



T e c h n i c a l M e m o r a n d u m

Date October 2008

Project Tennessee State University Campus Master Plan

Subject 7. Implementation
 7.1 Phasing and Implementation Plan

From BKV Group, Inc

To Tennessee State University

The following memorandum describes the phasing and implementation strategy for projects identified in the Master Plan as of fall 2008 and may not reflect changes made on campus since that time or those which the campus has completed using operational dollars. This narrative responds to the accompanying cost projections in Table 1, Table 2 and Table 3.

1. INTRODUCTION:

In addition to specific building projects, each phase includes the necessary parking and open space improvements. The summary cost estimate also includes costs such as building demolition and facility renovation requirements that can be associated with a specific phase. Utility infrastructure costs are detailed in 7.1 Table 2 and 7.2 Table 3.

It should be noted that the square foot budget costs for the major building, open space and utility projects in 7.2 Table 1, 7.2 Table 2 and 7.2 Table 3 represent construction costs only. Any indirect project design and management costs along with building furnishings and other soft costs should be evaluated and added to these budgets as appropriate. Typically, soft costs range from 20% - 30% of construction costs. These cost projections are for the year 2008 and include no escalation for rising costs of materials or labor. Escalation should be applied to each project from 2008 to the actual period of construction. These budgets are derived using dollar-per-square-foot calculations based on past project data and experience with similar types of buildings. Variances from these budgets may occur for various reasons including programming and design changes, market conditions, general economic conditions, financing etc.

For the purposes of this document, two phases have been established, one short-term for the next 5 years and one long-term where allocation for future building funding and construction has been optimistically assumed. The priority order is most important and the timeframes indicated will likely be longer because of current State budget constraints. Refer to the cost projection spreadsheet and figure drawings at the end of this section.

2. PHASE 1: 0 – 5 YEARS

Phase 1 includes:

- John Merritt Boulevard Street Improvements
- Library – Renovation and Addition
- Student Housing Precinct – (1,000) beds totaling 3-4 new building sites
- New Athletic Field House and cover for the football practice field

Campus improvements associated with the implementation of this phase include:

- Renovation Expansion of the Central Core Open Space including landscaping, lighting, site furnishings.
- Introduction of the TSU Walk of Fame for Academics, Athletics and along John Merritt
- Reconfiguration of various parking and access drives on the west side of campus.
- Closing of Alameda and installation of landscape materials to make Alameda pedestrian friendly.

Refer to the following Implementation Plan 7.2 Table 1,2 and 3 and the 5 Year Master Plan Figure 1.

3. PHASE 2: +5 YEARS

Phase Two includes:

- New Alumni/Visitor's Center at the southern end of Hale Stadium
- New Academic Quad – five (5) new building sites.
- New Addition to Kean Hall
- New Apartment Style Housing in the Apartment Complex for graduate students
- New Suite-style housing east of performing arts
- New Roadway and Plaza behind University Center
- New Football Stadium and Field
- Nature / Bike Trail

Campus improvements associated with the implementation of this phase include:

- Demolition of Elliott
- Demolition of Torrence
- Implementation of the Western Campus Vehicular Entry providing a new campus gateway.
- Implementation of the Central Campus Oval (east of the Floyd Payne stairs), providing a universal gathering place near the heart of campus.
- Implementation of the Athletic Promenade (replacement of surface parking), providing an outdoor gathering place at the heart of the Athletic Precinct for ceremonies, tailgating and various athletic events.

- Reconfiguration of parking and access drives on the north and east side of campus around the Athletic Precinct and new Academic Quad. Specific improvements include new parking.

Refer to the following Implementation Plan 7.2 Table 1,3 and 3 and the +5 Year Master Plan Figure 2.