

Tennessee Higher Education Commission

Capital Outlay Request - FY 2022 / 23

Institution: University of Memphis
Project: Mynders Hall Renovation
City/County: Memphis/Shelby

Project Data

Project Name: Mynders Hall Renovation
Project Location - 445 State Street, Memphis, TN
Academic Programs Served: GE Courses and research
Total Project Cost : \$ 25,000,000
Committed External Funds : \$ 5,000,000 gifts and plant funds split.
State Funding Request : \$ 20,000,000
Total Renovation Gross SF : 52,600
Total New Gross SF : 0

Optional

Mynders Hall is one of the three original 1912 structures on campus and needs total renovation for full functional use for the growing University of Memphis main campus.

Appendix Document List

Appendix 27 pages
Appendix A - Required Documents:
 Institutional Mission Profile
 THEC Space Guidelines workbook
 Facilities Survey Summary Sheets
Appendix B - Architectural Program
 Supplemental Drawings
 Other optional support documents

Executive Summary of the Proposed Project

The University of Memphis (UofM) is requesting funding for the renovation of the Mynders Hall Building. Mynders Hall is one of the first three campus buildings built in 1912 when the University began as West Tennessee Normal School, and is listed in the University Master Plan as a Heritage Building. This regal structure was in operation as a residence hall until 2015 when it was closed. It has served as storage during the years since its closure, but the university has a strong desire and need to bring new life to this historic treasure again. The 2019 Master Plan calls for the demolition of Clement and Mitchell buildings and a single academic replacement building will be constructed to replace them. This building will include classrooms and labs and will also be home to the College of Arts and Sciences Dean's suite. The new Academic Building, however, will not include the administrative offices currently in Mitchell and Clement. To house the faculty and staff that are located in these buildings, the University would like to re-envision Mynders Hall. The much-needed repairs and renovations to this building will transform this monument into a highly desirable usable office complex and research hub. The building will include a modernized approach to housing faculty and staff that encourages professional, interdisciplinary collaboration. It will increase the research footprint by 6,224 sq. ft for the University while at the same time, reducing the administrative (office) footprint for the campus by over 14,000 sq. ft. No longer a storage building, Mynders will house the four primary departments from Mitchell and Clement: History, Sociology, Political Science and Philosophy. This building must be renovated prior to the start of the new Academic Building to ensure that critical faculty and staff support can continue without disruption, even as the buildings are being demolished and a new building constructed. The renovations will also offer additional research opportunities in an environment that, by design, provides multifunctional use toward maximum space utilization. The buildings centralized location and logical adjacencies to both Clement and Mitchell make it a perfect destination for interdisciplinary researchers. Also, its proximity to various parking options makes it a viable destination for local, state and national research partners who wish to join the force of complicated problem solvers that will be located in the building.

1.1 State Goals

Institution: University of Memphis
Project: Mynders Hall Renovation

A. Increasing Education Attainment Levels

The UofM has a "Closing Gaps Workgroup" that (established in 2020) an extensive report outlining the steps the University is recommending to close the gap between the THEC focus populations and the general student population. The workgroup developed the following overarching goals: 1. Eliminate Opportunity Gaps and 2. Eliminate Completion Gaps. The work of the group toward achieving their goals included an analysis of the primary reasons for the gap and recommendations for action items that would reduce/eliminate it. The effectiveness of these efforts can be seen in the steady improvements in the number of students of color, first generation students and recipients of Pell grants who are graduating. Included in this group are a number of successes in the rate of graduation for African American students. Recognized by Diverse Magazine as one of the "Top Producers of African American Graduates," the UofM is included in the top 20 institutions in the nation for undergraduate degrees awarded to African American students. This success is in part, due to the Memphis Advantage Scholarship for undergraduate students who raised graduation rates for African Americans by 16 percentage points. The university has also seen an increase in undergraduate, graduate, and law degrees awarded to African American males: 281 in 2012/13 to 365 in 2020/21. Additionally the University increased 6-year completion rates for African American males from 24% in 2017 to 36% in 2021(OIR data). This data is intended to demonstrate the UoM's ongoing commitment to the focus population. The project will ensure the continuity of these efforts by the social sciences housed in Mitchell and Clement and enhance their ability to provide these services. See additional data in Appendix pages 7-14.

B. Economic and Workforce Development

History, Political Science, Philosophy, and Sociology are part of the College of Arts and Sciences (CAS). These departments will be the primary occupants of Mynders. The Dean of CAS has indicated that the College is in the process of enhancing research involving data analytics in all disciplines as a response to the growing need in many industries for data analysts. These efforts are a response to the need in almost every industry for this type of expertise. According to the U.S. Bureau of Labor Statistics, data analyst jobs will see a 20% growth from 2018 to 2028, which is much faster than average. They indicate this is due to the need for increasing the number of market researchers across a range of different industries. This is confirmed by the THEC Academic Supply and Occupational Demand Report which lists Marketing Research Analysts and Marketing Specialists among the top 25 high-demand occupations in Tennessee. The focus on this as part of the curriculum will assist graduates from CAS in finding success in the Memphis area marketplace. Because these departments predominantly teach (GE) courses, they also serve more than 50% of graduates for the UofM. For this reason, this data must also reflect the student population with four and six year degrees who have at some point in their academic career at UofM, taken required GE coursework in these buildings. According to data captured from Steppingblocks by OIR, 77% of the students graduating from the UofM with a Bachelor's degree in the past 5 years are employed in Tennessee with an average salary of \$58,353. The top degree producing disciplines are: Health Sciences, Professional & Liberal Studies, Nursing, Psychology, Accountancy, Instruction & Curriculum Leadership, Marketing & Supply Chain Management, and Criminal Justice. Individuals from these disciplines will be employable in at least 9 of the 15 High-Demand Occupations by Projected Growth in the Greater Memphis area that were identified in the THEC Academic supply and Occupational Demand Report. See additional information in Appendix pages 16-19.

1.2 Institution Mission & Goals

Institution: University of Memphis
Project: Mynders Hall Renovation

C. Alignment of Mission and Project

The University's Mission statement reads as follow: "We provide the highest quality education by focusing on research and service benefiting local and global communities." The renovation of the Mynders building will add approximately 76 research stations located in hubs throughout the Mynders Building. This reserach will compliment the type of research that is planned in the new STEM building. Each hub will offer new modernized destinations for researchers and can also be utilized, when available, to meet the needs of the primary departments in Mynders. These departments accommodate space for varying numbers of adjunct, part-time faculty, and GA's. These multimodal spaces will represent the type of efficiency the University is committed to to maximize space use, while also meeting the critical academic needs of the campus, including increasing the research capability. This is a shift toward the type of research that will be key, even in social sciences to ensure the UofM is providing the highest level of service to our students and the community. Additional, the environment created by these spaces will be a destination for both our local and global partners who will be a valuable asset to our student and faculty researchers. The mission is part of the Strategic Plan: "Leading through Innovation." The research hubs follow the recommendation of the 2021 Tech Trends (2021 Tech Trends Report) which include "Adapt to disruptive change." The pandemic presented not only challenges, but forced the university to discover innovative solutions to providing the highest quality of education in spite of the initial challenges. Among those solutions was a hard look at utilization and the assignment of spaces. The pandemic served to reinvigorate the campus as it continues the efforts to right size spacess for maximum utilization. The UofM believes this effort will ultimately be aligned with THEC's interest in analyzing the use of spaces post-covid.

D. Advancement of the Strategic Plan

The Strategic Plan for the UofM has identified the following list as it's highest priorities: Student Success, Access and Affordability; Academic Excellence; Research and Innovation; Diversity and Inclusion; Community, Alumni and External Collaborations; Brand Enhancement and Global Visibility; and Sustainability. Mynders will represent the direction the university is moving toward (as is appropriate for specific disciplines) by utilizing space more efficiently and effectively. There is growing research at the UofM that can be done in a flexible office environment with shared amenities. These type of hubs will allow the UofM to assign space for various researchers. This approach also offers spaces that can be assigned for varying uses, depending on the highest priority of the university. For example, an unused research hub can be used for PhD students who assist with instruction. This type of innovative solution is consistent with the Strategic Plan and will result in a building that both meets the needs of the occupants and those they serve. The grand porch and refreshed large assembly room at Mynders will make it a very visible destination for the campus, external collaborators, and local and global communities. Additionally, by improving and preserving an existing building, the solution is both sustainable and more affordable. The collaborative nature of the spaces will offer opportunities for the UofM's diverse population to converge in designated locations where collaboration and finding solutions to complex problems will give way to relationships that promote inclusion.

1.3 Academic Program & Credential Prod.

Institution: University of Memphis
Project: Mynders Hall Renovation

E. Academic Programs Served by the Project

The project will serve the primary departments housed in Mynders; History, Philosophy, Sociology and Political Science. Also housed in Mitchell is the First Scholar Program. This first generation, student success program admits cohorts of 20 each year and through academic counseling, tutoring, mentoring and the award of an annual grant, they play an important role in increasing the number of first generation degrees awarded at UofM. First-generation students represent 1/3 of the UofM student population. The UofM is part of the National First-Gen Forward Program. This Center launched in June 2017, is committed to assisting the higher education community in advancing the success of first-generation students. First Scholars will greatly benefit from an improved office environment (support) and student resource room. They will also have a first hand view of the important research activities taking place in the building. Because the primary departments in the building teach GE courses, the project will also serve the four-year and six-year graduates. The offices will establish more logical adjacencies for students to their primary programs, making it easier for them to locate faculty and staff support services. There are currently 14,744 students enrolled in 59,524 GE courses. With several GE courses taught through the primary departments in the building those students will be served. Approximatey 54% of the graduates for the UofM are four or six year students who spend their entire academic career at the UofM, (up from 50% in 2020). Of these students, 76% are in onground GE courses many of who will utilize the services in Mynders. Also, both the overflow of university researchers and social science researchers will have a new destination that is flexible enough to accommodate not only the everchanging research environment, but the post-covid changes to teaching, learning, advising and tutoring. See additional data in the Appendix 21-24.

F. Academic Programs and Credential Production

The Mynders Renovation project will ensure the ongoing credential production of approximately 54% of the total graduates for the university. This number represents the amount of students who obtain degrees as part of four and six year cohorts. During the 2020-21 year, the UofM awarded a record number of degrees; 4,719 overall. This demonstrates the success of both the enrollment and student success programs that are located on the campus. The UofM believes these trends will continue based on this success and the ongoing campus community efforts. Last years success represents the ongoing commitment of the dedicated faculty and staff who continued to work, quickly adapted to hybrid working environments during the height of the pandemic, and continued to serve our students. So many of these valuable faculty and staff are now housed in buildings that suffer chronic issues with heating, cooling, leaks from windows and HVAC units and at times, outbreaks of mold. Though they have already demonstrated incredible dedication, it is safe to say that when the environment they occupy changes, their performance in credential production will only increase. Mynders will be a destination not only for our researchers, but for the valued individuals whose hard work directly impacts the success of the number of degrees awarded. See additional data in the Appendix 21-24.

1.4 Enrollment Data

Institution: University of Memphis
 Project: Mynders Hall Renovation

A. Academic Programs - Support Documentation for Capital Outlay Project through AY 2024-25

Provide the number of majors directly served by the academic programs affected by the proposed project for the past 3 academic years and projected figures for future years. (This worksheet focuses on students majoring in the academic programs served by the proposed capital project. Not included in this worksheet are students that are taking classes in the academic program, but have a different major on campus.) An academic program is a program at a particular degree level with a unique CIP code. Individual programs listed on the institution's API cannot be combined on this worksheet. All Years are Academic Years.

Academic Program Information							
Academic Program A:	History						
Degree:	BA						
10 Digit CIP Code:	2854010100						
Academic Program Data	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
FTE Faculty	48	47.5	49.5				
Fall FTE Enrollment - On Ground	125.33	115.33	86.53				
Fall FTE Enrollment - Online	45.6	51.13	63.6				
Graduates	66	59	46				

Academic Program Information							
Academic Program B:	History						
Degree:	MA						
10 Digit CIP Code:	2854010100						
Academic Program Data	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
FTE Faculty	48	47.5	49.5				
Fall FTE Enrollment - On Ground	7.75	6.75	9.83				
Fall FTE Enrollment - Online	6.5	6	8				
Graduates	9	9	10				

Academic Program Information							
Academic Program C:	History						
Degree:	PhD						
10 Digit CIP Code:	2854010100						
Academic Program Data	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
FTE Faculty	48	47.5	49.5				
Fall FTE Enrollment - On Ground	19.75	13.83	10.67				
Fall FTE Enrollment - Online	0	0.5	0				
Graduates	7	1	5				

Academic Program Information							
Academic Program D:	Philosophy						
Degree:	BA						
10 Digit CIP Code:	2438010100						
Academic Program Data	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
FTE Faculty	16.5	15.58	16				
Fall FTE Enrollment - On Ground	64.13	54.93	42.53				
Fall FTE Enrollment - Online	12.07	13.33	19.98				
Graduates	16	15	17				

Academic Program Information							
Academic Program E:	Philosophy						
Degree:	MA						
10 Digit CIP Code:	2438010100						
Academic Program Data	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
FTE Faculty	16.5	15.58	16				
Fall FTE Enrollment - On Ground	3	3	3.25				
Fall FTE Enrollment - Online	0	0	0				
Graduates	2	3	2				

Academic Program Information							
Academic Program F:	Philosophy						
Degree:	PhD						
10 Digit CIP Code:	2438010100						
Academic Program Data	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
FTE Faculty	16.5	15.58	16				
Fall FTE Enrollment - On Ground	12.83	12.08	12.75				
Fall FTE Enrollment - Online	0	0.25	0				
Graduates	3	6	3				

Academic Program Totals							
Academic Program Data	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
FTE Faculty	193.5	189.24	196.5	0	0	0	0
Fall FTE Enrollment - On Ground	232.79	205.92	165.56	0	0	0	0
Fall FTE Enrollment - Online	64.17	71.21	91.58	0	0	0	0
Graduates	103	93	83	0	0	0	0

B. Total FTE Supported by this Project

Totals from above have been added to the totals on the next page and are reflected on that page (1.4 Enroll cont.). The data above represents the FTE for the primary occupants of Mynders. It is not indicative, however of the entire FTE that will be supported by this project. The FTE also includes the students who are enrolled in the GE courses that are taught by the primary departments. According to OIR the current undergraduate enrollment totals 17,383. Included in this number is the 51% and 28% of undergraduates that made up our six - and four-year cohorts respectively in 2020. Most recent (2021), the six-year graduation rates were up to 54.3%. The university currently serves 75% of the general education enrollment on ground with an 80% success rate. This equates to 165,077 credit hours in 59,524 GE courses (info provided by OIR 9/21/21). This number includes students who will cycle through the new Academic Building and will be supported by the faculty and staff housed in Mynders. In fall 2021, the UofM had 15,905 FTE. Based on the data provided by OIR for the six year graduation rates, this would equate to 8,636 FTE who are enrolled in GE courses that will be served by faculty and staff in the Mynders building. Please see enrollment data under 1.3E&F Academic Programs served by Project on pages 21-24of the Appendix.

Academic Program Information							
Academic Program	Political science						
Degree	BA						
10 Digit Cip Code	2845100100						
Academic Program Data	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
FTE Faculty	14	15	14				
Fall FTE Enrollment On-Ground	162.4	156.87	148.87				
Fall FTE Enrollment On-Line	37.47	53.87	65.67				
Graduates	45	37	71				

Academic Program Information							
Academic Program	Political science						
Degree	MA						
10 Digit Cip Code	2845100100						
Academic Program Data	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
FTE Faculty	14	15	14				
Fall FTE Enrollment On-Ground	12.83	13.42	15.17				
Fall FTE Enrollment On-Line	0	0.25	0				
Graduates	8	9	3				

Academic Program Information							
Academic Program	Sociology						
Degree	BA						
10 Digit Cip Code	2845110100						
Academic Program Data	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
FET Faculty	19	19.25	18.17				
Fall FTE Enrollment On-Ground	64.07	51.87	39.4				
Fall FTE Enrollment On-Line	37.13	30.8	38.07				
Graduates	38	38	34				

Academic Program Information							
Academic Program	Sociology						
Degree	MA						
10 Digit Cip Code	2845100100						
Academic Program Data	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
FTE Faculty	19	19.25	18.17				
Fall FTE Enrollment On-Ground	11.25	9.5	9.75				
Fall FTE Enrollment On-Line	0	0.25	0				
Graduates	9	6	7				

Academic Program Totals (This page only)							
Academic Program Data	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
FTE Faculty	52	53.5	50.34				
Fall FTE Enrollment On-Ground	88.15	74.79	64.32				
Fall FTE Enrollment On-Line	37.13	31.3	38.07				
Graduates	55	53	44				

Academic Program Total (Including totals from first page 1.4)							
Academic Program Data	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
FTE Faculty	245.50	242.74	246.84				
Fall FTE Enrollment - On Ground	320.94	280.71	229.88				
Fall FTE Enrollment - Online	101.30	102.51	129.65				
Graduates	158.00	146.00	127.00				

2.1 Campus Master Plan

Institution: University of Memphis
Project: Mynders Hall Renovation

A. Project Description, Consistency with Master Plan

Mynders Hall is included on the Master Plan Design Guidelines notable campus buildings list intended to be a reference for the design of new buildings. The Master Plan states "Mynders Hall represents an ornate symbol of the university's history." For this reason, improvements to the building will both modernize spaces and preserve the historic significance of the structure. Mynders is a much-needed component of the Academic Replacement Building listed in the 2020 Master Plan, "Future Vision (page 16 of chapter 1). Utilization of Mynders for the offices currently housed in Mitchell and Clement will allow the University to construct a smaller footprint for the Academic Replacement building as well as revitalize, repair and renovate Mynders. Mynders is currently being used for storage, but with the improvements, will house faculty and staff as well as research hubs. A thoughtful approach to the plan will allow the university to reduce the overall office inventory by over 14,000 sq. ft and increase the research space by 6,244 sq.ft. To assist with this effort, the university will provide furniture solutions and create more collaborative multifunctional spaces to align the fiscal space with the Master Plan guidelines. Page 41 of the Space Needs Analysis, Master Plan Appendix (2015) reads, "...The use of standardized office furniture packages that create a functional environment within less space is supported by an increase in shared areas, and mediated collaboration work areas." Mynders design has considered both the Master Plan guidelines and purpose, and they can be used to accommodate the need for the building. This will result in a structure that maximizes space use and provides critical academic support. See example of research hub in Appendix on pages 26-27 .

B. Progression of Projects

The new Music Center, Sprague and even the STEM building have had a primary focus of certain disciplines. These valued projects are in line with the Master Plan and will create new research opportunities, respond to increases in nursing cohorts and demonstrate the talent, educational excellence and innovation that is a part of the UofM experience. The Mynders Renovation Project will compliment these projects by serving a broader representation of the student population. Like the STEM building, this building will accommodate interdisciplinary research and it's adjacency to social sciences will offer opportunities to grow this research in social sciences and will assist the UofM in obtaining Carnegie one classification. While this project is a response to the need for new and improved space, it like the other capital improvement projects, is part of the overarching approach by the UofM to optimize the quality of graduates, better prepare them for the workforce and enhance their ability to work among a diverse population. Additionally, as previously stated, the project will also improve the environment for critical instructors and staff.

C. Space Needs and Facility Conditions

Mynders is a building that represents the historic value of the UofM campus. Though the building was beginning to show it's age prior to it's closure as a dormitory in 2015, it was still a favorite among students. Students who lived in Mynders described it's unique atmosphere as one where "occupants were friendlier." Another noted that the "resident's felt like family." The renovation of the building will resolve critical deferred maintenance issues and replace and modernize the offices that are currently housed in Mitchell and Clement. Ideally, the charm of this historic structure, as noted by it's previous occupants, will be preserved. This project moves the university from dedicated offices toward a shared approach for many faculty, staff, students and researchers. It allows the university to demonstrate a multifunctional approach to providing appropriate spaces that offer amenities that create optimal working, advising, and research environments. This thoughtful approach also takes into account some of the benefits of the on-line methodology to counseling, advising and tutoring that were implemented during Covid. See additional information in Covid Impacts.

2.2 Project Development

Institution: University of Memphis
Project: Mynders Hall Renovation

D. Project Development

Continuing increases in graduates for jobs in the region requires adequate facilities and infrastructure on campus. Mynders Hall is a unique facility with heritage in a very favorable location to accommodate the academic programs that provide these graduates. The facility will serve the state in a long-term capacity for both academic and research achievement. The campus has recently installed a new roof and brick fascia waterproofing to the facility, and it is ready for the remainder of a renovation. The interior will be mainly stripped of existing plaster walls, old vinyl flooring, non functional restrooms, and other existing components. A new HVAC system, plumbing system, electrical and fire alarm, and new walls, flooring and ceiling will be installed to transform the heritage building into a desirable location for the academic departments. Seismic upgrades, new windows, exterior doors, an elevator and new furnishings will complete the vision for the use of the building.

E. Programming and Planning - Status, Progress

The project is fully programmed and improvements to Mynders can be accomplished with minimal disruption to the campus because the building is unoccupied. This means there will be no moving costs beyond the relocation of some furnishings (not related to project cost) for this project. The initial programming was consistent with the UofM's desire to reduce the footprint of office spaces, where appropriate and build more open, multifunctional environments with greater space use efficiency.

yes

A Full Architectural Program is Complete and Delivered.

F. Alternatives Considered to Meet Objective

Option 1: The university could construct the new Academic Replacement building including the administrative space. This would not provide a solution for bringing Mynders back online, could result in greater cost, will be far more disruptive to building occupants and does not offer an opportunity to create additional research space. Option 2: The university could continue to leave Mynders without additional substantial repairs or improvements, but abandoning the building in place for additional years will not offer a more economical less disruptive approach to replacing the antiquated academic buildings and if left for too long, the cost to improve Mynders will only increase. Option 3: This monumental building could be remodeled and utilized to accommodate research activities as well as the need for replacement offices from the existing Mitchell and Clement Buildings. This option would not disrupt the valuable support services that equate to success for so many of the students and would create much needed research opportunities.

3.1 DB70

1 Department: Tennessee Higher Education Commission
 Institution: University of Memphis
 Project: Mynders Hall Renovation
 City/County: Memphis/Shelby

2 Fiscal Year: 2022 / 2023

3	<input checked="" type="checkbox"/> Capital Outlay	New	Reno/Maint
	<input type="checkbox"/> Capital Maintenance	0	Gross Sq.Ft. 52,600
	<input type="checkbox"/> Disclosure	0	Net Sq.Ft. 0
	<input checked="" type="checkbox"/> Designer Required	0.00	Cost/Sq.Ft. 350.00

4 Project Description:

Completely renovate Mynders Hall for academic and research utilization.

5	Total Project	This Request	Estimated Building Construction Cost:	18,410,000
	18,410,000	18,410,000	Building Construction	
	0	0	Site & Utilities	
	0	0	Built-in Equipment	
	-----	-----	Bid Target	
	18,410,000	18,410,000	Contingency: 10.00 percent	
	1,841,000	1,841,000	MACC (Maximum Allowable Construction Cost)	
	-----	-----	Fee: 35/LogP-1.15= 7.10637219	Renovation
	20,251,000	20,251,000	Movable Equipment	
	1,439,111	1,439,111	first other	preconstruction
	1,841,000	1,841,000	second other	commissioning
	75,000	75,000	Administration & Miscellaneous	
	250,000	250,000	Total Cost	
	-----	-----		
	1,143,889	1,143,889		
	-----	-----		
	25,000,000	25,000,000		

6	Funding Request:	THIS REQUEST
	20,000,000	20,000,000
	0	0
	5,000,000	5,000,000
		STATE funds
		FEDERAL funds
		Local and Institutional Funds
		gifts and plant funds split

7	Previous SBC Approved Funding:	fund year	description
	already approved for existing SBC project	0	
	plus This Request	0	
	25,000,000	0	

8 SBC Action: If an existing project, SBC Project No.: NA

9 Designer: NA

3.2 Project Support Documentation Sheet 1

Institution: University of Memphis
Project: Mynders Hall Renovation

A. Architectural Program Scope

Mynders will include 17,630 sq. ft of office, office service and conference spaces. This is an overall reduction in these space types of 14,105 sq. ft. The building will also feature up to 76 research stations in 6,224 sq. ft. Breakout/conference room (included in office) will provide opportunities for collaboration and will also serve private meeting areas for the larger groups utilizing the research hubs. The research hubs will include amenities that makes each one an acceptable alternative to a private office environment. In addition to the logically placed meeting areas, each cluster will have a sink and small conference area within the space and a workroom near the space. The 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 historic value of the space is presented in a modernized approach.

B. Evidence of Physical Facility Need

This facility is currently offline for a number of reasons. The building has never had an air conditioning system, and has an ancient steam heat system. All MPE items are non functional and need replacing. The building has mold, plaster is falling off the walls and ceilings, doors and hardware are ancient and non functional and the interior layout is not supportive of academic use. The windows are old wood frame and are deteriorated, there is no ADA access or accommodations, the elevator is non functional, and the fire alarm system and sprinkler system are out of date for code compliance. A total renovation is the only possible way to utilize the heritage building . The exterior is in much better condition with a new roof, brick repairs complete. The attractive brick and limestone facade and trim are good and historically the building must be conserved for the future.

C. Historical Profile

The building was constructed in 1912 as one of the first 3 buildings on campus and is historical. It was utilized until early 2005 for a residence hall. The architecture is attractive and the building has a new roof and brick repairs have been completed. The opening of the school in 1912 was for a teachers prep school and this building was the women's dormitory and study hall. The building was used for women's housing exclusively during its current life.

D. Summary Results and Date of Physical Facilities Survey

see PFIS scoring sheets in Appendix A.

3.3 Project Support Documentation sheet 2

Institution: University of Memphis

Project: Mynders Hall Renovation

E. Cost Basis for Construction Estimate and Other Costs

A detailed cost estimate has been completed for the renovation and the furnishings. This cost estimate utilizes unit costs from other projects that are consistent with this work. The base cost is \$ 350 per square foot which is adequate considering the exterior and the interior floor slabs and structure are in place. All work is included in the estimate. No relocation costs are needed in the project, the campus will pay for moving of occupants into the building.

F. Project Schedule

This project is anticipated to follow a normal renovation schedule. Once funded, a designer will be selected in fall of 2022. Design will continue until fall of 2023 when construction can begin. Full construction and furniture installation is proposed to be ready for the 2025 fall semester. The schedule includes interior demolition, new MPE system installations, seismic upgrades, code upgrades, interior walls, ceilings, floors, doors and hardware, technology and furniture. The project will be delivered by a CMGC selected via an RFP process and the CMGC will work with the designer and the university to estimate the design, review constructability and schedule and project details and coordination. Trade bids will then be taken and awarded for the various work disciplines involved in the renovation. The university will work with the designer on interior furniture selections, bidding and outfitting the building.

G Campus or Architectural Program Impact

The program will complement the STEM building as well as the funded research currently taking place in the FedEx building and throughout the campus. It will also offer multifunctional research spaces that can easily be transformed into student and/or staff overflow if needed. The program will allow the university to expand its research capabilities, moving the campus closer to the Carnegie One classification UofM is currently working towards. The building is logically placed near the Mitchell and Clement buildings which will be demolished as part of the new Academic Building, outlined in the 2019 Master Plan update. Additionally, the building will feature desired gathering places in the large assembly room located on the first floor as well as the porch that frames the building. This sustainable solution will allow the UofM to repurpose one of the campus treasures.

3.4 Schedule of Movable Equipment

Department: Tennessee Higher Education Commission

Institution: University of Memphis

Project: Mynders Hall Renovation

Total Equip: 1,841,000

A.	Description of Equipment Types	Life	Qty	Unit Cost	Total Cost
	Lobby Furniture		6	5,800	34,800
	Reception Desks		5	10,000	50,000
	Reception Furniture		5	35,010	175,050
	Research Hubs		76	7,000	532,000
	Offices - Faculty, Staff, IT		77	7,600	585,200
	Conference Rooms - Chairs		2	10,500	21,000
	Conference Rooms -		3	1,353	4,058
	Conference - Large Assembly		1	25,000	25,000
	Corridor Seating		36	750	27,000
	Research Hub Technology		9	10,000	90,000
	Conference Room Technolgoy		5	5,000	25,000
	Conference/Assembly Room Technolgoy		1	15,000	15,000
	HERC Student Center		1	8,000	8,000
	Department Head, Dean's Office, Dean's Staff		14	17,778	248,892
					-
					-
					-
					-
					-
					-
					-
					-
					-
					-
					-
					-
					-
					-
					-
					-
					-
					-

Do Not Use Square Foot Estimates for Movable Equipment

B. Explanation of Equipment Costs

Each item is delineated above with costs. All audio visual equipment, monitors, wiring and IT infrastructure is included in the construction costs.

3.5b First-Year Operating Costs

Department: University of Memphis
Institution: Mynders Hall Renovation
Project: Memphis/Shelby

Regular Salaries:	6,390,296
Longevity:	0
Overtime:	0
Benefits:	2,399,188
Personnel Total:	8,789,484

Positions:	
Full-Time:	85
Part-Time:	106
Seasonal:	0
Total Positions:	191

Travel:	67,688
Printg & Duplicg:	1,568
Utilities and Fuel:	0
Communications:	0
Maintenance:	0
Prof Svcs & Dues:	2,244
Supplies:	17,927
Rentals & Insurance:	0
Motor Veh. Oper.:	0
Awards & Indem.:	0
Grants & Subsid.:	2,330
Unclassified:	49
Stores for Resale:	0
Equipment:	16,623
Land:	0
Buildings:	0
Discounts Lost:	0
Highway Constr.:	0
Debt Retirement:	0
Debt Interest:	0
Trustee Fees:	0
Other Total:	108,429

Utilities base rate:	3.5
New square footage:	0
Maintenance base rate:	8.5

Telephone: 23,111

Total Expense: 8,921,024

Revenues to defray costs:

Counties:	0
Cities:	0
Non-Government:	0
Current Services:	0
Inter-Departmental:	0
Reserves:	0
Total Other Revenue:	0

Federal revenue: 0

State Appropriations: 8,921,024

3.5 Business Plan

Institution: University of Memphis
Project: Mynders Hall Renovation

	Existing Budgeted Salaries	Estimated Future Salaries		Existing Budgeted Positions Count	Estimated Future Position Count
Total Salaries:	61,626,809	6,285,934	Full-Time:	85	85
			Part-Time:	106	106

This information applies to this project

A. Operations Overview

Once Mynders is remodeled, the cost of both maintenance and utilities will decrease for the campus. With the demolition of Clement and Mitchell, the UofM will further realize savings from what are not ongoing utilities and maintenance costs. The new building will not require the constant assistance of building maintenance personnel to clean up leaks, change out ceiling tiles, address mold, and attempt to regulate the temperatures in the building. Covid does not appear to have had a substantial impact on either the primary departments that will be housed in Mynders. Because many of their teaching and student support staff are part-time employees, the departments were able to adjust the staffing in response to the teaching platforms necessary to continue during covid. Research, however, will increase with the approximately 76 new research stations in which additional funded resesarch could potentially take place. If the hubs are utilized by existing faculty, there will be no additional cost to maintain these areas, if the hubs are utilized by funded research, this research would accommodate any additional costs related to staff and equipment. Ideally, with prefurnished environments, the cost to set up operations will be greatly reduced.

B. Revenue Sources, Fundraising and Partnerships

The university expects funded research to offset some of the ongoing costs to building operations.

3.6 Bond Questionnaire

Department:

Institution: University of Memphis

Project: Mynders Hall Renovation

1. Intended Use: In your own words, state the intended use of the project (public use, office space, restricted use, etc.)
 The project will provide educational and general space for students, faculty and public use.

2. Operator: Who will be the operator of the project upon completion (state agency, private contractor, non-profit organization, etc.)
 The facility will be operated under the aegis of the above-named Institution.

3. Users: Who are the intended users of the project (students, faculty, staff and general public, etc.)
 Principal users will be public employees of the above-named Institution and students pursuing academic credit.

4. Contracts: Describe any leases, incentive payment contracts, or management contracts to be entered into in connection with the operation of the completed project. Indicate the portion of the project to which contracts relate, as well as the anticipated length and payments to vendor.
 None anticipated.

5. Loans: Will any debt proceeds be used to make or finance loans to any private entity? If so, indicate the amounts of such loans, the length and payment terms.

6. Income: Indicate any expected payments (direct or indirect) to be made by non-governmental entities, separately, and in the aggregate, to the state or any other government entity, with respect to the project.

7. Private Use: Indicate whether any of the following activities will take place at the project. Indicate whether the activities are operated by a private entity or will indirectly benefit a private entity. Include all incidental private uses. For each direct or indirect private use.

	Number	Square Footage	Vendor	
Vending Machines:	0	0	0	0
ATM & Pay Phones:	0	0	0	0
Newsstands:	0	0	0	0
Pharmacies:	0	0	0	0
Bookstores:	0	0	0	0
Laundry Services:	0	0	0	0
Provision of Health Care Services:	0	0	0	0
Cafeterias:	0	0	0	0
Other Food Service Areas:	0	0	0	0
Non-Qualifying Laboratory Research Space:	0	0	0	0
Office Space:	0	0	0	0
Other Private Use:	0	0	0	0
Percent of project intended for private use:	0.00%	Total S.F.	0	0

I hereby certify that the above information has been completed to the best of my knowledge at this time. If no information is included, then this form has been intentionally left blank.

By: _____

Note: Manually attach sheets to your request as needed to provide additional information.

4.1 Space Needs

Institution: University of Memphis
 Project: Mynders Hall Renovation

Information Compiled By:

Kathy Johnson

A Provide Data From Entire Campus Where Project is Located

Fall 2019

Date of Data

Summary NASF - Info from THEC Space Guideline					This Project	SF Results		
	Equiv FICM	Modeled	Exist E&G SF	Difference from Model	Net Change NASF	Result Net E&G SF	Difference from Model	
I	Classrooms	1xx	141,454	281,739	140,285	0	281,739	140,285
II	ClassLab	210, 215	183,846	192,911	9,065	0	192,911	9,065
III	Open Lab	220, 225	103,075	97,974	-5,101	0	97,974	-5,101
IV	Research	250, 255	317,803	167,709	-150,094	6,224	173,933	-143,870
V	Office	3xx	640,870	814,271	173,401	-12,605	801,666	160,796
VI	Library	4xx	207,771	261,507	53,736	550	262,057	54,286
VII	Phys Ed	520 523 525	294,765	130,209	-164,556	0	130,209	-164,556
Totals:			1,889,584	1,946,320	56,736	-5,831	1,940,489	50,905
		Input Data from THEC Guideline	Input Data Schedule D Space Summary Tab	Space Over/Under Guideline	Data will Import from 4.2 SpaceTab, Column H, "Net Change NASF"			- Shows Space under Guideline

The three digit numbers are from the "Postsecondary Education Facilities Inventory and Classification Manual (FICM)" 2006

B Notes or Comments on Above Data, or Describe Need for Non-Formula Space

The reduction in office space and increase in research reflects the university's commitment to more efficiently use space and to provide more flexible multifunctional opportunities for users. By doing this, we have reduced the overall office inventory and increased much needed research space.

C Migration Plan

The Mynders building is currently empty and a migration plan will not be needed.

4.2 Tabulation of Affected Space

Institution: University of Memphis
Project: Mynders Hall Renovation

FICM Space Use Categories	Space Description	Net Assignable Square Feet				Net Change NASF
		Demolition	Renovation		New Construction	
			Former Use	New Use		
100's	Classrooms	0	0	0	0	0
210, 215	Class Lab / Studio	0	0	0	0	0
220, 225	Open Laboratories	0	0	0	0	0
250, 255	Research	0	0	6,224	0	6,224
300's	Offices	0	31,735	19,130	0	-12,605
400's	Study facilities	0	0	550	0	550
520, 523, 525	Physical education	0	0	0	0	0
Subtotal THEC Formula Space		0	31,735	25,904	0	-5,831
600's	General use facilities	0	0	900	0	900
700's, 800's	All other Assignable SF	0	0	0	0	0

	Demolition	Former Use	New Use	New Const	Net Change
Sub-Total Net Assignable:	0	31,735	26,804	0	-4,931

Efficiency: #DIV/0! 51.0% #DIV/0!

Enter Total Gross SF: 0 **Total Reno** **New Const**
52,600 0

The three digit numbers are from the "Postsecondary Education Facilities Inventory and Classification Manual (FICM)" 2006

Explanation of Data, If Needed

The data reflects an increase to research space and also demonstrates the types of spaces that are being developed at the UofM. This type of space can be used, as needed for a variety of uses given its layout and flexibility (see drawings). Additionally, the office environments have been rightsized with consideration to the post-covid era in an effort to maximizing space use.

4.3 Outline Architectural Program

Institution: University of Memphis
 Project: Mynders Hall Renovation

Space Name	Room Use	Activity Description	Area (NASF)	Occupant Count	Number of Spaces	Total Occ. Count	Total Area (NASF)
Classroom	110		0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
Classroom	(All 100s)	Total Classroom	0		0	0	0
Research	250	Research Hubs	692	76	9	684	6,224
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
ClassLab	(All 200s)	Total ClassLab	692		9	684	6,224
Office	310	Office	140	57	57	3,249	7,980
Office	310	Office	880	4	1	4	880
Office	310	Office	1,150	5	1	5	1,150
Office	310	Office	1,450	6	1	6	1,450
Office	310	Office	1,250	5	1	5	1,250
Office	310	Office	860	4	1	4	860
Office	310	Office	149	13	13	169	1,940
Office Service	315	Office Service	148	5	5	25	740
Conference	350	Conference Room	345	8	4	32	1,380
Office	(All 300s)	Total Office	6,372		84	3,499	17,630

Study Facilities	410	Student Study	550	20	1	20	550
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
Study Fac.	(All 400s)	Total Study Facilities	550		1	20	550
Special Use	530		0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
Special Use	(All 500s)	Total Special Use	0		0	0	0
Assembly	610	Assembly	1,500	40	1	40	1,500
Lounge	650	Lounge	900	30	1	30	900
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
General Use	(All 600s)	Total General Use	2,400		2	70	2,400
Support	750		0	0	0	0	0
Health	830		0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
Support & Health	(700s & 800s)	Total Support & Health	0		0	0	0
Grand Total Net Assignable SF:			10,014		96	4,273	26,804

5.1 External Funding

Department: Tennessee Higher Education Commission

Institution: University of Memphis

Project: Mynders Hall Renovation

5,000,000 Total Match Funding (No Match Funding required for TCATs)			
	Amount	Non-Appropriated Category	Specifics of Source
0%	\$ -	Plant Funds (Auxiliary)	
50%	\$ 2,500,000	Plant Funds (Non-auxiliary)	
0%	\$ -	Land Sale Proceeds	
0%	\$ -	Access Fees	
0%	\$ -	Student Fees	
50%	\$ 2,500,000	Gifts	
0%	\$ -	Local Government	
0%	\$ -	Federal Funds	
0%	\$ -	5-Year Bond Funds	
#####		Other: Specify	
0%	\$ -	Other: Specify	

Community Colleges and Specialized Units		Total Project Cost		(No Gift Minimum)	Required Total Match
		Total Match	5,000,000		
		Renovation	100%	-	-
Match Requirement	Minor New Construction		0%	-	-
2%	Renovation				-
4%	New (Gift minimum is 0%)				Pass
				Eligible Check - Pass/Fail	
				Over/Under Required Match	5,000,000

APSU TSU UTM		Total Project Cost		Gift Minimum	Required Total Match
		Total Match	5,000,000		
		Renovation	100%	-	-
Match Requirement	Minor New Construction		0%	-	-
4%	Renovation				Pass
6%	New (Gift minimum is 33% of 6%)				-
				Eligible Check - Pass/Fail	Pass
				Over/Under Required Match	5,000,000

ETSU MTSU TTU UTC		Total Project Cost		Gift Minimum	Required Total Match
		Total Match	5,000,000		
		Renovation	100%	-	-
Match Requirement	Minor New Construction		0%	-	-
4%	Renovation				Pass
8%	New (Gift minimum is 33% of 8%)				-
				Eligible Check - Pass/Fail	Pass
				Over/Under Required Match	5,000,000

UoM		Total Project Cost		Gift Minimum	Required Total Match
		Total Match	5,000,000		
		Renovation	100%	-	-
Match Requirement	Minor New Construction		0%	-	-
4%	Renovation				Pass
10%	New (Gift minimum is 33% of 10%)				-
				Eligible Check - Pass/Fail	Pass
				Over/Under Required Match	5,000,000

UT Knoxville		Total Project Cost		Gift Minimum	Required Total Match
		Total Match	5,000,000		
		Renovation	100%	-	-
Match Requirement	Minor New Construction		0%	-	-
6%	Renovation				Pass
17%	New (Gift minimum is 50% of 17%)				-
				Eligible Check - Pass/Fail	Pass
				Over/Under Required Match	5,000,000