

Date October 2008

Project Tennessee State University Campus Master Plan

Subject 3. Existing Campus Conditions
 3.1 Campus Grounds
 3.1.3 Building Use and Condition
 3.1.3.1 Building Use

From BKV Group, Inc

To Tennessee State University

The objective of this work element is for the planning team to gain an understanding of the amount of building space by type; the pattern of its assignment by academic unit, research, continuing education and other; and a comparative analysis of space to other TBR and out-of-state institutions.

1. FACILITIES VERIFICATION AND CONDITION ANALYSIS

The facilities verification and analysis was conducted by a summary walk-through of each building, guided by a University representative, documenting room numbers, room usage, departmental assignments, and square footages (only in cases where the room's partitions deviated from the floor plans).

The consultant's best judgment was used in instances where there was no access to a room, identification of which department occupied the space was uncertain, or when complete understanding of how the room was used was uncertain. When departmental assignment was uncertain, the room was assigned to the college or major administrative unit.

The student stations for classrooms and teaching laboratories were counted based upon the number of actual seats in the room. Classroom and laboratory codes were assigned based on how the room is used and whether or not scheduled course activity was reflected in the course data supplied by the University. If no course activity was listed for the room, to the degree possible, the space was assigned a room use code according to its actual usage and physical characteristics of the room.

In addition to the facilities verification, BKV and Paulien representatives performed a Physical Quality and Functional Quality Assessment of campus buildings. Detailed information for each facility assessment is given in Technical Memo III.A.3.b and its companion Appendix.

2. BUILDING AREA

Table 4 at the end of this Memo shows all buildings on campus and indicates gross square feet, assignable square feet, and primary building function.

There are approximately 69 buildings and physical structures totaling approximately 2,705,800 GSF and 1,932,714 ASF at the Main Campus and Downtown Campus.

3. BUILDING USE

Table 4 at the end of this Memo shows all buildings on campus and areas and primary building functions.

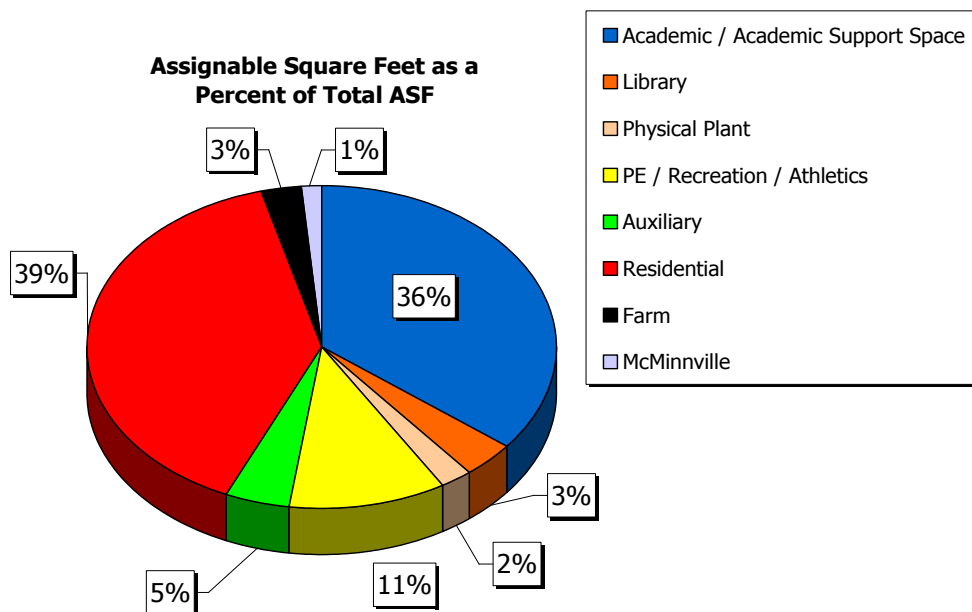
The building functions are defined as: academic, academic support; library; physical education/recreation and athletics; auxiliary; physical plant, residential (includes the President's Residence); farm; and inactive / conversion.

A map of building use classifications is provided in Figure 1 at the end of this Memo. The space needs analysis in Section 4 studies everything except for residential space.

Table 1: On-Campus Facilities Profile

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Facilities Profile**

Building Use/Function	Gross Square Feet (GSF)	Assignable Square Feet (ASF)	Percent of Total ASF
Academic / Academic Support Space	1,151,996	690,972	36%
Library	81,291	66,768	3%
Physical Plant	55,342	44,808	2%
PE / Recreation / Athletics	325,884	207,048	11%
Auxiliary	165,184	88,857	5%
Residential	804,472	759,273	39%
Farm	57,144	50,040	3%
McMinnville	29,711	28,060	1%
TOTAL SPACE	2,671,024	1,935,826	100%

Table 2: Assignable Square Feet per Building Type

The facilities inventory contained taxonomy codes for only a portion of the inventory. Including a taxonomy code or a departmental code to all spaces in the inventory should be considered in future data-keeping efforts to allow for a more detailed analysis. Table 3 at the end of this memo details all facilities on the main campus by building by room use code.

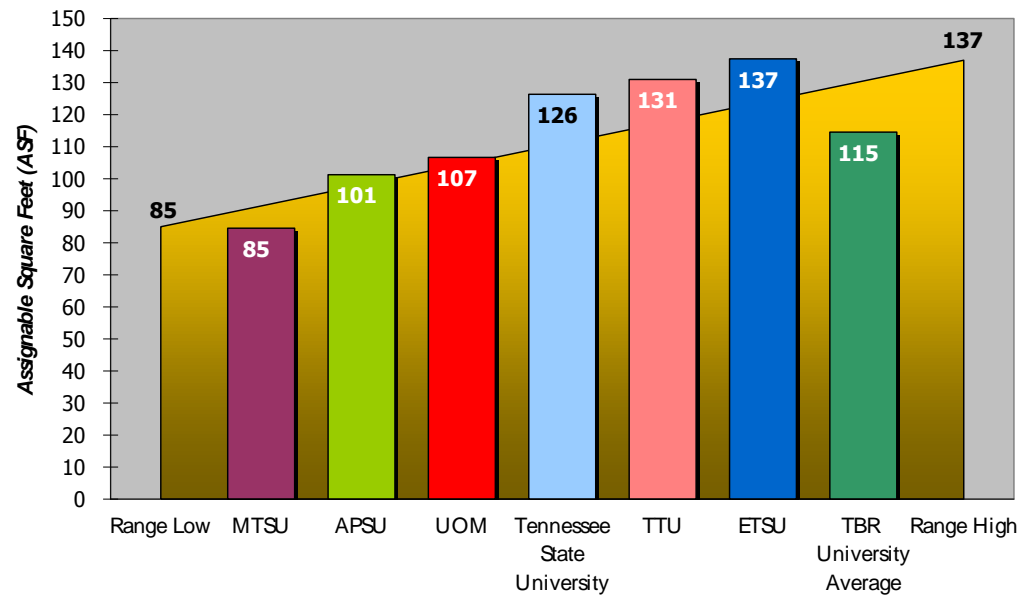
4. SPACE PER STUDENT / COMPARATIVE ANALYSIS

TBR Comparative Analysis

According to the Tennessee Board of Regents PFI for Fall 2006, in general terms TSU has:

- 14% more assignable square footage (ASF) per student FTE than the TBR University Average of 126 ASF/FTE.

The TBR PFI shows that TSU has approximately 156 ASF per student FTE (see details in Table 5 following this Memo). Table 3 below summarizes this data.

Table 3: ASF per Student FTE**Formula ASF per Student FTE****TSU Compared to TBR Select Peers**