thinking.

The proposed location for the *AURA STEAM Charter High School* is Building 2 at the AUHS campus. The construction of this building has been completed providing the following areas for student, faculty/staff, and administrative use: 1st Floor - 2 classrooms, and 2nd floor – Offices and conference rooms.

BUILDING 2: EXISTING LAY OUT AND NO PLANS FOR BUILDING CHANGES



FIRST FLOOR



SECOND FLOOR

Section IV: Community Events

Community Outreach Programs Impact on the Surrounding Area

American University of Health Sciences Foundation is one of the most significant assets to communities it serves. Committed to the mission of AUHS Foundation, American University of Health Sciences plays a vital role by offering invaluable educational programs to underserved population and second-chance opportunities to students who face barriers to succeeding in their educational goals. As part of the proposed programs and projects, AUHS outpatient pediatric clinic and outpatient pharmacy will provide care resources to benefit patients in the surrounding neighborhood, and the City of Signal Hill. Prime to the needs of this community is access to private high school to which AUHS is responding through establishing a Charter High School within the University Campus. Benefits of the Community Outreach programs and Community Events through the AUHS Foundation, and the Charter High School are as follows:

A. Community Outreach

The AUHS Foundation responds to local, community, and global needs of homelessness, poverty, and diversity in health care through the following solutions:

- *Homeless Outreach*

American University of Health Sciences Foundation funds programs that meet the immediate needs of the homeless community and outreach programs to affect long-term gains and to mitigate the causes of homelessness.

- *Serving Families In Need*

American University of Health Sciences Foundation developed programs that impact the lives of the underserved community by providing fresh groceries through quarterly **Acts of Love**, bringing joy to disadvantaged children during the holidays with the **Santa Cause Toy Drive**, and improving health care delivery by bringing providers into underserved communities with our **Annual Health Fairs**.

- *Closing the Gap*

American University of Health Sciences Foundation has created opportunities and mentorship to empower inner-city and at-risk youths to succeed in school today and for the future. Be an inspiration to underprivileged kids and make a difference with your donation.

- *Youth Enrichment in Science (Y.E.S.)*

American University of Health Sciences Foundation's Youth Enrichment for Sciences (Y.E.S.) programs address the issue of diversity in health care and education for underrepresented and underserved populations by exposing children to health care professions on three levels: ***Y.E.S. programs at Elementary, Middle and High School***. These educational programs empower minority and underprivileged youths to dream bigger futures for themselves, their families and communities.

- *Reading Readiness Mentorship*

Research has shown that reading is a major predictor of academic success. To prepare students for success in school and their future, AUHS Foundation has partnered with local elementary schools in the cities of Long Beach and Signal Hill to provide reading help to at-risk youths. Through personalized one-on-one attention, inner-city youths are given a chance to improve their literacy skills. Student volunteers from American University of Health Sciences are paired up with at risk students identified by our partner elementary school

counselors. These partnerships require a minimum of 6 months commitment during the school calendar year to allow time for trust and synergies to develop between students and mentors.

- ***Aspire 2 Inspire (A2i) Summer Camp***

Aspire to Inspire (A2i) Mentorship Summer Medical Camp is a four-day camp for high school students who are interested in careers in patient care, medicine, pharmacy and/or other health-related fields. Students will have the unique opportunity to explore the exciting world of health sciences as these camps are led by A2i mentors who are attending the American University of Health Sciences (AUHS) nursing program with patient care background as LVN, psych techs or surgical tech. Hands-on activities focused on patient care, EMT, first-aid, CPR, and Pharmacy Technology are under the supervision of AUHS professors and A2i mentors.

- ***Backing Our Future-Backpack Campaign***

This year 2018, American University of Health Sciences Foundation is launching the “Backing our Future” Backpacking Campaign to distribute backpacks filled with grade-specific school supplies to low-income and homeless students enrolled in Title 1 “inner-city” schools in the Long Beach area. Many students enrolled in these local schools receive free or reduced lunches and are at a disadvantage already based area schools and community services organizations on other projects and will work with them to identify students in need. Our goal is to give disadvantaged youths the tools they need to succeed at learning.

- ***Annual Book Fair***

Approximately 700+ books were distributed at the inaugural [AUHS Foundation](#) Book Fair on Saturday, October 28th, 2017. It was held in conjunction with the 5th Annual Health and Wellness Fair as an introduction to what will become an annual community event. The event attracted children from ages 4-12 and their families.

They browsed the stacks of books for potential reading material to take home. The AUHS Librarian and student volunteers spent the duration of the event inquiring about reading preferences and offering book suggestions. A variety of books were available to take home, from classics by Dr. Seuss to the famous Diary of a Wimpy Kid series. All quickly found new homes in the hands of eager children. Also, children were invited to an activities table to complete puzzles and coloring activities as they waited for entry into the health fair.

B. Community Events

American University of Health Sciences faculty, staff and students participate in and supports the AUHS Foundation community events. As one of the requirements for graduation, AUHS students participate in these community events to complete 100 hours of community services. As described previously in this section, the following lists the community events scheduled throughout the year:

A. Homeless Outreach Events:

- Lamp Unto My Feet
- Giving Thanks
- Pray It forward
- Wish/Mash

B. Serving Families in Need Events:

- Acts of Love
- Santa Cause
- Annual Health Fair

C. *Closing the Gap* Events:

- Youth Enrichment in Science (YES)
- Aspire to Inspire (A2i)
- Reading Readiness Mentorship
- Backing Our Future (Backpack Campaign)
- Annual Book Fair

Section V: Parking Management Plan

1. Phase I, II & III– Steps taken to minimize overflow parking

The open parking lot of American University of Health Sciences is accessible from different street areas: Gaviota and Walnut streets. Open surface parking lot from the Walnut entrance is currently used as parking area and service drive to unloading/loading and trash disposal functions area. The existing open parking area accommodates approximately 250 vehicles. As part of this expansion AUHS hired the transportation engineering firm of Linscott, Law & Greenspan to conduct an extensive review of the schools parking capacity and to evaluate the impact on local traffic that these three expansions may cause. Working in association with the City of Signal Hill's Traffic Consultant we will make sure that our parking lot can be managed to accommodate these expansions as well having negligible impact upon the traffic surrounding the university.

Section VI: Implementation

1. Administrative Review: Phase I & II (Nursing & Pharmacy School with Outpatient Pharmacy and Clinic, eligible for staff review process)
2. Planning Commission & City Council Review: Phase III (2 outpatient clinic and Pharmacy) and beyond required discretionary review of Zoning Ordinance Amendment and Parking Management Plan. Phase IV – AURA – Charter HS, Phase V – School of Medicine
3. Amendments:

This Implementation Plan identifies Strategic Plan priorities for the next two (2) years and outlines how these will be achieved. With this in mind, this plan will require the review of the City of Signal Hill staff, Planning Commission & City Council review. AUHS focuses its efforts in key areas of the phase’s implementation reflecting goals, outcomes and timelines.

ACTION	RESPONSIBILITY		TIMEFRAME		Goals/Outcomes
	Lead	Contributors	2018 - 2019	2020 - 2023	
Re-submission of Master Plan to the City of Signal Hill	Dr. Uvero (AUHS)	Dr. Carol Ryan Ivy Javaluyas (AUHS)	Fall 2018	Summer 2022	<ul style="list-style-type: none"> • Administrative Review by the staff of the City of Signal Hill. • Seeking Approval of the Master Plan
Nursing School Expansion of Programs Offered	AUHS Academic and Operations Divisions		Fall 2018-2019	Winter 2022 Start	<ul style="list-style-type: none"> • Seeking approval from accrediting agencies. • Facility renovation is not required. The expansion of the programs offered will utilize current classrooms and office.
Outpatient Pharmacy Clinic and Pediatric Clinic	AUHS Academic and Operations Divisions		Fall 2020	Summer 2023 start	<ul style="list-style-type: none"> • Seeking approval from accrediting agencies. • Converting classrooms to pharmacy and pediatric clinics.

ACTION	RESPONSIBILITY		TIMEFRAME		Goals/Outcomes
	<i>Lead</i>	<i>Contributors</i>	<i>2018</i>	<i>2023</i>	
Doctor of Pharmacy Program	AUHS Academic and Operations Divisions		Fall 2023	Spring 2023	<ul style="list-style-type: none"> • Approval received from accrediting agencies. • <i>Onsite visit complete</i> • <i>ACPE pre-accreditation approved</i> • Building 3 renovation 99% complete. Awaiting final inspections by LA County Fire and the City of Signal Hill • <i>Seeking Approval from the City of Signal Hill for the Strategic Master Plan – AUHS growth plan</i>
AURA and STEAM Charter High School	AUHS Academic and Operations Divisions		Winter-Fall 2022	Spring 2023	<ul style="list-style-type: none"> • Approval received from accrediting agencies. • <i>Seeking Approval from the City of Signal Hill for the Strategic Master Plan – AUHS growth plan</i> • Building 2 renovation completed

ACTION	RESPONSIBILITY		TIMEFRAME		Goals/Outcomes
	<i>Lead</i>	<i>Contributors</i>	<i>2018 -</i>	<i>2022</i>	
Parking Management Plan	Morgan Pickard of MPAD, Trissa de Jesus Allen of LLG Engineering	AUHS Operations Division: Dr. Uvero, Dr. Ryan, Ivy Javaluyas	Fall 2018 – Winter 2022		<ul style="list-style-type: none"> • Seeking approval from City of Signal Hill • <i>Phase I-II: Finalize steps to minimize overflow parking, Awaiting review and approval by the City of Signal Hill staff.</i> • <i>Phase III & Beyond: Completed Traffic and parking studies awaiting review and approval by the City of Signal Hill Engineer as basis for a Parking Management Plan.</i>
City of Signal Hill Administrative Review	City of Signal Hill Staff	AUHS Academic and Operations	Fall 2022	<i>Spring 2023</i>	<ul style="list-style-type: none"> • <i>Phase I-II: Finalized steps to minimize overflow parking at AUHS campus, Awaiting review and approval by the City of Signal Hill staff.</i>

ACTION	RESPONSIBILITY		TIMEFRAME		Goals/Outcomes
	<i>Lead</i>	<i>Contributors</i>	<i>2018 -</i>	<i>2023</i>	
City of Signal Hill Planning Commission & City Council Review	City of Signal Hill Staff	AUHS Academic and Operations	Fall 2022	Spring 2023	<ul style="list-style-type: none"> • <i>Phase III and beyond:</i> Require discretionary review of Zoning Ordinance Amendment and Parking Management Plan for AUHS Campus. • AUHS seeks approval of Phase Phase III to be developed by LLG Engineering Group, Inc. working directly with the City of Signal Hill • AUHS awaiting approval of the Parking Management Plan.
<i>New Initiatives:</i> School of Medicine: Doctor of Medicine	AUHS Academic and Operations Divisions		<i>2022</i>	<i>Fall 2024 start</i>	<ul style="list-style-type: none"> • <i>Explore and envision the School of Medicine development</i> • <i>Funding</i> • <i>Accreditation requirements</i> • <i>Physical facilities and resources</i> • <i>Feasibility Study</i> • <i>Develop task force</i> • <i>Engage Community</i> • <i>Consult with the City of Signal Hill</i> • <i>Explore partnerships</i> • <i>Marketing and recruitment plans</i>

Summary and Conclusion

Charting a five-year Implementation Plan is a strategic, comprehensive and ambitious objectives. Implementation plans should consider the alignment of its functions and operations to structures and infrastructures. AUHS considers the alignment of its functions and operations (such as the annual budget process, monitoring of implementation plan progress) as well as the completion and alignment of many other key plans to completion of these actions, activities and plans.

Considering the short-term implementation of the SON expanded programs, outpatient pediatric and pharmacy clinic, and PharmD program over the next two years inspires AUHS to thread into new initiatives and investing time and efforts while monitoring and balancing the five-year implementation timeline. The initiatives and investment projects that have already been approved such as the SON expanded program and PharmD programs, received funding and are currently in progress comprise the first two years of implementation. Exploration of new initiatives and community engagement will drive the phase two-three strategic development plan.