**2.4 PROJECT NARRATIVE AND DOCUMENTATION**

**PROJECT SCOPE**

The project scope includes the construction of a new Residence Hall for the main campus of Tennessee Technological University in Cookeville, Tennessee.  The building will be located southeast of the intersection of University Drive and North Willow Avenue in the western half of Sherlock Park.  The site is adjacent to the new Ashraf Islam Engineering Building.

**PROJECT DESCRIPTION**

The proposed Innovation Center Residence Hall will be a new, state-of-the-art residence hall that will expand and diversify on-campus housing options offered by TTU. The new residence hall will provide 400 new beds in a mix of semi-suites, doubles, and singles in “pod”-style units. For this project, pod-style is the idea that a number of bedrooms (sometimes shared, sometimes single bedrooms) are grouped together around common amenities such as shared bathrooms, kitchenettes, and lounges. The building will also have shared amenities such as study lounges, laundry, and recreation space.

The facility will be a multi-story building with residential units and minor amenities on upper floors and larger amenity spaces on the ground floor. The project is envisioned to be between 3 and 5 stories with a partial concrete podium at the first level and light gauge steel framing above.

The project includes an innovation program that will serve as a new center for interdisciplinary innovation and entrepreneurship. At approximately 11,700 square feet, it is envisioned as an expansive, dynamic, and flexible space that inspires interaction, collaboration, and entrepreneurial activity between all academic majors. The Innovation Center will include a C-store grab-n-go food service, group collaboration spaces, clean and dirty fabrication labs, and administrative support space. The total project is planned to be approximately 120,000 GSF.

TTU desires an innovative approach to the design of the building while also respecting the modified Georgian style of TTU’s campus architecture. The exterior envelope will be largely comprised of traditional brick and cast stone accents with architectural shingle gable roofs. However, the Innovation Center may adopt a more contemporary language (curtainwall, metal panels, etc.) to distinguish its unique function.

This area serves as a gateway into the western edge of campus and will create exciting and synergistic outdoor spaces with the neighboring Engineering Building. This project is Phase 1 of 2 housing developments on this site.

The HVAC system will utilize the existing campus infrastructure for chilled water and steam/hot water.  Extension of the existing campus chilled water and steam will be required for connection to the new building. Residential units will utilize 4-pipe fan coil units. Residential unit exhaust and outside air will be fed from central dedicated outside air system located in the attic mechanical space. First floor common areas will be fed from either a VAV air handling unit system or fan coil units.

Power will be from the campus distribution system through Cookeville Electric Department. Telecommunications shall be connected back to the campus distribution system. Domestic water is readily available but sanitary waste most likely will require a lift station/force main to reach the City system.

The building must be substantially complete by April 2027 so that it may be occupied for the fall 2027 semester. In order to meet this schedule, one or more Early Release Packages may be required, including infrastructure, utilities, site, etc.

**CM/GC GUIDANCE**

The design of all systems noted above is being considered by the design team at this time. It is expected that the selected CM/GC will provide feedback and guidance on options based on the project budget and schedule including and not limited to structural systems, construction type, primary building systems, and equipment based on lead time evaluation.

**DESIGN TEAM**

Architectural:     Wier Boerner Allin Architecture, PLLC

Design Consultant: Mackey Mitchell Architects

Mechanical: I.C. Thomasson Associates

Electrical: I.C. Thomasson Associates

Structural: SDG Design Group

Civil: Lose Design

Landscape: Studio Topography

Technology: Smith Seckman Reid, Inc.

**Project Budget**

Bid Target: $59,600,000.00

MACC: $62,580,000.00

**NOTE**: The Tennessee Board of Regents (TBR) will hold the contract for this project and will be providing oversight.

**Tentative Project Schedule**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  | DURATION | | |  | DATE | | |
| PROGRAM PHSE | | |  |  | | |  |  | |
| Start Date | | |  |  | | |  | 4/1/24 | |
| Complete | | |  | 45 | | |  | 5/31/24 | |
|  | | |  |  | | |  |  | |
| PROGRAM VERIFICATION PHASE | | |  |  | | |  |  | |
| Notice to Proceed | | |  |  | | |  | 5/20/24 | |
| Complete | | |  | 15 | | |  | 5/31/24 | |
| Review/Approval | | |  | 14 | | |  | 6/14/24 | |
|  | | |  |  | | |  |  | |
| SCHEMATIC DESIGN PHASE | | |  |  | | |  |  | |
| Notice to Proceed | | |  |  | | |  | 6/14/2024 | |
| Complete | | |  | 90 | | |  | 9/13/2024 | |
| Review/Approval | | |  | 14 | | |  | 9/27/2024 | |
|  | | |  |  | | |  |  | |
| DESIGN DEVELOPMENT PHASE | | |  |  | | |  |  | |
| Notice to Proceed | | |  |  | | |  | 9/27/24 | |
| 50% DDP | | |  | 60 | | |  | 11/22/2024 | |
| Complete | | |  | 60 | | |  | 1/24/2025 | |
| ADA Review Complete | | |  |  | | |  | 1/24/2025 | |
| Review/Approval | | |  | 21 | | |  | 2/14/2025 | |
|  | | |  |  | | |  |  | |
| CONTRACT DOCUMENT PHASE | | |  |  | | |  |  | |
| Notice to Proceed | | |  |  | | |  | 2/14/2025 | |
| 50% CDP | | |  | 75 | | |  | 5/2/2025 | |
| Complete | | |  | 75 | | |  | 7/18/2025 | |
| SFMO Approval | | |  |  | | |  | 8/8/2025 | |
| Review/Approval | | |  | 21 | | |  | 8/8/2025 | |
|  | | |  |  | | |  |  | |
| BID PHASE | | |  |  | | |  |  | |
| Set Bid Date | | |  |  | | |  | 8/25/2025 | |
| Release for Bid | | |  |  | | |  | 8/25/2025 | |
| GMP from CMGC -- Time frame Receive Bid | | |  | 60 | | |  | 10/22/2025 | |
| Construction Contract Complete | | |  | 21 | | |  | 11/12/2025 | |
|  | | |  |  | | |  |  | |
| CONSTRUCTION PHASE | | |  |  | | |  |  | |
| Notice to Proceed | | |  |  | | |  | 11/12/2025 | |
| Contract Time (SC) | | |  | 525 | | |  | 4/30/2027 | |
| Construction Close Out Complete | | |  | 30 | | |  | 5/31/2025 | |
| Design Close Out Complete | | |  | 30 | | |  | 6/30/2025 | |
|  | | |  |  | | |  |  | |
| TOTAL | | |  | 1156 | | |  |  | |