

## 2.4 PROJECT NARRATIVE AND DOCUMENTATION

### DESIGN TEAM

#### ARCHITECT

LRK, INC.

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Scott Van Der Jagt, AIA – Principal in Charge

Rebecca Courtney, ASID, IIDA - Principal, Interior Design

Jodi Davis, IIDA - Project Manager, Interior Design

Tony Pellicciotti, AIA, CDT, LEED AP B+C - Historic Preservation Lead

Consultants

OGCB, Inc. – MEP Engineering

Burr & Cole Consulting Engineers – Structural/Civil Engineering

Total Estimating – Construction Consulting Services

### PROJECT DESCRIPTION

Complete renovation of an existing 52,600 gross sq. ft. historic building that will include selected interior demolition, all building interior construction including walls, ceilings, flooring, restrooms and potential structural and seismic modifications as required, upgrades/replacement of all major building systems including mechanical, electrical, plumbing, elevator, fire sprinklers, fire alarm, utility connections, window replacement, information technology, audio visual systems, interior signage, and security features.

Renovation will be for academic and research/lab space and is considered a change in occupancy. The building is historic, and portions of the interior finishes will be restored as approved by the Tennessee Historical Commission.

Located at 445 State Street on our main campus, Mynders Hall was one of the three original campus buildings built in 1912. It served as a residence hall until 2005 when the building was closed and unoccupied. A new roof was installed in 2020. Proposed Interior renovations include new core restrooms and mechanical rooms, offices, office service and conference spaces. The existing large assembly area once utilized by the dorm residents will become a large assembly area that welcomes not only building occupants, but is a prized destination for the campus and community within which the restoration of the historic value of the space is presented in a modernized approach.

Contractor must follow the Tennessee Office of the State Architect guidelines for BIM projects using the TN OSA BIMs Version 2.0 - April 2023. Deliverables for COBie data will be restricted to basic MP&E systems. BIM guideline information is available at: <https://www.tn.gov/content/tn/osa/capital---real-estate/capital-projects/bim-standards.html>

Construction must follow the Tennessee Office of the State Architect guidelines for High Performance Building requirements (HPBr), information is available at: <https://www.tn.gov/content/tn/osa/capital---real-estate/capital-projects/high-performance-building-requirements--hpbr-.html>

**ANTICIPATED PROJECT SCHEDULE**

	<b>start</b>	<b>end</b>
Deliver Final Program	1/16/24	3/01/24
Program Approval	3/4/24	3/15/24
<b>Schematic Design</b>		
100% SD Set	3/18/24	4/16/24
Schematic Design Approval	4/16/24	4/29/24
<b>Design Development</b>		
DD Approval	4/30/24	6/28/24
SBC Early Design Phase Presentation	7/22/24	9/19/24
<b>Construction Documents</b>		
Fire Marshal Approval	1/27/25	2/25/25
CD Approval	1/20/25	2/18/25
<b>Bidding and Construction</b>		
Release for Bid		11/1/24
Bid and Award	1/27/25	2/25/25
Construction	2/25/25	4/18/26

**CONSTRUCTION BUDGET**

Bid Target	\$18,410,000
MACC (Maximum Allowable Construction Cost)	\$20,251,000

**Drawings/Programming**

List of Attachments:

Mynders Programing Document