TENNESSEE STATE UNIVERSITY
BOARD OF TRUSTEES
SEPTEMBER 25, 2026
SPECIAL MEETING

Friday, September 25, 2026 12:00 p.m. CT	Virtual Live Stream Link: https://www.tnstate.edu/board/livestream.aspx

AGENDA

I. Call to Order

II. Roll Call

III. Opening Remarks by the Chair

IV. Adoption of Agenda

V. Approval of Master Bridge Plan (Action)

VI. Adoption of 2027 TSU Board of Trustees Meeting Calendar (Action)

VII. Discussion Regarding Governance Requests

VIII. Other Business

Under the Bylaws of the Board, items not appearing on the agenda may be considered only upon an affirmative vote of a majority of those members of the Board who are present. Other business necessary to come before the Board at this meeting should be brought to the Chair's attention before the meeting.

IX. Closing Remarks and Adjournment

TENNESSEE STATE UNIVERSITY

BOARD OF TRUSTEES

ACTION ITEM

DATE:	September 25, 2026
ITEM:	Master Bridge Plan
RECOMMENDED ACTION:	Approval
PRESENTED BY:	Will Radford, Assistant VP Design & Facilities Management and firm Bauer Askew

Background Information

The purpose of this Master Bridge plan is to set a medium-term physical plant strategy in place to work as a "bridge" between the currently expired Master Plan and the FY28 Master Plan that will be created alongside the University's strategic planning process.

Committee Action

The Chair will call for a motion recommending the approval of this policy.

MOTION: I move to recommend approval of the Master Bridge Plan, as contained in the Board materials.

TENNESSEE STATE UNIVERSITY

BRIDGE PLAN

TABLE OF CONTENTS

TABLE OF CONTENTS 2
EXECUTIVE SUMMARY 3
PLANNING PATH TO THE 2027/2028 MASTER PLAN 4

SECTION 1 - TSU BRIDGE PLAN 7
TSU BRIDGE PLAN - SUMMARY 8
ENROLLMENT, SPACE UTILIZATION & FACILITIES 10
SPACE NEEDS SUMMARY 11
CAMPUS STABILIZATION & PLANNED DEMOLITION 12
IMPLEMENTATION STRATEGY + CAPITAL PROJECTS 14
IMPLEMENTATION STRATEGY + DISCLOSURE PROJECTS 16
BRIDGE PLAN IMPLEMENTATION + MIGRATION PLANS 18

SECTION 2 - NEW LAB SCIENCE COMMONS CONCEPT 25
EXCUTIVE SUMMARY 26
PROGRAM AND ENROLLMENT 27
PROGRAM SUMMARY THEC VS. PROPOSED 28
SITE ANALYSIS 32
EXISTING UTILITY LOCATIONS 33
FACILITY DESIGN AND SITE ORGANIZATION 34
PROPOSED SITE PLAN - OVERALL 35
PROPOSED SITE PLAN - ENLARGED 36
SYSTEMS NARRATIVES 37
PRELIMINARY PROJECT COSTS 39

SECTION 3 - AGRICULTURE MEAT SCIENCE CONCEPT 41
EXCUTIVE SUMMARY 42
SITE ANALYSIS 43
EXISTING UTILITY LOCATIONS 44
PROGRAM SUMMARY 45
FACILITY DESIGN AND SITE ORGANIZATION 46
CONCEPT SITE PLAN 47
CONCEPT FLOOR PLAN 48
SYSTEMS NARRATIVES 49
PRELIMINARY PROJECT COSTS 51

SECTION 4 - DEVELOPING PROJECTS & PARTNERSHIPS 53
DEVELOPING PROJECTS & PARTNERSHIPS 54
STRATEGIC DEVELOPMENT 56
MONETIZATION 58
COMMUNITY + CAMPUS CONNECTIONS 59
ENROLLMENT PIPELINE 60
HOUSING SOLUTIONS 61

EXECUTIVE SUMMARY

Tennessee State University is a nationally recognized land-grant institution with a distinguished academic legacy, a powerful athletic tradition, and a unique position within the State of Tennessee. TSU's land-grant mission connects education with applied research, workforce preparation, community engagement, and service. Its history as an athletic powerhouse creates national visibility and school pride, while its location in Music City provides opportunities to strengthen connections with Nashville's industries, institutions, culture, and broader community.

The Bridge Plan establishes a near-term framework for improving Tennessee State University while the University prepares its comprehensive 2027/2028 Master Plan. Its primary purpose is to improve student engagement and the overall student experience in ways that support increased enrollment while reducing the long-term cost of maintaining the campus. The plan recognizes that recruitment and retention are influenced by the quality of academic facilities, student housing, athletics and recreation, campus amenities, outdoor spaces, and the overall campus environment.

The Bridge Plan is informed by an evaluation of enrollment, space utilization, and facility needs. Rather than simply adding square footage, the plan balances renovation, consolidation, relocation, new construction, and demolition so resources can be directed toward facilities and programs that provide greater long-term value. Planned demolition is coordinated with program relocation to reduce maintenance and operating costs while creating opportunities for new academic facilities, athletics, open space, and future development.

A major focus is reinvesting in strategic facilities and improvements that strengthen daily campus life. Investments in residence halls, athletics, recreation, outdoor gathering spaces, family housing, campus retail, agriculture, science, and engineering are intended to improve the student experience while reinforcing TSU's land-grant and athletic identity. These improvements can create a more active and connected campus while allowing the University to concentrate resources in facilities capable of supporting TSU well into the future.

At the same time, redevelopment opportunities, strategic acquisitions, property transactions, and institutional partnerships provide additional ways for TSU to leverage its assets. These opportunities can create financial value, reduce long-term obligations, strengthen community and campus connections, support the enrollment pipeline, expand housing, and create resources for continued reinvestment in students and priority campus improvements.

A PATH TO MEANINGFUL IMPROVEMENTS

The Bridge Plan provides Tennessee State University with a path to begin making meaningful improvements now while establishing a stronger foundation for the 2027/2028 Master Plan. It coordinates near-term investments, facility decisions, partnerships, and campus improvements around a common goal of creating a stronger and more sustainable University. Through this approach, TSU can build on its distinctive land-grant mission, athletic tradition, and Nashville location while better supporting students, academic programs, and future growth.

The document is organized into four primary sections:

Section 1: The Bridge Plan
Establishes the overall framework for campus improvement, including enrollment and space utilization, reinvestment in strategic facilities, program relocation, demolition, student experience improvements, new construction, and future campus priorities. Together, these efforts create a more efficient, engaging campus and prepare TSU for the 2027/2028 Master Plan.

Section 2: New Lab Science Building Concept
Develops the concept for an approximately 141,139-square-foot Laboratory Science Building that consolidates Biology, Chemistry, Mathematics, and Physics into a modern academic and research environment. The project addresses existing facility deficiencies, supports projected enrollment growth, improves instructional and research space, and reduces inefficient academic square footage through consolidation and coordinated demolition.

Section 3: Agriculture Meat Sciences Concept
Develops the concept for an approximately 20,565-square-foot Agriculture Meat Sciences Building that strengthens TSU's land-grant mission through hands-on instruction, applied research, workforce preparation, meat processing, and community outreach. Its location along Ed Temple Boulevard also creates a stronger public identity for the Agriculture program and a visible expression of TSU's land-grant mission.

Section 4: Developing Projects & Partnerships
Identifies opportunities for Strategic Development, Monetization, Community + Campus Connections, Enrollment Pipeline, and Housing Solutions. These strategies use real estate, acquisitions, redevelopment, and partnerships to create financial value, reduce long-term obligations, support enrollment, expand housing, strengthen community connections, and create additional resources for reinvestment in TSU and the student experience.

PLANNING PATH TO THE 2027/2028 MASTER PLAN



BRIDGING THE PLANNING GAP

The 2016 Master Plan established the previous long-term framework for Tennessee State University, but changing institutional conditions, leadership transitions, enrollment fluctuations, and evolving campus needs increasingly changed the assumptions on which that plan was based. As the plan approached expiration, efforts to establish a replacement Master Plan did not advance to completion, leaving TSU without a current comprehensive planning document to guide near-term capital decisions.

REESTABLISHING A PLANNING BASELINE

Beginning with the Space Utilization Study, TSU initiated a series of focused planning efforts to better understand current enrollment, space needs, facilities, infrastructure, housing, academic programs, and financial conditions. This work provided a more current understanding of the campus and established the foundation for decisions that could no longer rely solely on the assumptions of the 2016 Master Plan.

BUILDING ON CURRENT STUDIES

The Bridge Plan brings together the work completed through the Five-Year Stabilization Plan, Migration Study, Housing Business Plan, Facilities Condition Assessment, Engineering Studies, Lab Science Study, Agriculture Meat Science Study, and developing partnership opportunities. Each effort contributes a different piece of the University's current planning picture and collectively establishes a coordinated basis for near-term priorities.

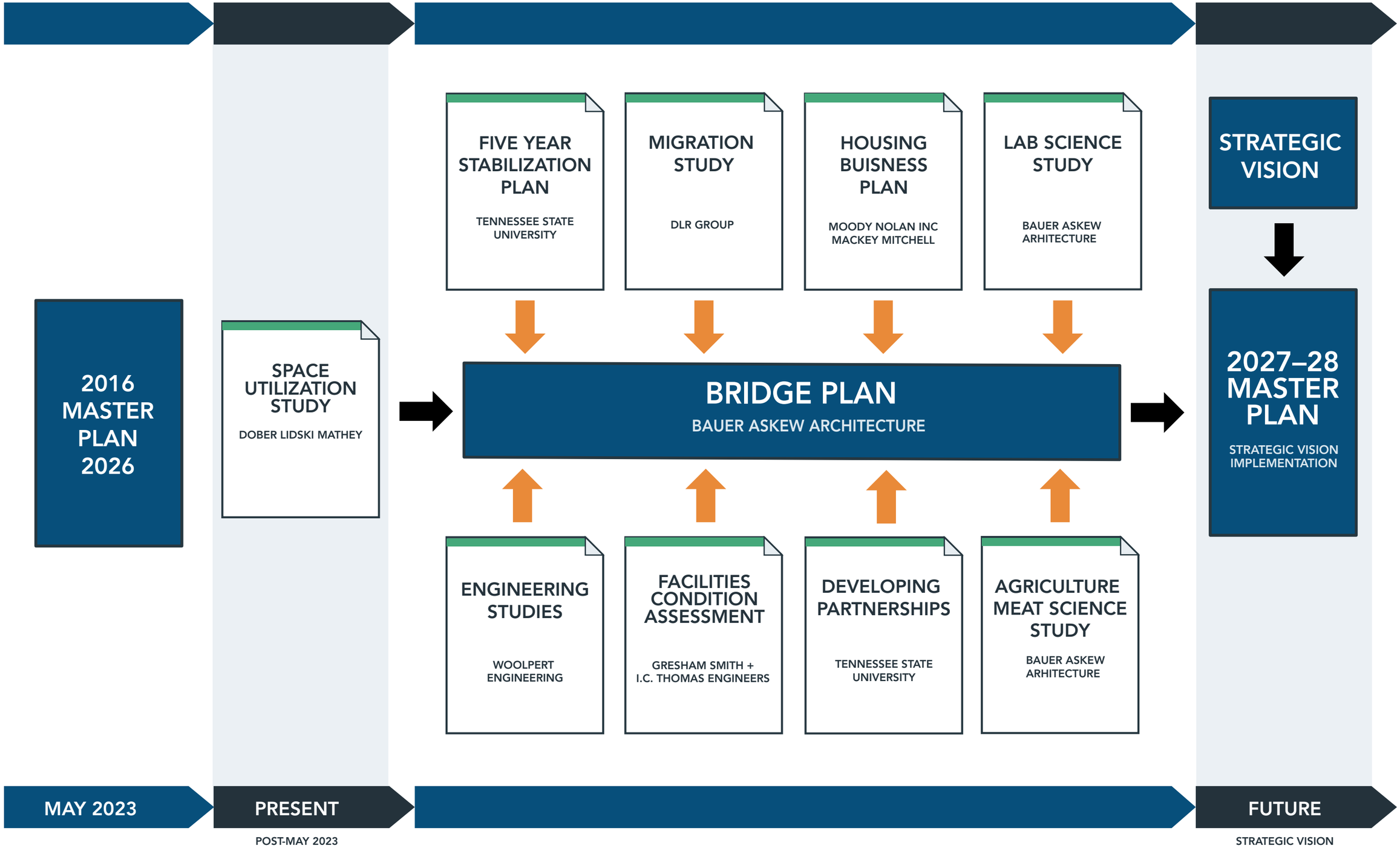
THE NEED FOR A BRIDGE PLAN

Without a current Master Plan, TSU needed a framework that could demonstrate how proposed projects fit within a larger campus strategy. This is particularly important as the University pursues capital funding and approvals, where individual projects must be supported by thoughtful planning rather than advanced as isolated initiatives.

The Bridge Plan fills that gap. It identifies actions TSU can begin advancing now, coordinates those actions with current enrollment and facility needs, and provides a clear planning basis for projects that cannot wait for completion of the next Master Plan.

PATH TO THE 2027/2028 MASTER PLAN

The Bridge Plan is not intended to replace comprehensive master planning. Instead, it carries forward the most relevant findings from recent studies, establishes near-term priorities, and creates a stronger starting point for the 2027/2028 Master Plan. Work completed through the Bridge Plan can then be evaluated, refined, and incorporated into the University's next long-term planning framework.


2016 MASTER PLAN 2026
SPACE UTILIZATION STUDY
DOBER LIDSKI MATHEY
FIVE YEAR STABILIZATION PLAN
TENNESSEE STATE UNIVERSITY
MIGRATION STUDY
DLR GROUP
HOUSING BUISNESS PLAN
MOODY NOLAN INC
MACKEY MITCHELL
LAB SCIENCE STUDY
BAUER ASKEW ARHITECTURE
BRIDGE PLAN
BAUER ASKEW ARCHITECTURE
ENGINEERING STUDIES
WOOLPERT ENGINEERING
FACILITIES CONDITION ASSESSMENT
GRESHAM SMITH + I.C. THOMAS ENGINEERS
DEVELOPING PARTNERSHIPS
TENNESSEE STATE UNIVERSITY
AGRICULTURE MEAT SCIENCE STUDY
BAUER ASKEW ARHITECTURE
STRATEGIC VISION
2027–28 MASTER PLAN
STRATEGIC VISION IMPLEMENTATION
MAY 2023
PRESENT
POST-MAY 2023
FUTURE
STRATEGIC VISION

TENNESSEE STATE UNIVERSITY

SECTION 01
TSU BRIDGE PLAN

The following pages present Tennessee State University's Bridge Plan, a near-term framework for guiding campus improvements ahead of the University's comprehensive 2027/2028 Master Plan. The section outlines priority renovations, demolition, academic and student-focused investments, property initiatives, and partnerships intended to improve the student experience, reduce long-term operating costs, and support future enrollment growth. The Bridge Plan also allows TSU to leverage these lower-enrollment years to consolidate programs, reposition facilities, and advance key improvements before enrollment begins to increase. Together, these efforts focus reinvestment on facilities and assets that provide the greatest long-term value to the University.

TSU BRIDGE PLAN - SUMMARY



BUILDING ON TSU'S IDENTITY

The Tennessee State University Bridge Plan establishes a near-term framework for strengthening the campus while the University prepares its comprehensive 2027/2028 Master Plan. As a historic land-grant institution, an athletic powerhouse, and a university uniquely positioned within Music City, TSU can build on its academic mission, institutional identity, and Nashville location while addressing immediate campus needs.

PLANNING BASIS

The Bridge Plan is informed by several studies, assessments, and planning efforts completed for TSU:

- Dober Lidsky Mathey (DLM) evaluated enrollment, space utilization, program needs, and opportunities for consolidation.
- Gresham Smith facility assessments provided information on building conditions and priorities for reinvestment or demolition.
- Hayat Brown evaluated real estate, redevelopment, acquisition, and partnership opportunities.
- Moody Nolan's Housing Business Plan evaluated housing needs and informed future residential strategies.
- TSU's Five-Year Stabilization Plan established near-term priorities for strengthening the University.

Together, these efforts provide the planning basis for the Bridge Plan.

STUDENT ENGAGEMENT + ENROLLMENT

At its core, the Bridge Plan is intended to create a more active, welcoming, and connected campus that supports recruitment, retention, student engagement, and school pride.

REINVESTING IN STRATEGIC FACILITIES

The Bridge Plan focuses on making better use of the University's existing assets through renovation, consolidation, relocation, new construction, and demolition. These efforts allow TSU to reduce maintenance obligations while directing resources toward facilities and programs that provide greater long-term value.

SUPPORTING THE LAND-GRANT MISSION

Targeted investments in agriculture, science, engineering, and other academic programs reinforce TSU's land-grant mission through hands-on instruction, applied research, workforce preparation, and community engagement.

ATHLETICS, HOUSING + CAMPUS LIFE

The Bridge Plan places emphasis on the student experience outside the classroom. Investments in residential facilities, athletics and recreation, open space, family housing, and campus amenities are intended to strengthen daily campus life.

LEVERAGING MUSIC CITY + DEVELOPING PARTNERSHIPS

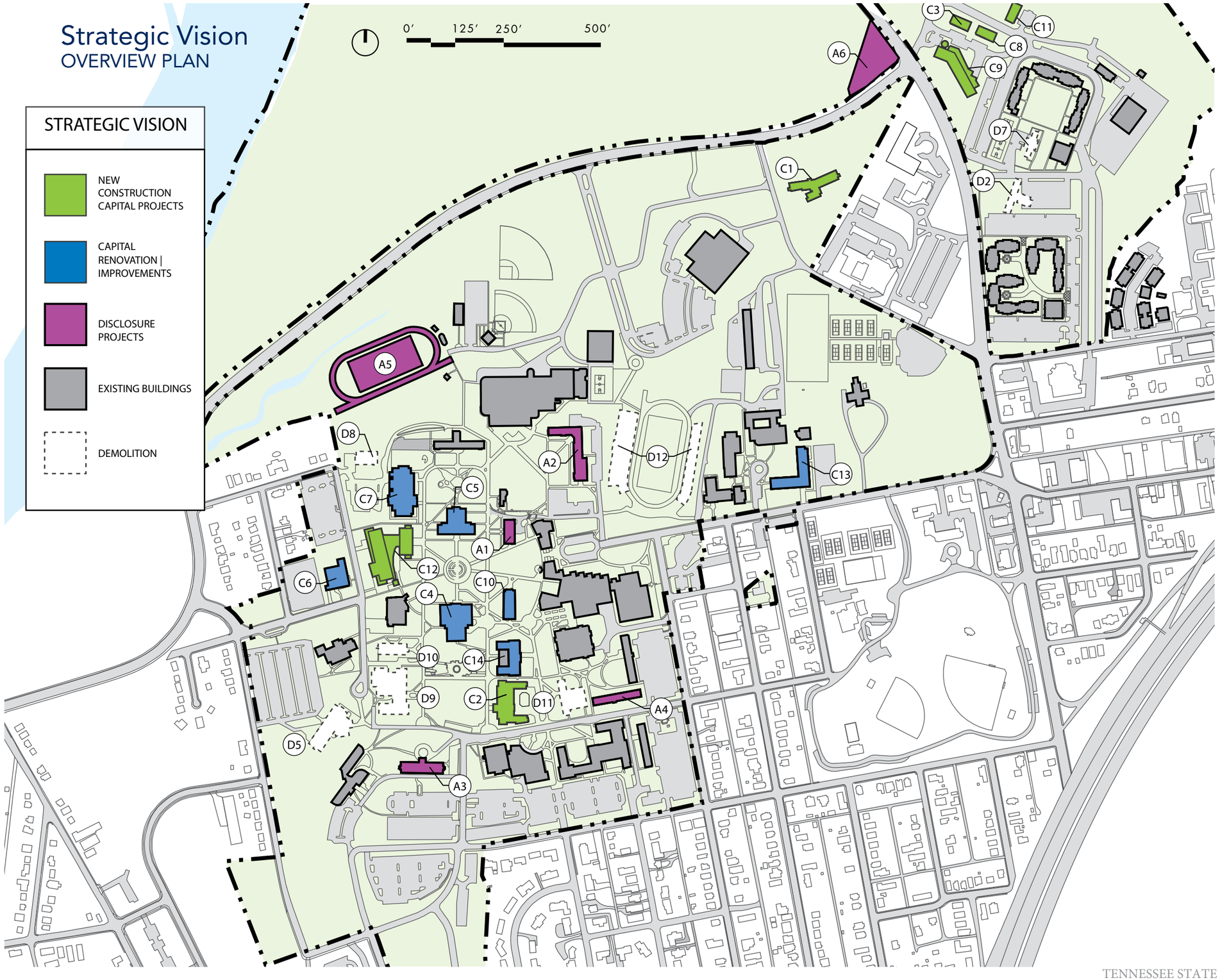
TSU's location in Music City creates opportunities to strengthen connections with Nashville and better leverage University assets. Developing projects and partnerships may support redevelopment, expanded student housing, strategic acquisitions, community partnerships, and new revenue sources that can be reinvested in the University. See the Developing Projects & Partnerships summary on page 22 for additional information.

A BRIDGE TO THE 2027/2028 MASTER PLAN

The Bridge Plan provides Tennessee State University with a path to make meaningful improvements now while establishing a stronger foundation for the 2027/2028 Master Plan. It coordinates facility decisions, academic priorities, demolition, student-focused improvements, and partnership opportunities around a common goal of creating a stronger and more sustainable University.

The following page illustrates the envisioned campus plan and shows how the Bridge Plan's strategic investments, demolition, and future campus improvements come together across the campus.

Strategic Vision
OVERVIEW PLAN



TSU CAPITAL PROJECTS

#	PROJECTS
C1	Agriculture Environment, Food and Animal Science
C2	New Engineering Building
C3	Agriculture Broiler House
C4	Davis Humanities Renovation
C5	Harold Love Renovation
C6	Central Plant Upgrades
C7	New Health Science Renovation
C8	Agriculture Layer House
C9	Agriculture Meat Sciences Building
C10	Humphries Hall Renovation
C11	Agriculture Meat Processing Research and Extension Facility
C12	Lab Science Commons
C13	Humphries Hall Renovation
C14	McCord Hall

TSU DISCLOSURE PROJECTS

#	PROJECTS
A1	Harned Hall Renovation
A2	Wilson Hall Renovation
A3	Hale Honors Hall Renovation
A4	Watson Hall Renovation
A5	ED Temple Track/Field Upgrades
A6	TSU Nature Commons

TSU DEMOLITION PROJECTS

#	PROJECTS
D1	Clay Hall Demolition
D2	General Services Demolition
D3	Layer House Demolition
D4	Ag Admin Support Demolition
D5	Torrence Engineering Demolition
D6	Elliott Hall Demolition
D7	Read Hall Demolition
D8	Queen Washington Demolition
D9	Boswell Chemistry, Physics and Math Demolition
D10	Crouch Demolition
D11	Clement Demolition
D12	Phased Demolition of Hale Stadium

ENROLLMENT, SPACE UTILIZATION & FACILITIES

DLM STUDY OVERVIEW

In 2025, Dober Lidsky Mathey (DLM) completed an Enrollment, Space Utilization, and Facilities Study to establish a data-driven understanding of Tennessee State University's current and future space needs. The study evaluated enrollment trends, classroom and laboratory utilization, and academic space requirements using THEC Space Guidelines. Its findings provide an important planning foundation for the Bridge Plan by identifying where space is underutilized, where additional space may be needed, and where existing facilities can be consolidated, renovated, or repurposed.

ENROLLMENT OUTLOOK

According to the study, TSU's recent enrollment of approximately 5,820 FTE is expected to remain relatively stable in the near term before gradually returning to growth. By 2035, enrollment is projected to range from approximately 6,125 to 7,370 FTE, with a mid-range projection of approximately 6,748 FTE. This mid-range projection provides a reasonable basis for evaluating future space needs while avoiding the need to maintain unnecessary capacity in the near term.

CLASSROOM UTILIZATION

The space utilization analysis identified significant opportunities to use existing instructional space more efficiently. In Fall 2024, TSU had 138 scheduled classrooms and 36 additional classrooms that were not scheduled. Scheduled classrooms averaged only 13.7 hours of use per week compared with the THEC guideline of 30 hours per week, and 53 classrooms were scheduled fewer than 10 hours per week. The study found that, if classrooms were utilized at the THEC standard, approximately 63 classrooms could accommodate the same instructional demand.

LABORATORY AND STUDIO UTILIZATION

Laboratory and studio utilization showed a similar pattern. TSU had 71 scheduled instructional laboratories and studios and an additional 71 that were unscheduled. Scheduled laboratories averaged approximately 11 hours of use per week compared with the THEC guideline of 20 hours per week. Because laboratories are discipline-specific, underutilized laboratory space cannot always be eliminated or reassigned as easily as general classrooms. However, the findings identify opportunities to consolidate, modernize, and better align specialized instructional space with current and projected academic needs.

BRIDGE PLAN IMPLICATIONS

Together, the DLM findings support a Bridge Plan strategy focused on right-sizing and redistributing campus space rather than simply adding or removing square footage. Underutilized space creates opportunities for consolidation and repurposing, while targeted renovation and new construction can address programs with space deficiencies. This approach allows TSU to reduce the burden of inefficient facilities, improve the performance of remaining space, and maintain sufficient capacity to accommodate enrollment growth.

ENERGY EFFICIENCY

The DLM study establishes the space-utilization basis for concentrating programs within a smaller, better-utilized campus footprint. While the study did not specifically evaluate energy performance, reducing the amount of space TSU must operate creates a direct opportunity to reduce the area that must be heated, cooled, illuminated, and supported by campus utilities.

Combined with planned renovations and capital projects that modernize mechanical, electrical, lighting, controls, and building-envelope systems, this strategy will improve campus-wide energy efficiency and reduce long-term operating costs.

SPACE UTILIZATION AND BUILDING FOOTPRINT

The Bridge Plan directly responds to the utilization findings identified by DLM. In addition to significant underutilization of scheduled classrooms, the study identified 36 unscheduled classrooms totaling 28,576 NASF and nearly 70,000 NASF of classroom space beyond what could be justified under THEC Space Guidelines.

Through program consolidation, repurposing of underutilized space, renovation of facilities that remain, and removal of buildings that are no longer needed, the Bridge Plan can reduce TSU's overall building footprint while increasing the utilization and effectiveness of the remaining space. This creates a campus that is more closely aligned with enrollment, academic needs, and projected future growth.

DEFERRED MAINTENANCE REDUCTION

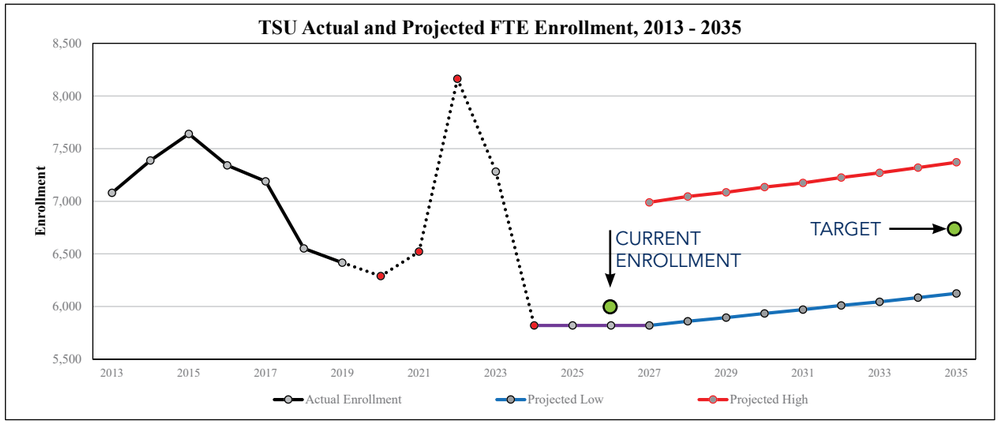
The DLM study supports the need to concentrate University resources within a more manageable building portfolio. While DLM did not perform a deferred maintenance assessment, it noted that some academic buildings are not suitable for their current use or are in poor condition.

The Bridge Plan combines these findings with the University's facilities assessments to guide consolidation, renovation, replacement, and demolition. Removing aging and underutilized facilities reduces the amount of building area TSU must maintain and allows capital and maintenance resources to be focused on the facilities that will continue to serve the University.Over time, this approach reduces deferred maintenance obligations and supports a smaller, higher-quality campus building portfolio.

SPACE NEEDS SUMMARY

The enrollment projections shown to the right provide a planning basis for the Bridge Plan. DLM projects TSU's current enrollment of approximately **5,820 FTE** will remain relatively flat before gradually increasing. By 2035, enrollment is projected to range from approximately **6,125 to 7,370 FTE**, with a mid-range projection of approximately **6,748 FTE**. These projections help guide future space needs, consolidation, and campus investment.

Mathematical Model Starting at 2025 Enrollment



The space model shown below compares TSU's existing space as of 2025 with modeled 2026 space needs based on THEC Space Guidelines. The percentages show how far each college's existing space falls below its modeled requirement, with an academic space need 49% greater than the existing inventory. In contrast, the model identifies a 57% reduction in classroom space, from 121,725 to 52,480 NASF. These findings help guide space redistribution, consolidation, and investment.

College	Existing FTE Faculty	Existing NASF	Modeled NASF
College of Agriculture	95.00	90,307	118,685
College of Business	46.00	13,343	24,028
College of Education	58.00	13,445	32,851
College of Engineering	61.00	50,186	72,700
College of Liberal Arts	142.00	86,113	98,581
College of Life & Physical Sciences	78.00	52,786	93,823
College of Public Service	24.00	5,803	12,036
College of Health Sciences	99.00	89,397	133,467
Honors College	46.00	2,284	17,154
Totals:	**649.00**	**403,664**	**603,325**
Classrooms		**121,725**	**52,480.0**

College of Agriculture	Existing	Modeled	Deficit
Agricultural Business & Education	5,443	12,102	
Agricultural Science & Engineering	15,934	32,017	
Environmental Science	11,077	13,153	
Food & Animal Science	27,064	37,482	
Human Science	12,241	10,415	
Dean's Office	18,548	13,517	
	90,307	118,685	-31%

College of Business	Existing	Modeled	Deficit
Accounting	1,489	2,986	
Business Administration	3,090	7,524	
Business Information Systems	1,215	6,454	
Economics & Finance	974	3,999	
Dean's Office	6,575	3,065	
	13,343	24,028	-80%

College of Education	Existing	Modeled	Deficit
Educational Leadership	923	2,938	
Teaching & Learning	3,142	4,147	
Psychological Science and Counselling	3,197	24,830	
Dean's Office	6,183	936	
	13,445	32,851	-144%

College of Engineering	Existing	Modeled	Deficit
Civil & Architectural Engineering	9,066	20,496	
Computer Science	8,738	13,744	
Electrical & Computer Engineering	12,544	11,375	
Applied & Industrial Technologies	2,778	4,653	
Mechanical & Manufactural Engineering	6,501	14,359	
Deans Office	10,559	8,073	
	50,186	72,700	-45%

College of Liberal Arts	Existing	Modeled	Deficit
African Studies	694	429	
Art	17,855	19,439	
Communications	7,671	6,869	
Criminal Justice	1,843	6,642	
Geography	2,130	3,324	
English	15,499	10,124	
History	5,596	7,492	
Interdisciplinary Programs (Intern Affairs)	1,710	9,011	
Music	28,434	25,143	
Political Science	900	4,563	
Sociology	2,297	3,313	
Dean's Office	1,484	2,232	
	86,113	98,581	-14%

College of Life & Physical Sciences	Existing	Modeled	Deficit
Biological Science	13,396	46,710	
Chemistry	28,861	34,520	
Mathematical Sciences & Physics	9,450	11,150	
Dean's Office	939	936	
	52,646	93,316	-77%

College of Public Service	Existing	Modeled	Deficit
Public Administration	2,162	4,590	
Social Work and Urban Studies	1,900	6,783	
Dean's Office	1,741	663	
	5,803	12,036	-107%

College of Health Sciences	Existing	Modeled	Deficit
Cardio-Respiratory	4,656	4,325	
Dental Hygene	12,514	32,493	
Health Information Management	1,770	4,264	
Human Performance and Sports Sciences	23,532	28,149	
Occupational Therapy	6,220	10,185	
Physical Therapy	6,068	13,567	
Public Health, Healthcare Admin & Planning	3,060	9,131	
School of Nursing	12,448	16,116	
Speech and Hearing Science	7,530	8,574	
Dean's Office	11,599	6,664	
	89,397	133,467	-49%

Honors College	Existing	Modeled	Deficit
Honors College	2,284	17,154	
	2,284	17,154	-651%

CAMPUS STABILIZATION & PLANNED DEMOLITION

The enrollment, space utilization, and facility analysis identified opportunities to consolidate programs, improve the use of existing space, and reduce the long-term burden associated with aging facilities. The Bridge Plan builds on these findings by coordinating program relocation, renovation, new construction, and demolition so University resources can be focused on facilities that provide greater long-term value.

Demolition is coordinated with related campus improvements and program moves to maintain academic and operational continuity where required. In several locations, removal of existing facilities also clears sites for new academic buildings, agriculture improvements, athletics, open space, or future campus development. Together, these projects reduce maintenance and operating liabilities while supporting the strategic investments identified in the following pages.

COMPLETED - DEMOLITION

D1. Clay Hall Demo - 36,244 goss sf
Clay Hall has been demolished to clear the site for the new Engineering Building, which is currently under construction. The project removes an aging facility from the University's inventory while supporting a major new academic investment.

PROPOSED- DEMOLITION

D2. General Services Demo - 17,651 goss sf
The General Services Building is planned for demolition following relocation of its existing functions to more appropriate facilities. Removal of the building will reduce ongoing maintenance and operating costs and create flexibility for future use of the site.

D3. Layer House Demo - 8,778 goss sf
The existing Layer House is planned for demolition as part of the continued reorganization and improvement of TSU's Agriculture facilities. Its removal will reduce maintenance obligations and support development of new and improved Agriculture facilities.

D4. Ag Admin Support Demo - 5,333 goss sf
The existing Agriculture Administration Support facility is planned for demolition as part of the continued reorganization and improvement of TSU's Agriculture facilities. Its removal will reduce maintenance obligations and support future development within the Agriculture area of campus.

D5. Torrence Engineering Demo- 49,182 goss sf
Torrence Engineering is planned for demolition following completion of the new Engineering Building and relocation of the College of Engineering.

D6. Elliott Hall Demo - 56,702 goss sf
Elliott Hall is planned for demolition following relocation of the Art Department and other remaining occupants. Removal of the building will reduce an ongoing maintenance liability and clear a key site within the academic core for the proposed Lab Science Commons.

D7. Read Hall Demo - 9,906 goss sf
Read Hall is planned for demolition to reduce the University's ongoing maintenance and operating costs. Removing the aging facility will reduce the amount of space TSU must maintain and allow resources to be directed toward higher-priority facilities.

D8. Queen Washington Demo - 17,374 goss sf
Queen Washington is planned for demolition following relocation of its existing functions. Removal of the building will reduce maintenance costs and create flexibility for future campus development.

D9. Boswell Chemistry, Physics and Math Demo - 93,367 goss sf
The Chemistry, Physics, and Mathematics portions of Boswell are planned for demolition following completion of the new Lab Science Commons and relocation of the associated academic programs. The project will reduce aging academic space while consolidating these programs into a modern teaching and research environment.

D10. Crouch Demo - 39,614 goss sf
Crouch Hall is planned for demolition to reduce long-term maintenance and operating costs and create flexibility for future campus development. The project allows TSU to direct resources away from maintaining aging facilities and toward strategic campus investments.

D11. Clement Demo - 46,182 goss sf
Clement Hall is planned for demolition to reduce long-term maintenance and operating costs and make the site available for future campus improvements. Removal of the building supports the broader effort to reduce aging space within the University's inventory.

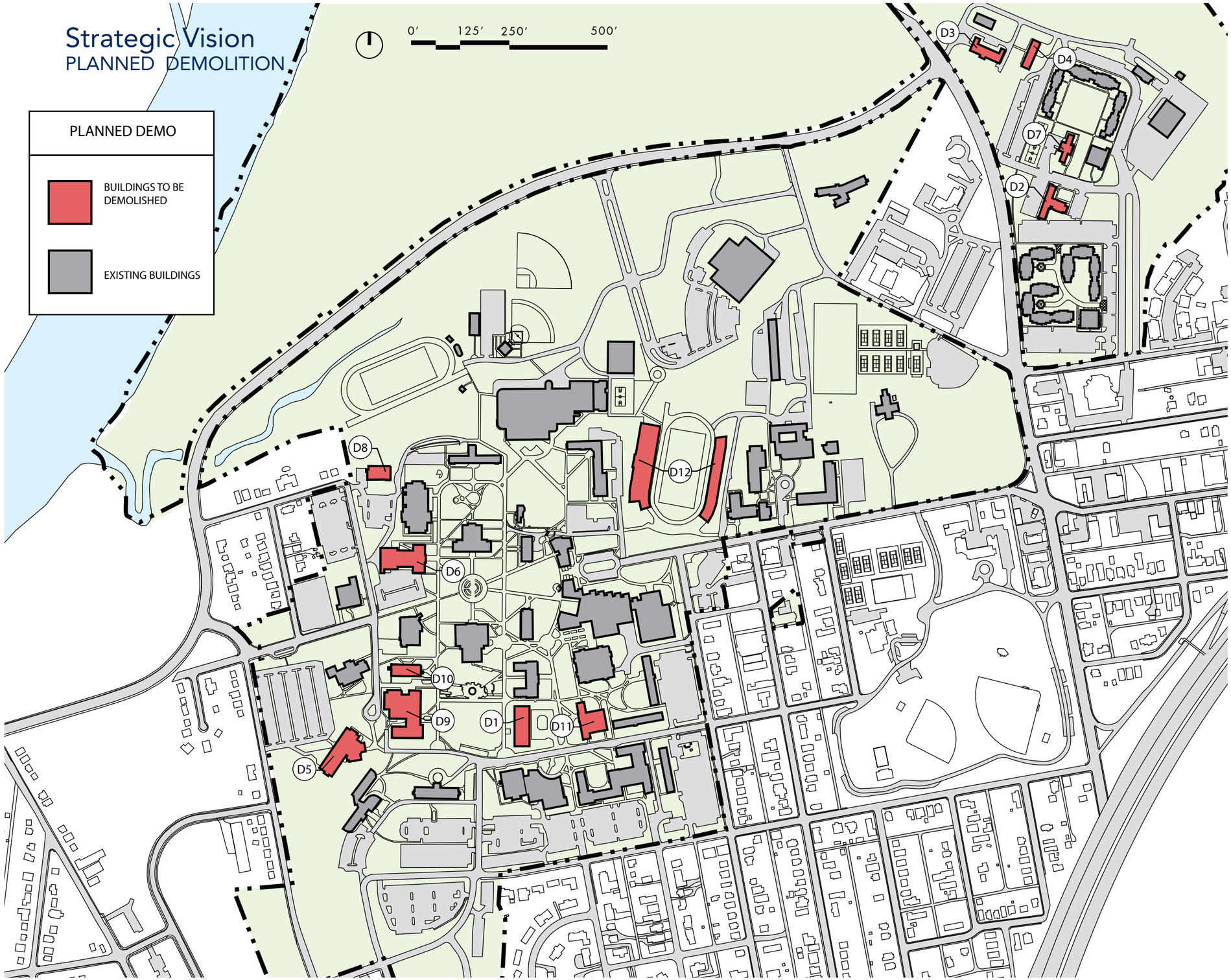
D12. Phased Demo of Hale Stadium
Hale Stadium is in significant disrepair and requires continued University resources to maintain. The Bridge Plan proposes phased demolition of the facility while improvements to the Ed Temple Track and Field provide an interim location capable of accommodating football games until a future stadium can be developed.

TSU'S FACILITY DEMOLITIONS

TOTAL DEMOLITION of E&G SPACE (GROSS SQ. FT.)

382,333 GSF

Strategic Vision
PLANNED DEMOLITION



TSU DEMOLITION PROJECTS

#	PROJECTS
D1	Clay Hall Demolition
D2	General Services Demolition
D3	Layer House Demolition
D4	Ag Admin Support Demolition
D5	Torrence Engineering Demolition
D6	Elliott Hall Demolition
D7	Read Hall Demolition
D8	Queen Washington Demolition
D9	Boswell Chemistry, Physics and Math Demolition
D10	Crouch Demolition
D11	Clement Demolition
D12	Phased Demolition of Hale Stadium

IMPLEMENTATION STRATEGY + CAPITAL PROJECTS

IMPLEMENTATION STRATEGY

The Bridge Plan coordinates TSU's ongoing and proposed Capital and Disclosure Projects to support academic needs, campus improvements, and the student experience.

Capital Projects include major new construction, renovations, infrastructure, and academic facilities. **C-series numbers** correspond to the Capital Project markers on page 21. These projects represent larger-scale investments intended to address long-term academic, operational, and campus needs.

Disclosure Projects focus on targeted renovations and improvements to existing facilities and the campus environment. **A-series numbers** correspond to the Disclosure Project markers on page 21. These projects provide opportunities to make strategic improvements while enhancing the overall campus experience.

Projects will advance as funding and approvals become available and help establish the foundation for the 2027/2028 Master Plan.

ON GOING - CAPITAL PROJECTS

C1. Agriculture Environment, Food and Animal Science
Construction of a new Agriculture Environment, Food and Animal Science facility to support the continued development of TSU's Agriculture programs.

C2. New Engineering Building
Construction of a new Engineering Building containing classroom and laboratory spaces for the College of Engineering. The project provides a new academic environment for Engineering programs currently located across multiple campus facilities.

C3. Agriculture Broiler House
Construction of a new poultry house for Agriculture research. The project replaces the previous Broiler House destroyed by a tornado in 2020 and is intended to rebuild the facility based on its original design, size, materials, and location.

C4. Davis Humanities Renovation
The Davis Humanities renovation includes masonry restoration, roofing, windows, doors, waterproofing, and upgrades to mechanical, electrical, plumbing, fire alarm, and security systems. The project also includes repair or replacement of damaged or deteriorated interior finishes.

C5. Harold Love Renovation - ***Complete***
The Harold Love Learning Resource Center renovation includes masonry restoration, roof and metal roof repairs, HVAC controls, fire alarm and damper upgrades, sanitary line replacement, electrical upgrades, and related work.

C6. Central Plant Upgrades
The Central Plant project includes replacement of a boiler, two chillers, a cooling tower, pumps, piping, lighting, electrical systems, controls, and related work at the main campus. Improvements are also planned for the Avon Williams Campus chiller, cooling tower, pumps, and related systems, with work phased around heating and cooling seasons.

C7. New Health Science Renovation
The New Health Science renovation includes modifications to laboratory spaces to accommodate the Dental Hygiene program.

C8. Agriculture Layer House
Construction of a new poultry house to support Agriculture research and replace the existing poultry facility.

PROPOSED- CAPITAL PROJECTS

C9. Agriculture Meat Sciences Building
The Agriculture Meat Sciences Building will provide specialized teaching, laboratory, processing, and support spaces for hands-on instruction, applied research, workforce preparation, and community engagement. The project strengthens TSU's land-grant mission and supports continued development of the Agriculture area. See Section 3.

C10. Jackson Hall Renovation
Jackson Hall will be renovated to accommodate the Art program following relocation of Engineering functions to the new Engineering Building. The renovation will provide space tailored to the program's instructional and specialized needs while reinvesting in an existing academic facility.

C11. Agriculture Meat Processing Research and Extension Facility
Construction of a new Agriculture Meat Processing Research and Extension Facility to support research and related activities. The project is contingent upon Federal Grant funding approval.

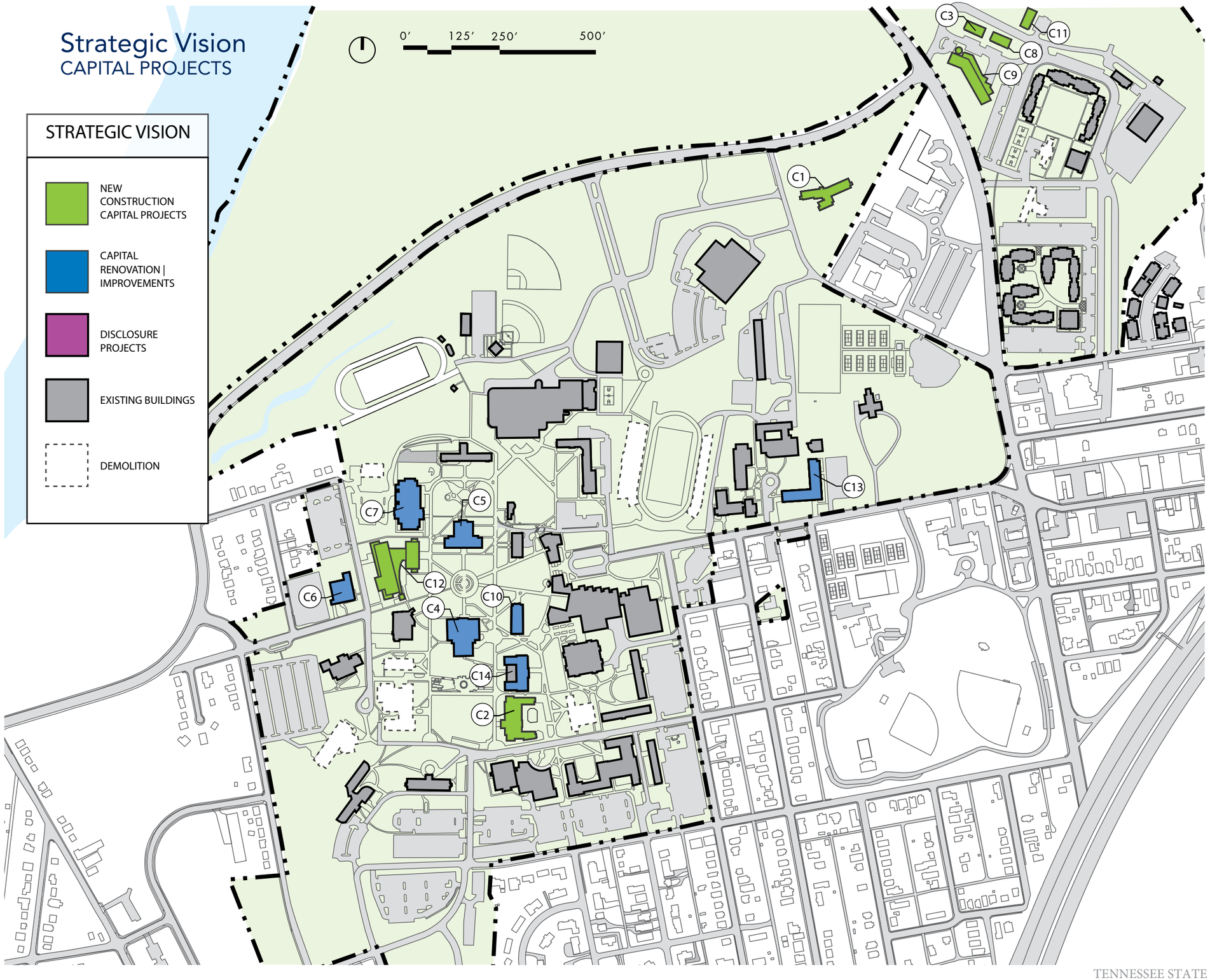
C12. Lab Science Commons
Construction of a new Lab Science Commons for Chemistry, Biology, Mathematics, and Physics. The project will provide a consolidated academic and laboratory environment for these programs.

C13. Humphries Hall Renovation
The Humphries Hall renovation includes upgrades to mechanical, electrical, and plumbing systems along with interior modifications to accommodate Human Resources, Procurement, and Media Relations.

C14. McCord Hall Renovations
Improvements to McCord Hall are intended to support continued reinvestment in the existing academic core and future program needs.

Disclosure Projects

Strategic Vision
CAPITAL PROJECTS



TSU CAPITAL PROJECTS

#	PROJECTS
C1	Agriculture Environment, Food and Animal Science
C2	New Engineering Building
C3	Agriculture Broiler House
C4	Davis Humanities Renovation
C5	Harold Love Renovation
C6	Central Plant Upgrades
C7	New Health Science Renovation
C8	Agriculture Layer House
C9	Agriculture Meat Sciences Building
C10	Humphries Hall Renovation
C11	Agriculture Meat Processing Research and Extension Facility
C12	Lab Science Commons
C13	Humphries Hall Renovation
C14	McCord Hall

IMPLEMENTATION STRATEGY + DISCLOSURE PROJECTS



Disclosure Projects represent targeted renovation and improvement projects focused primarily on reinvesting in existing facilities, supporting program needs, and improving the campus environment. The A-series numbers correspond to the Disclosure Project markers shown on the campus plan on page 21.

ON GOING - DISCLOSURE PROJECTS

A1. Harned Hall Renovation
The Harned Hall renovation upgrades existing Biology laboratories through replacement of fume hood and exhaust equipment, LED lighting upgrades, and new interior finishes including ceilings, flooring, painting, casework, and countertops.

PROPOSED- DISCLOSURE PROJECTS

A2. Wilson Hall Renovation
The Wilson Hall renovation will modernize the existing residential environment and improve the quality of on-campus housing. The project is intended to support TSU's freshman experience and create a more welcoming residential setting for first-year students.

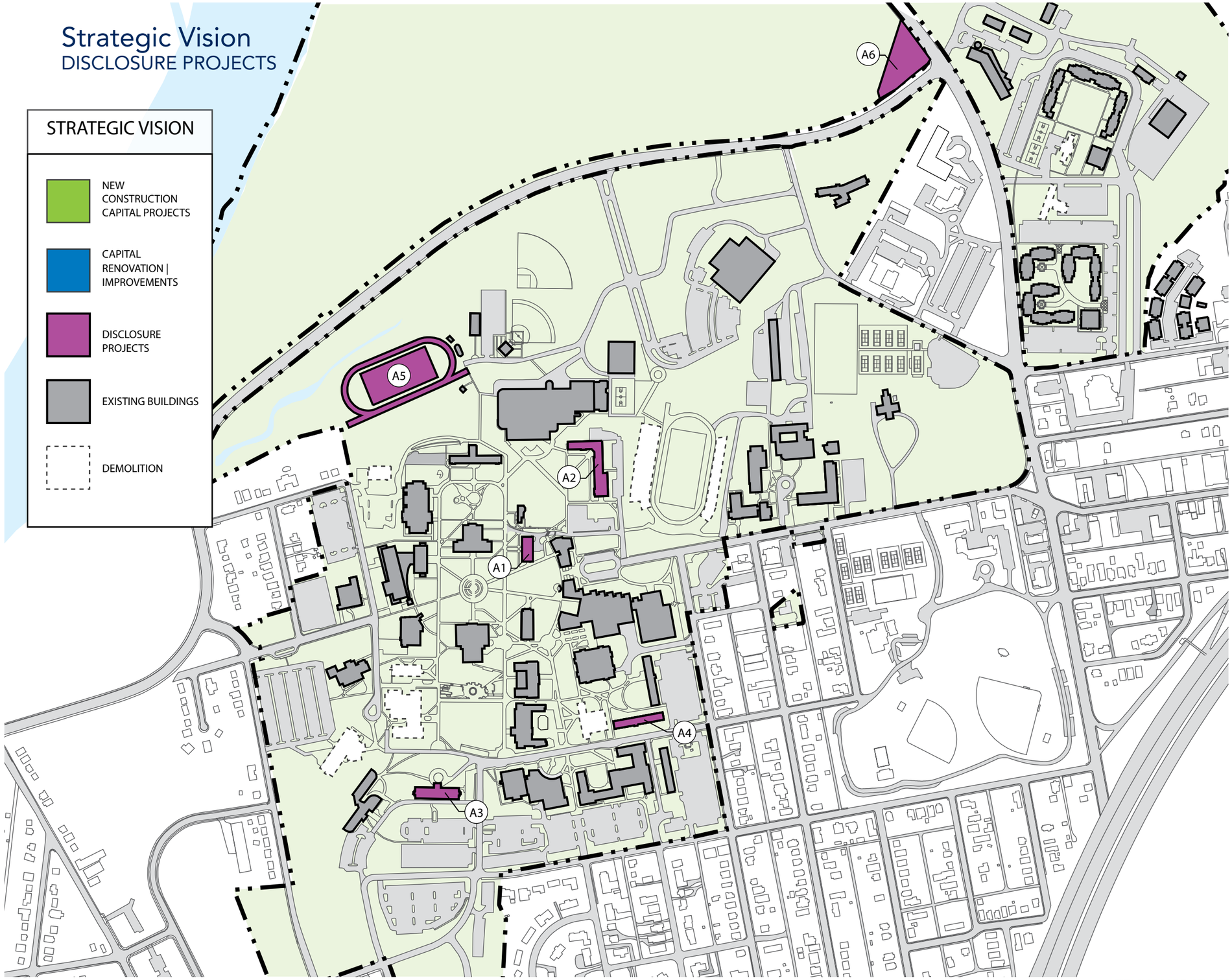
A3. Hale Honors Hall Renovation
The Hale Honors Hall renovation will modernize the existing residence hall and improve the residential environment for honors students. The project supports continued reinvestment in student housing and the Bridge Plan's broader emphasis on improving the student experience.

A4. Watson Hall Renovation
The Hale Honors Hall renovation will modernize the existing residence hall and improve the residential environment for honors students. The project supports continued reinvestment in student housing and the Bridge Plan's broader emphasis on improving the student experience.

A5. Ed Temple Track/Field Upgrades
Improvements to the Ed Temple Track and Field will enhance the existing athletics facility and strengthen its ability to support TSU athletics and campus events.

A6. TSU Nature Commons
The TSU Nature Commons is envisioned as an outdoor student gathering and recreation space that strengthens the connection between the campus, the Ag Farm, and its surrounding natural setting.

Strategic Vision
DISCLOSURE PROJECTS



TSU DISCLOSURE PROJECTS

#	PROJECTS
A1	Harned Hall Renovation
A2	Wilson Hall Renovation
A3	Hale Honors Hall Renovation
A4	Watson Hall Renovation
A5	ED Temple Track/Field Upgrades
A6	TSU Nature Commons

BRIDGE PLAN IMPLEMENTATION + MIGRATION PLANS



TSU Engineering Rendering



TSU Davis Hall Rendering

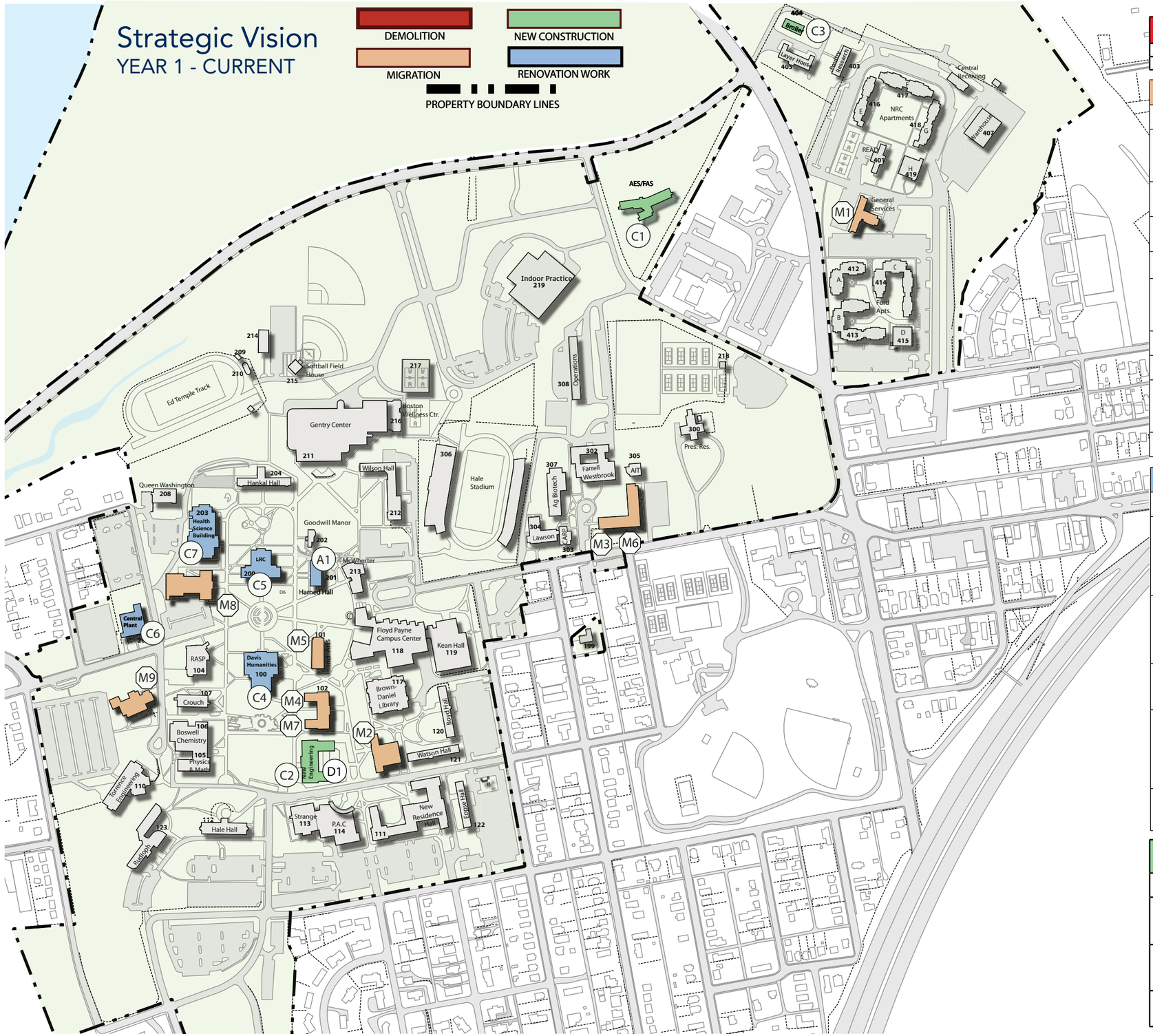
The following pages illustrate the phased implementation of the Bridge Plan through a coordinated sequence of renovation, program migration, new construction, and demolition. **The diagrams show how these projects build upon one another over time, allowing programs and University functions to move into renovated or newly constructed facilities before existing buildings are vacated and demolished.** This approach helps maintain academic and operational continuity while gradually reducing the number of aging facilities the University must maintain.

The early years focus on projects already underway or advancing, including renovations to Davis Humanities, Harned Hall, the Love Learning Resource Center, the Central Plant, and the Health Science Building, along with construction of the new Engineering Building and new Agriculture facilities. These improvements create the space needed for subsequent program migrations and allow demolition of Clay Hall, General Services, the existing Layer House, and Agriculture Administration Support facilities. They also establish the first steps in reorganizing programs into facilities that are better aligned with current and future needs.

As implementation progresses, completion of the new Engineering Building allows Engineering programs to relocate from Torrence, Jackson, and Holland, while renovations to Jackson and Humphries support additional program moves. Later phases include the Agriculture Meat Processing Research and Extension Facility and the Lab Science Commons, along with demolition of Torrence Engineering, Elliott Hall, Read Hall, and Queen Washington as their functions are relocated. Each phase is intended to support the next, creating a logical progression from renovation and migration to demolition and new campus investment.

The diagrams are intended to illustrate the relationships and dependencies between projects rather than establish a fixed construction schedule. Actual timing will depend on funding, approvals, design, construction, and available relocation space. The overall strategy remains consistent: complete the improvements needed to support program migration, reduce long-term maintenance obligations through demolition, reinvest in facilities that provide greater long-term value, and establish a stronger foundation for continued campus investment and the 2027/2028 Master Plan.

Strategic Vision
YEAR 1 - CURRENT



DEMOLITION

Building Name	Age	Gross Sq. Ft.	Planned Demo Date
(D1.) Clay Hall - Completed	66	36,244	Spring 2026

MIGRATION MOVES

Existing Building Location	New Building Location	College/Division	Department
(M1.) General Services	Humphries Hall	Business & Finance Institutional Advancement	Procurement Human Resources Media Relations
(M2.) Clement Hall	Harold Love (LRC)	Academic Affairs	Instructional Support Student Success
(M3.) Humphries	Harned Hall	VP Research & Institutional Advancement	Biology-Research
(M4.) McCord Hall	Harned Hall	College of Life & Physical Sciences	Biology Sciences
(M5.) Jackson	Davis Humanities	College of Liberal Arts, VP for Administration	Lang and Literature and Philosophy, Information Technology
(M6.) Humphries	Davis Humanities	Administration	Information Technology
(M7.) McCord Hall	Davis Humanities	Administration	Information Technology
(M8.) Elliot Hall	Davis Humanities	VP for Administration, College of Liberal Arts	Information Technology, Lang and Literature and Philosophy
(M9.) Holland Hall	Davis Humanities	College of Liberal Arts	Lang and Literature and Philosophy

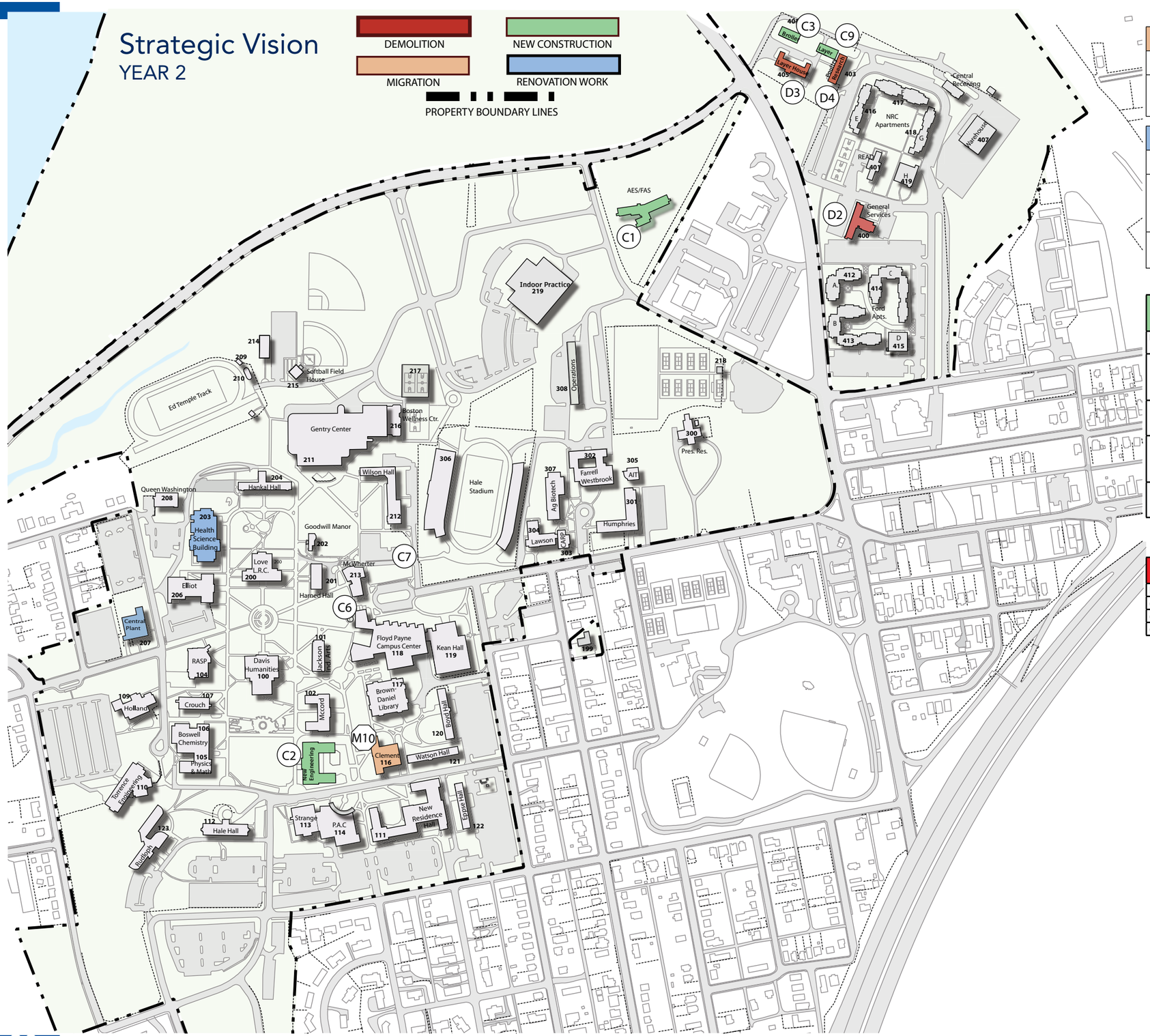
RENOVATION

Building Location	Project	Project Description	Construction Start/ End	
(C4) Davis Humanities Renovation	Strategic Initiative-Davis Hall 166/001-04-2022	Address building envelope systems: masonry restoration, roofing, windows, doors, and waterproofing. Project will also include upgrades to MEP, fire alarms, security systems, repair/ replacement of damaged and/or deteriorated interior finishes and all related work limited to Davis Hall	Winter 2024	Winter 2026
(A1) Harned Hall	Harned Hall Lab Upgrades 166/001-06-2023	Upgrade existing biology laboratories in Harned Hall to include replacement of fume hood and exhaust equipment, lighting upgrades to LED fixtures, and new interior finishes including acoustical ceiling tile, flooring, painting, casework, and counter tops.	Summer 2025	Winter 2026
(C5) Harold Love (LRC)	Love Center Renovation 166/001-05-2022	Masonry restoration, roof and metal roof repairs, HVAC controls, fire alarm/damper upgrades, sanitary line replacement, electrical upgrades, and related work.	Summer 2024	Spring 2026
(C6) Central Plant	Central Plant Modernization 166/001-02-2025	Modernize the main campus central plant, including replacing one boiler, two chillers, one cooling tower, pumps, piping, lighting, electrical, controls, and all related work. Replace the Avon Williams campus chiller, cooling tower, pumps, and related work. The project will be phased to accommodate heating and cooling seasons.	Fall 2026	Fall 2028
(C7) New Health Science Renovation	Migration Implementation 166/001-03-2016	The New Health Science renovation includes modifications to laboratory spaces to accommodate the Dental Hygiene program.	Fall 2026	Fall 2027

NEW CONSTRUCTION

Project	Project Description	Construction Start/ End	
C1. Agriculture Environment, Food and Animal Science 166/001-02-2023 166/001-03-2023	Construct an agriculture environmental, food, and animal science facility.	Summer 2025	Winter 2027
C2. New Engineering Building 166/001-03-2022	Construction of a new Engineering Building to include classroom and laboratory spaces. The project includes the demolition of Torrence Hall, site restoration, and all related work.	Spring 2026	Fall 2028
C3. Agriculture Broiler House 166/001-02-2024	Construct a poultry house unit for Agricultural research. The original building was destroyed by a tornado in 2020. This project is to rebuild the building based on its original design	Summer 2026	Spring 2027

Strategic Vision
YEAR 2



MIGRATION MOVES

Existing Building Location	New Building Location	College/Division	Department
(M10.) Clement	New Health Science Building	College of Health Science	Dental Hygiene

RENOVATION PROJECT

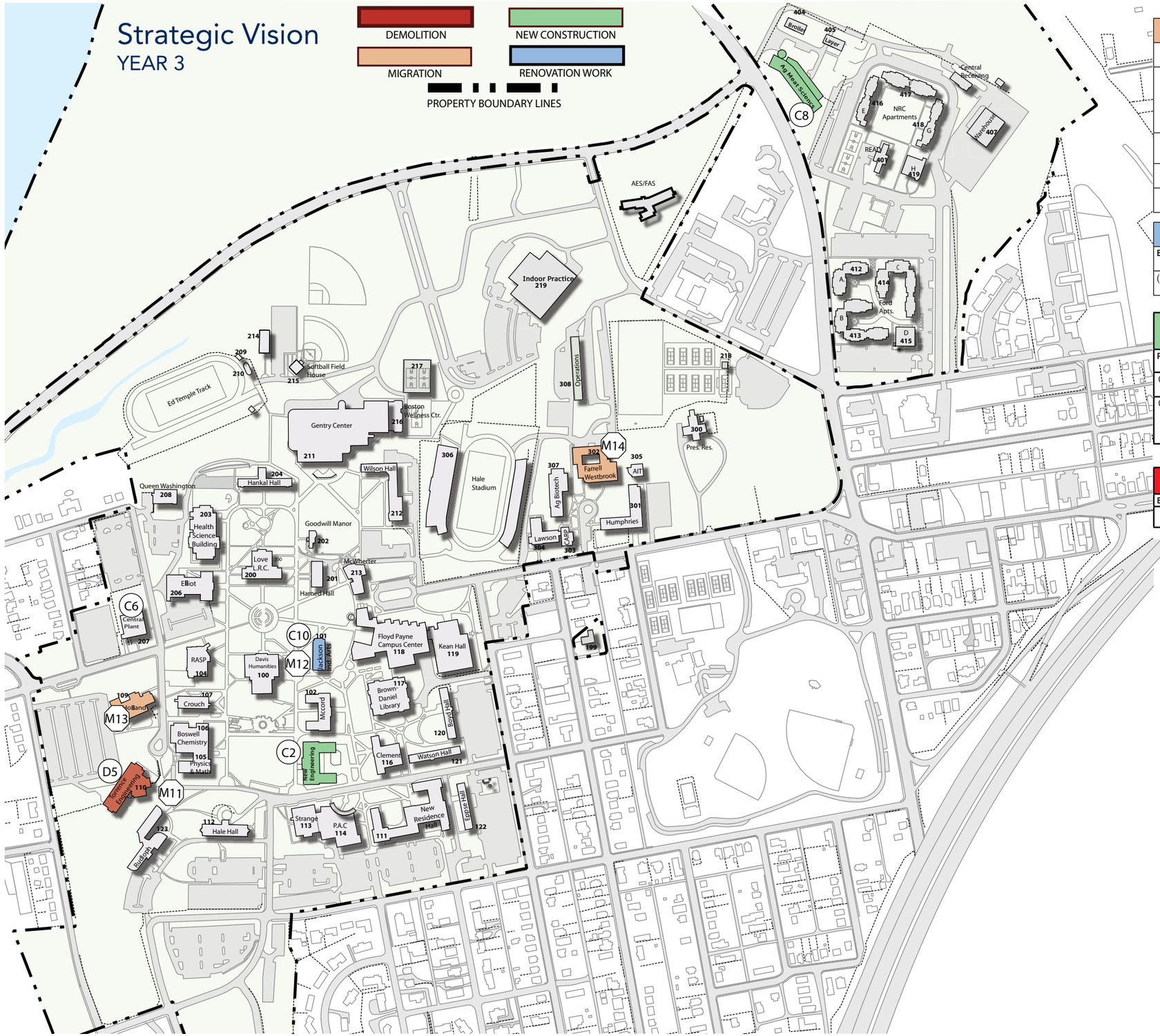
Project	Project Description	Construction Start/ End	
(C6.)Central Plant	Modernize the main campus central plant, including the replacement of one boiler, two chillers, one cooling tower, pumps, piping, lighting, electrical systems, controls, and all related work. Replace the Avon Williams campus chiller, cooling tower, pumps, and related work. The project will be phased to accommodate heating and cooling seasons.	Fall 2026	Spring 2028
(C7.)New Health Science Bldg.	The New Health Science renovation includes modifications to laboratory spaces to accommodate the Dental Hygiene program.	Winter 2026	Fall 2027

NEW CONSTRUCTION

Project	Project Description	Construction Start/ End	
C1. Agriculture Environment, Food and Animal Science 166/001-02-2023 166/001-03-2023	Construct an agriculture environmental, food, and animal science facility.	Summer 2025	Winter 2027
C2. New Engineering Building 166/001-03-2022	Construction of new Engineering Building to include classroom and laboratory spaces. Project includes demolition of Torrence Hall and site restoration and all related work.	Spring 2026	Fall 2028
C3. Agriculture Broiler House 166/001-02-2024	Construct poultry house unit for Agriculture research. The original building was destroyed by a tornado in 2020. This project is to rebuild the building based on its original design, size, materials and location.	Summer 2026	Spring 2027
C9. Agriculture Layer House 166/001-03-2026	Construct poultry house unit for Agriculture research. Project includes demolition of existing poultry facility (8,878 sq. ft.) and all related work	Winter 2026	Winter 2027

DEMOLITION

Building Name	Age	Gross Sq. Ft.	Planned Demo Date
(D2) General Services 45-400	44	17,651	Winter 2027
(D3) Layer House 45-405	43	8,778	Summer 2027
(D4) Ag Admin Support 45-403	41	5,333	Summer 2027



MIGRATION MOVES

Existing Building Location	New Building Location	College/Division	Department
(M11.) Torrence Hall	New Engineering Building	College of Engineering	Civil and Arch. Engineering. Mechanical Engineering. Electrical Engineering Deans Office
(M12.) Jackson Hall	New Engineering Building	College of Engineering	Mechanical Engineering Aviation and Applied Technologies
(M13.) Holland Hall	New Engineering Building	College of Engineering	Computer Science
(M14.) Farrell Westbrook	FAS/AES	College of Agriculture	Food and Animal Science

RENOVATION

Building Location	Project Description	Construction Start/ End	
(C10.) Jackson Hall	Building Renovation to accommodate the Art program	Summer 2028	Summer 2030

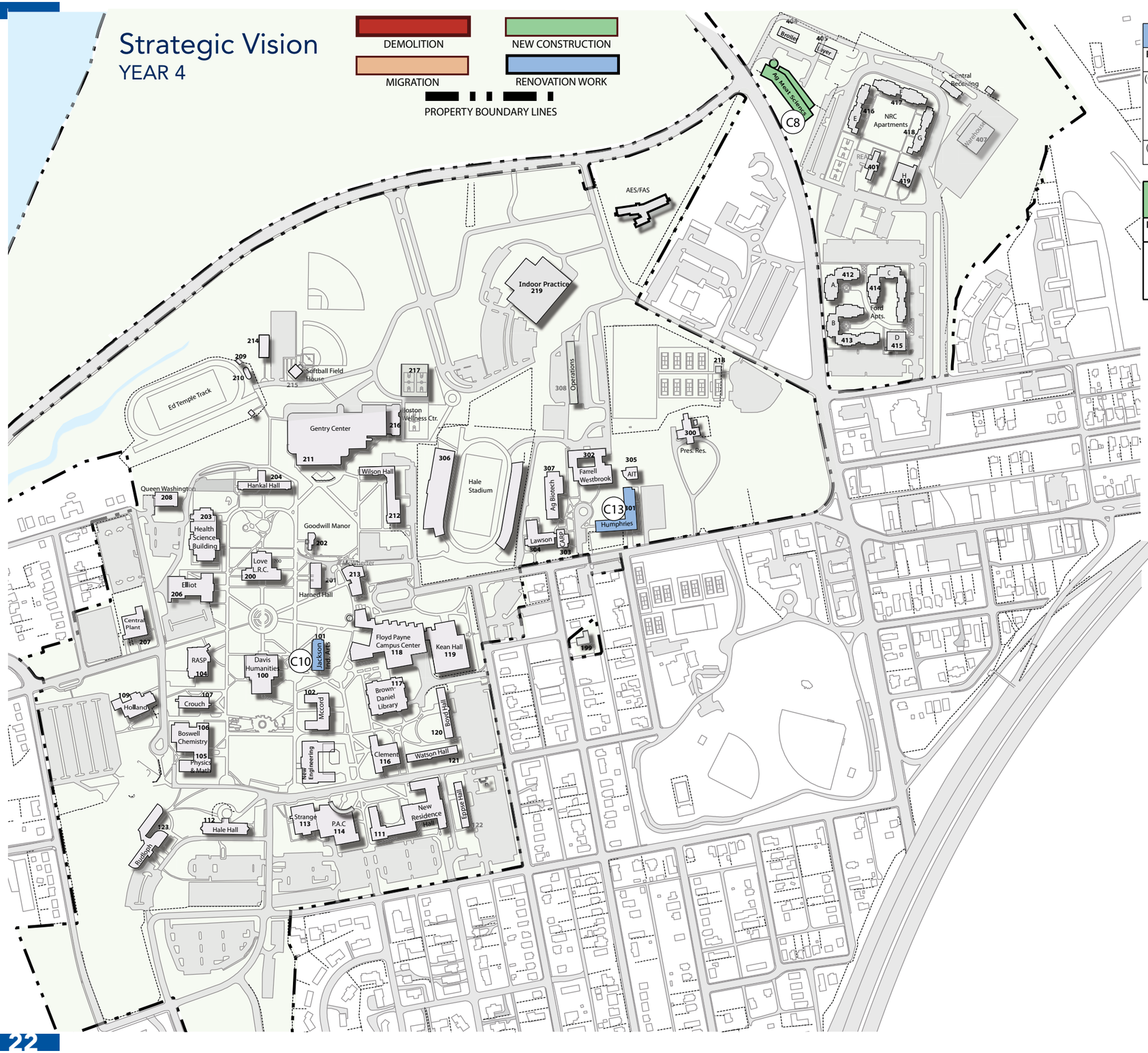
NEW CONSTRUCTION

Project	Project Description	Construction Start/ End	
C2. New Engineering Building 166/001-03-2022	Construction of a new Engineering Building to include classroom and laboratory spaces.	Spring 2026	Fall 2028
C8. Agriculture Meat Processing Research and Extension Facility. (Contingent on Federal Grant funding approval)	Construct an Agriculture Meat Processing research facility and all related work.	Summer 2028	Spring 2031

DEMOLITION

Building Name	Age	Gross Sq. Ft.	Planned Demo Date
(D5.) Torrence Engineering	43	49,182	Winter 2028

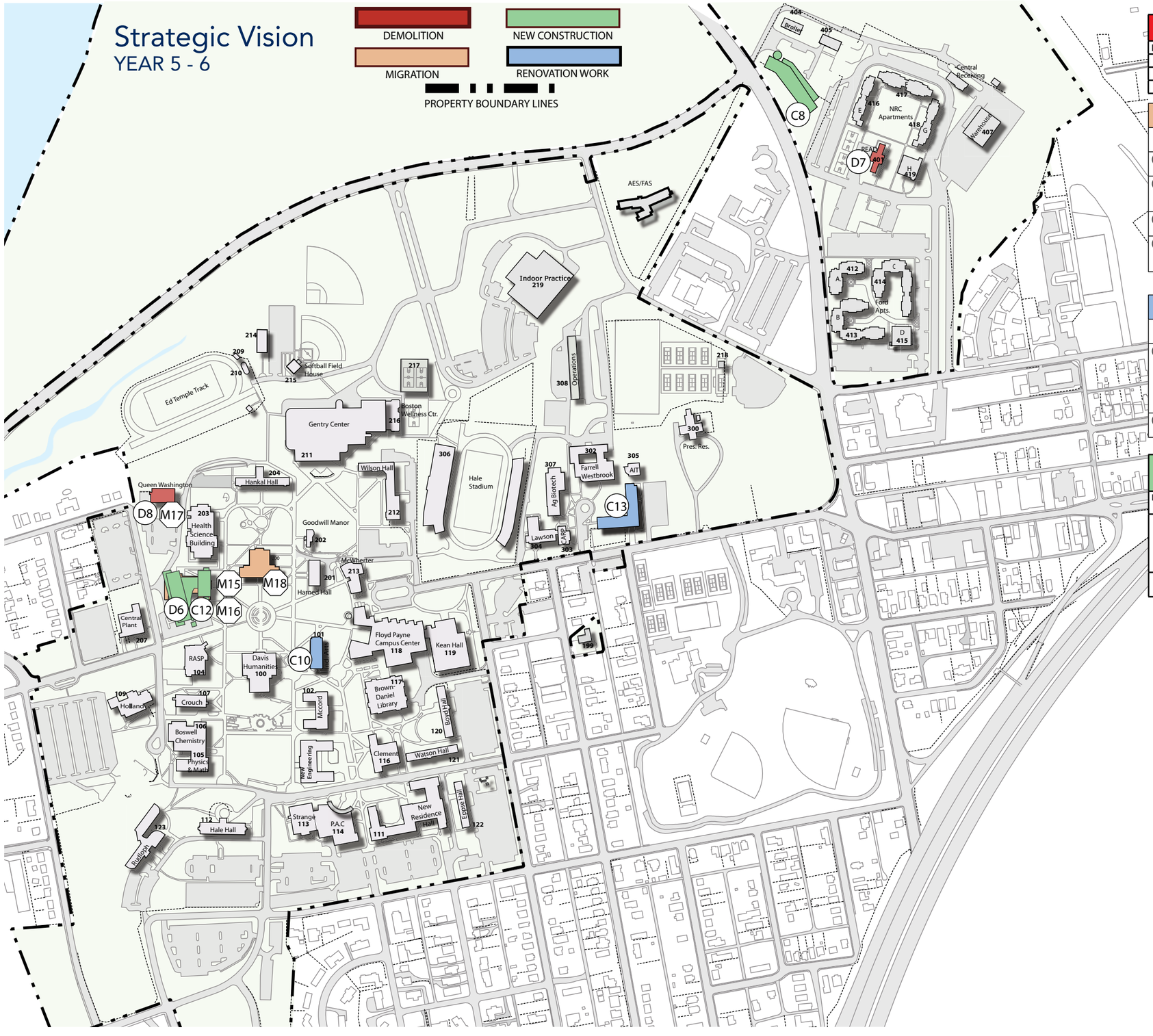
Strategic Vision
YEAR 4



RENOVATION			
Project	**Project Description**	**Construction Start/ End**	
(C10.)Jackson Hall Renovation	Jackson Hall will be renovated to accommodate the Art - program following relocation of Engineering functions to the new Engineering Building. The renovation will provide space tailored to the program's instructional and specialized needs while reinvesting in an existing academic facility.	Fall 2028	Summer 2030
(C13) Humphries Hall Renovation	Upgrades to MEP buildings systems and interior modifications to accommodate HR, Procurement, and Media Relations.	Fall 2029	Winter 2030

NEW CONSTRUCTION			
Project	**Project Description**	**Construction Start/ End**	
C8. Agriculture Meat Processing Research and Extension Facility. (Contingent on Federal Grant funding approval)	Construct an agriculture meat processing research facility and all related work.	Summer 2028	Spring 2031

Strategic Vision
YEAR 5 - 6



DEMOLITION

Building Name	Age	Gross Sq. Ft.	Planned Demo Date
(D6.)Elliott Hall	98	56,702	Summer 2030
(D7.)Read Hall	43	9,906	Summer 2030
(D8.)Queen Washington	54	17,374	Winter 2030

MIGRATION MOVES

Existing Building Location	New Building Location	College/Division	Department
(M15.)Elliott Hall	Jackson Hall	Liberal Arts	Art
(M16.)Elliott Hall	Clement Hall	Liberal Arts	Language, Literature, and Philosophy
(M17.)Queen Washington	Humphries Hall	Police Department	TSU PD
(M18.)Harold Love (LRC)	Humphries Hall	Business and Finance	HR, Procurement, and Public Relations

RENOVATION

Project	Project Description	Construction Start/End	
(C10) Jackson Hall Renovation	Jackson Hall will be renovated to accommodate the Art program following relocation of Engineering functions to the new Engineering Building. The renovation will provide space tailored to the program's instructional and specialized needs while reinvesting in an existing academic facility.	Fall 2028	Summer 2030
(C13) Humphries Hall Renovation	Upgrades to MEP buildings systems and interior modifications to accommodate HR, Procurement, and Media Relations.	Fall 2029	Winter 2030

NEW CONSTRUCTION

Project	Project Description	Construction Start/ End	
C8. Agriculture Meat Processing Research and Extension Facility. (Contingent on Federal Grant funding approval)	Construct an agriculture meat processing research facility and all related work.	Summer 2028	Spring 2031
C12. Lab Science Commons	Construct Lab Science Commons for Chemistry, Biology, Math & Physics, and all related work, including the demolition of Elliott Hall.	Summer 2030	Spring 2033

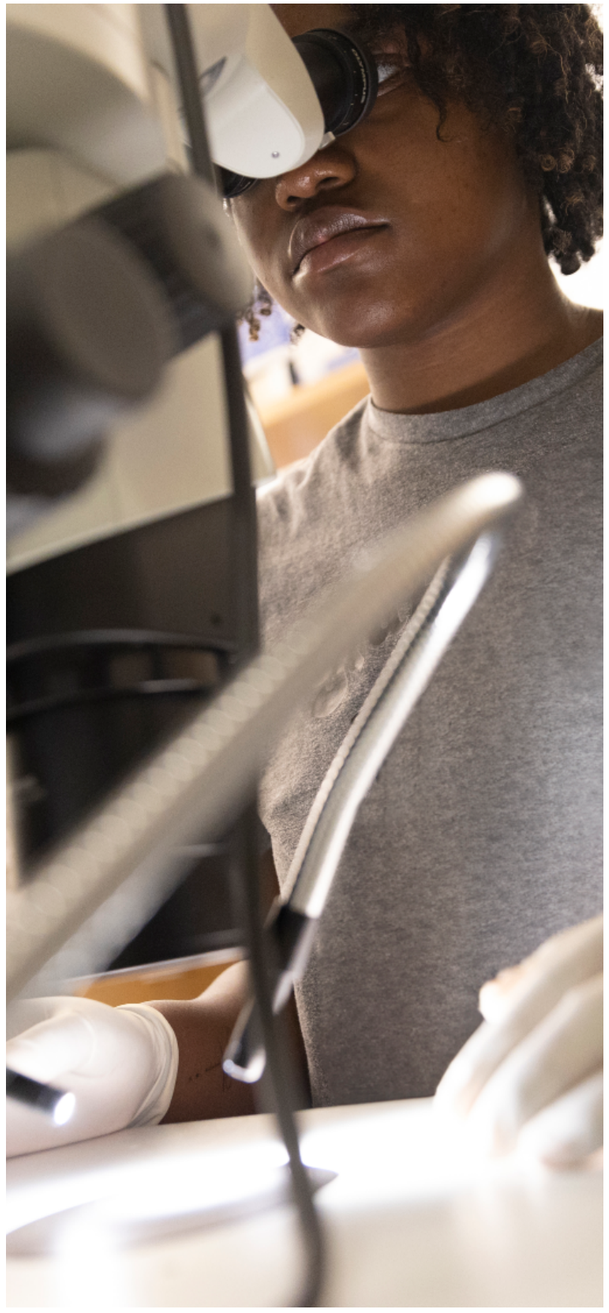
TENNESSEE STATE UNIVERSITY

SECTION 02
NEW LAB SCIENCE COMMONS CONCEPT

The following pages present the Concept Design Package for Tennessee State University's new Laboratory Science Commons. The section summarizes the project need, enrollment and space-utilization basis, program requirements, site and building organization, major systems, regulatory requirements, and preliminary costs.

The proposed approximately 141,139-square-foot facility will consolidate Biology, Chemistry, Mathematics, and Physics within TSU's academic core. The concept also addresses demolition of Elliott Hall, site and utility requirements, connections to surrounding facilities, and coordination with the University's Stabilization Plan and Bridge Plan.

EXCUTIVE SUMMARY



Tennessee State University's goals for this project are to:

- Consolidate the College of Life Sciences into a unified academic environment while reducing long-term maintenance costs
- Right-size classrooms, laboratories, faculty areas, and student spaces to address current underutilization and provide a program below THEC Guideline allowances.
- Support projected enrollment growth from 5,820 FTE in Fall 2025 to approximately 6,748 FTE over the ten-year planning period.
- Address current space deficiencies, including undersized Biology laboratories and faculty offices, while reducing excess classroom and Chemistry laboratory capacity.

The proposed new Laboratory Sciences Commons is envisioned to consolidate the College of Life Sciences programs including Biology, Chemistry, Mathematics, and Physics. These programs are primarily housed in Boswell Hall and McCord Hall, with additional space distributed across Holland, Humphries, Crouch, Torrence, Harned, and the Avon Williams Campus. Programming for the new building was informed by the overall University facilities study, Stabilization Plan, Bridge Plan, and a feasibility study evaluating renovation of Boswell Hall.

Bridge Plan Implementation

A major component of the Bridge Plan is the consolidation of the College of Life Sciences into appropriately sized space while allowing the University to reduce facilities and long-term maintenance obligations.

Demolition of Elliott Hall will be included in the Laboratory Sciences Building project to align demolition and construction schedules and allow the selected contractor to prepare the site for the new facility. Boswell Hall will be demolished under a separate project after construction of the new building is complete. These projects will accommodate the needs of the Life Sciences programs while reducing the University's overall square footage.

The program addresses the campus-wide surplus of classrooms by reducing classrooms within the College's buildings from 24 to 14. It also addresses undersized Biology laboratories, inadequate faculty offices, and excess Chemistry teaching laboratory capacity. To reduce construction costs and the amount of space the University must maintain, the proposed program is below THEC Guideline allowances in every modeled area, including instructional labs, research labs, faculty areas, open labs, and study areas.

Boswell Hall Feasibility Study

As part of the 2023 Strategic Initiatives project, Boswell Hall was evaluated for complete renovation. During development of the renovation scope, a mismatch between the available building area and the University's programmatic needs became apparent, and no Departmental Space Model had yet been developed for the College or University.

The feasibility study therefore evaluated renovation primarily from a cost perspective based on the available space. Renovation of the Chemistry wing was estimated at $479SF, excluding migration costs and the actual programmatic requirements for Chemistry, compared with an estimated new construction cost of $812/SF. The study recommended considering a new Chemistry facility during the upcoming planning process rather than committing significant funding to renovation of the existing facility.

Postponing renovation of the 60,950 GSF Chemistry portion of Boswell Hall appears consistent with the current program, which identifies an approximate 17,500 GSF reduction in need, resulting in a proposed Chemistry program of approximately 43,456 GSF.

Project Need

The College's programs are currently distributed across multiple buildings, leaving some spaces underutilized while others, particularly Biology laboratories, faculty offices, and research spaces, are significantly undersized.

The new Laboratory Sciences Commons will consolidate the College into a more appropriately sized facility that supports projected enrollment growth, improves instructional and research environments, reduces excess University square footage, and provides modern spaces better suited to the College's long-term needs.

PROGRAM AND ENROLLMENT

The proposed program was developed through a detailed review of Tennessee State University's Fall 2025 course schedule for Biology, Chemistry, Physics, and Mathematics. The analysis evaluated current enrollment, number of course sections, instructional hours, class and laboratory sizes, and scheduling patterns to establish a baseline for current instructional demand.

Current course demand was then increased using the University's projected ten-year enrollment growth, from 5,820 FTE in Fall 2025 to approximately 6,748 FTE. Classroom and laboratory needs were evaluated based on the projected enrollment and the number of course sections that could reasonably be accommodated within each space. Classrooms were planned around approximately 60 percent utilization of their seating capacity to provide flexibility for enrollment growth and align with THEC planning standards. Laboratories were planned at approximately 80 percent capacity based on the more specialized nature of the spaces and the number of sections that could be supported.

The classroom analysis also emphasized providing fewer, larger classrooms rather than replicating the quantity and sizes of the College's existing rooms. This approach allows the proposed building to accommodate projected course demand with a smaller number of more flexible instructional spaces while addressing the University's existing surplus of classrooms.

The course schedule analysis was compared with the future space model prepared by Dober Lidsky Mathey (DLM). The DLM model identified a future need for eight Biology instructional laboratories, six Chemistry instructional laboratories, and one Physics instructional laboratory. The course schedule analysis generally aligned with the Chemistry projection but indicated additional demand within Biology and Physics when actual Fall 2025 course activity was projected forward. The comparison allowed the project team to test the future model against current course activity rather than relying solely on a guideline-based space model.

Research laboratories, faculty offices, open laboratories, study areas, and other non-instructional spaces were primarily based on the DLM future space model. Biology faculty research and associated research functions located in the recently renovated Harned Hall will remain there rather than being duplicated within the new facility.

The following pages provide a comparison of the THEC Guideline space allowances and the proposed program for the new Laboratory Sciences Commons.

Program Summary Breakdown			**Existing**	**THEC**	**Proposed**	**Proposed**
			NSF	**NSF**	**NSF**	**GSF**
Dean's Office				936	1040	1,737
Chemistry			31,461		25,423	42,456
	Chemistry Classrooms		4,255		2,475	
	Chemistry Instructional Labs		15,710	16,965	10,098	
	Chemistry Research Labs		6,413	9,113	8,730	
	Chemistry Faculty		5,083	4,316	4,120	
	Laboratories			3,600		
Biology			15,308		28,810	48,112
	Biology Classrooms		3,707		5,890	
	Biology Instructional Labs		9,098	22,200	15,300	
	Biology Research Labs	MH only, excl. Harned	0	12,937	2,300	
	Biology Faculty	MH only, excl. Harned	2,503	8,115	5,320	
Mathematics and Physics			14,522		15,532	25,938
	Mathematics and Physics Classrooms		7,267		5,442	
	Physics Labs		3,812	1,334	3,600	
	Math | Physics Research Labs		0	4,212	1,600	
	Math | Physics Faculty		3,443	5,473	4,890	
Commons Spaces			9,630		13,710	22,896
	Open Labs		2,110	2,790	2,530	
	Study Spaces		0	1,317	1,200	
	Other Spaces		7,520		9,980	
			70,921		84,515	141,139
	THEC NSF vs. Proposed NSF			**THEC**	**Proposed**	
	(excludes classrooms)			93,308	60,728	
	Harned Research space				8,839	
	Harned Office space				1,945	
					71,512	

PROGRAM SUMMARY THEC VS. PROPOSED

TSU Laboratory Science Building									Bauer Askew Architecture, pllc
Program Summary			Per THEC Guidelines		Program Space per THEC Guidelines				
Prog. #	FICM	Room Name	Room Type		Qty	Cap	SF/	SF/Sp	Total SF
Chemistry | Biology Classrooms									
	110	Classroom- Chemistry	Classroom		1	80	20	1600	1600
	110	Classroom- Chemistry	Classroom		1	35	25	875	875
	110	Classroom- Chemistry	Classroom		0	12	30	360	0
	110	Classroom- Biology	Classroom		1	80	20	1600	1600
	110	Classroom- Biology	Classroom		3	50	23	1150	3450
	110	Classroom- Biology	Classroom		1	20	30	600	600
	110	Classroom- Biology	Classroom		1	8	30	240	240
					Chemistry|Biology Classrooms				**8365**
Mathematics and Physics Classrooms									
	110	Classroom- Math/Physics	Classroom		1	60	21	1260	1260
	110	Classroom- Math/Physics	Classroom		1	50	23	1150	1150
	110	Classroom- Math/Physics	Classroom		2	40	25	1000	2000
	110	Classroom- Math/Physics	Classroom		1	24	28	672	672
	110	Classroom- Math/Physics	Classroom		1	12	30	360	360
					Math/Physics Classrooms				**5442**
					Classroom Total				**13,807**
Chemistry Instructional Labs									
	210	General Chemistry Lab	Class Lab	D	2	24	60	1440	2880
	215	Shared Lab Prep	Lab Service		1	1	15%	432	432
	215	Shared Lab Storage	Lab Service		1	1	15%	432	432
	210	General, Analytical, Phy. Chem. Lab	Class Lab	C	1	24	75	1800	1800
	215	Lab Prep/ Storage	Lab Service		1	1	15%	270	270
	215	Instrument Room	Lab Service		1	1	15%	270	270
	210	Organic|InorganicChemistry Lab	Class Lab	C	2	20	75	1500	3000
	215	Shared Lab Prep	Lab Service		1	1	15%	450	450
	215	Shared Lab Storage	Lab Service		1	1	15%	450	450
	210	Biochemistry Lab	Class Lab	C	1	20	75	1500	1500
	215	Lab Prep	Lab Service		1	1	15%	225	225
	215	Lab Storage	Lab Service		1	1	15%	225	225
	215	Ice Machine Alcove	Lab Service		2	1	24	24	48
					Chemistry Instructional Labs				**11,982**
Chemistry Research Labs									
	250	Faculty Research Lab	Research Lab	B	15	1	450	450	6750
	255	Center of Excellence Instrument Lab	Research Lab Serv		1	40%	2000	800	800
	255	NMR- 500 MHz	Research Lab Serv		1	1	600	600	600
	255	Walk-in Freezer (Shared)	Research Lab Serv		1	1	200	200	200
	255	Nuclear Storage	Research Lab Serv		1	1	80	80	80
	255	Chemical Storage	Research Lab Serv		1	1	300	300	300
		Support- 35% target						29.33%	
					Chemistry Research Labs				**8730**
					Chemistry Labs				**20,712**

TSU Laboratory Science Building									Bauer Askew Architecture, pllc
Program Summary			Proposed		Program Space per THEC Guidelines				
Prog. #	FICM	Room Name	Room Type		Qty	Cap	SF/	SF/Sp	Total SF
Chemistry | Biology Classrooms									
	110	Classroom- Chemistry	Classroom		1	80	20	1600	1600
	110	Classroom- Chemistry	Classroom		1	35	25	875	875
	110	Classroom- Chemistry	Classroom		0	12	30	360	0
	110	Classroom- Biology	Classroom		1	80	20	1600	1600
	110	Classroom- Biology	Classroom		3	50	23	1150	3450
	110	Classroom- Biology	Classroom		1	20	30	600	600
	110	Classroom- Biology	Classroom		1	8	30	240	240
					Chemistry|Biology Classrooms				**8365**
Mathematics and Physics Classrooms									
	110	Classroom- Math/Physics	Classroom		1	60	21	1260	1260
	110	Classroom- Math/Physics	Classroom		1	50	23	1150	1150
	110	Classroom- Math/Physics	Classroom		2	40	25	1000	2000
	110	Classroom- Math/Physics	Classroom		1	24	28	672	672
	110	Classroom- Math/Physics	Classroom		1	12	30	360	360
					Math/Physics Classrooms				**5442**
					Classroom Total				**13,807**
Chemistry Instructional Labs									
	210	General Chemistry Lab	Class Lab	D	2	24	50	1200	2400
	215	Shared Lab Prep	Lab Service		1	1	12.5%	300	300
	215	Shared Lab Storage	Lab Service		1	1	12.5%	300	300
	210	General, Analytical, Phy. Chem. Lab	Class Lab	C	1	24	50	1200	1200
	215	Lab Prep	Lab Service		1	1	12.5%	150	150
	215	Lab Storage	Lab Service		1	1	12.5%	150	150
	215	Instrument Room- Balance	Lab Service		1	1	12.5%	150	150
	210	Organic|InorganicChemistry Lab	Class Lab	C	2	20	75	1500	3000
	215	Shared Lab Prep	Lab Service		1	1	10%	300	300
	215	Chemical Storage	Lab Service		1	1	10%	300	300
	215	Stock Room	Lab Service		1	1	10%	300	300
	210	Biochemistry Lab	Class Lab	C	1	20	60	1200	1200
	215	Lab Prep	Lab Service		1	1	25%	300	300
					Chemistry Instructional Labs				**10,098**
Chemistry Research Labs									
	250	Faculty Research Lab	Research Lab	B	15	1	450	450	6750
	255	Center of Excellence Instrument Lab	Research Lab Serv		1	40%	2000	800	800
	255	NMR- 500 MHz	Research Lab Serv		1	1	600	600	600
	255	Walk-in Freezer (Shared)	Research Lab Serv		1	1	200	200	200
	255	Nuclear Storage	Research Lab Serv		1	1	80	80	80
	255	Chemical Storage	Research Lab Serv		1	1	300	300	300
		Support- 35% target						29.33%	
					Chemistry Research Labs				**8730**
					Chemistry Labs				**18,828**

Prog. #	FICM	Room Name	Room Type		Qty	Cap	SF/	SF/Sp	Total SF
Biology Instructional Labs									
	210	Intro Biology I/II (+ Ecology)	Class Lab	D	2	28	60	1680	3360
	215	Intro Bio Shared Lab Prep	Lab Service		1	1	25%	840	840
	210	General Biology I/II (+Embryology)	Class Lab	D	2	28	60	1680	3360
	215	General Bio Shared Lab Prep	Lab Service		1	1	25%	840	840
	210	Cell Biology	Class Lab	C	1	20	75	1500	1500
	215	Cell Bio Lab Prep	Lab Service		1	1	30%	450	450
	210	Human Anatomy & Physio (w/Gross)	Class Lab	C	1	24	75	1800	1800
	210	Human Anatomy & Physio	Class Lab	D	1	24	60	1440	1440
	215	HA&P Shared Lab Prep	Lab Service		1	1	25%	810	810
	210	Microbiology	Class Lab	C	2	24	75	1800	3600
	215	Shared Lab Prep	Lab Service		1	1	30%	1080	1080
		Support- 25-30% target						26.69%	
					Biology Instructional Labs				**19,080**
Biology Research Labs									
	250	Faculty Research Lab	Research Lab	B	0	1	450	450	0
	255	Lab Support	Research Lab Serv		0	1	150	150	0
	250	PhD Research Lab	Research Lab	B	5	1	225	225	1125
	255	Lab Support	Research Lab Serv		5	1	75	75	375
	255	Center of Excellence Instrument Lab	Research Lab Serv		1	40%	2000	800	800
	255	Walk-in Freezer (Shared- see Chem.)	Research Lab Serv		0	1	200	200	0
		Support- 35% target							
Harned Hall- after Renovation									
	250	Faculty Research Lab	Research Lab		12		345	4145	
	255	Lab Support	Research Lab Serv		1		30%	1239	
	250	PhD Research Lab	Research Lab		15		215	3226	
	255	Lab Support	Research Lab Serv		1		7%	229	
								8839	
					Biology Research Labs				2,300
					Biology Labs				**21,380**
Physics Labs									
	210	Physics Lab	Class Lab	D	2	24	60	1440	2880
	215	Physics Storage	Lab Service		1	1	25%	720	720
		Support- 25% target						25.00%	
					Physics Labs				**3600**
Math | Physics Research Labs									
	250	Faculty Research Lab (Physics)	Research Lab	B	2	1	450	450	900
	255	Center of Excellence Instrument Lab	Research Lab Serv		1	20%	2000	400	400
	255	Lab Support	Research Lab Serv		1	1	300	300	300
		Support- 35% target						77.78%	
					Math | Physics Research Labs				**1600**
					Physics| Math Labs				**5,200**

Prog. #	FICM	Room Name	Room Type		Qty	Cap	SF/	SF/Sp	Total SF
Biology Instructional Labs									
	210	Intro Biology I/II (+ Ecology)	Class Lab	D	2	28	54	1500	3000
	215	Intro Bio Shared Lab Prep	Lab Service		1	1	10%	300	300
	215	Intro Bio Shared Lab Storage	Lab Service		1	1	10%	300	300
	210	General Biology I/II (+Embryology)	Class Lab	D	2	28	54	1500	3000
	215	General Bio Shared Lab Prep	Lab Service		1	1	10%	300	300
	215	General Bio Shared Lab Storage	Lab Service		1	1	10%	300	300
	210	Cell Biology	Class Lab	C	1	20	60	1200	1200
	215	Cell Bio Lab Prep	Lab Service		1	1	25%	300	300
	210	Human Anatomy & Physio (w/Gross)	Class Lab	C	1	24	63	1500	1500
	210	Human Anatomy & Physio	Class Lab	D	1	24	50	1200	1200
	215	HA&P Shared Lab Prep	Lab Service		1	1	11.1%	300	300
	215	HA&P Shared Lab Storage	Lab Service		1	1	11.1%	300	300
	210	Microbiology	Class Lab	C	2	24	50	1200	2400
	215	Shared Lab Prep	Lab Service		1	1	12.5%	300	300
	215	Autoclave/ Glassware	Lab Service		1	1	12.5%	300	300
	215	Shared Lab Storage	Lab Service		1	1	12.5%	300	300
		Support- 25-30% target						24.39%	
					Biology Instructional Labs				15,300
Biology Research Labs									
	250	Faculty Research Lab	Research Lab	B	0	1	450	450	0
	255	Lab Support	Research Lab Serv		0	1	150	150	0
	250	PhD Research Lab	Research Lab	B	5	1	225	225	1125
	255	Lab Support	Research Lab Serv		5	1	75	75	375
	255	Center of Excellence Instrument Lab	Research Lab Serv		1	40%	2000	800	800
	255	Walk-in Freezer (Shared- see Chem.)	Research Lab Serv		0	1	200	200	0
		Support- 35% target							
Harned Hall- after Renovation									
	250	Faculty Research Lab	Research Lab		12		345	4145	
	255	Lab Support	Research Lab Serv		1		30%	1239	
	250	PhD Research Lab	Research Lab		15		215	3226	
	255	Lab Support	Research Lab Serv		1		7%	229	
								8839	
					Biology Research Labs				2,300
					Biology Labs				**17,600**
Physics Labs									
	210	Physics Lab	Class Lab	D	2	24	60	1440	2880
	215	Physics Storage	Lab Service		1	1	25%	720	720
		Support- 25% target						25.00%	
					Physics Labs				**3600**
Math | Physics Research Labs									
	250	Faculty Research Lab (Physics)	Research Lab	B	2	1	450	450	900
	255	Center of Excellence Instrument Lab	Research Lab Serv		1	20%	2000	400	400
	255	Lab Support	Research Lab Serv		1	1	300	300	300
		Support- 35% target						77.78%	
					Math | Physics Research Labs				**1600**
					Physics| Math Labs				**5,200**

Prog. #	FICM	Room Name	Room Type		Qty	Cap	SF/	SF/Sp	Total SF
Offices and Support									
Administrative Offices									
	310	College Reception			1	1	120	120	120
	310	Dean- Life and Physical Science			1	1	180	180	180
	310	Support Staff			1	2	120	240	240
	350	Conference Room			1	12	25	300	300
	315	Workroom			1	4	50	200	200
					Administrative Offices				**1040**
Chemistry Faculty									
	310	Department Reception	Office		1	2	60	120	120
	310	Departmental Chair Office	Office		1	1	150	150	150
	350	Conference Room	Conference Room		1	12	25	300	300
	315	Workroom	Office Service		1	4	50	200	200
	315	Breakroom	Office Service		1	8	30	240	240
	315	Department Storage	Office Service		1	1	200	200	200
	310	Faculty Office	Office		14	1	150	150	2100
	310	Adjunct Faculty	Office		4	1	75	75	300
	310	Instructor	Office		1	1	100	100	100
	310	Grad Teaching Asst.	Office		3	1	60	60	180
	310	Grad Research Asst.	Office		0	1	40	40	0
	310	Lab Manager	Office		1	1	130	130	130
	310	Lab Coordinator	Office		1	1	100	100	100
					Chemistry Faculty				**4120**
Biology Faculty									
	310	Department Reception	Office		1	2	60	120	120
	310	Departmental Chair Office	Office		1	1	150	150	150
	350	Conference Room	Conference Room		1	12	25	300	300
	315	Workroom	Office Service		1	4	50	200	200
	315	Breakroom	Office Service		1	8	30	240	240
	315	Department Storage	Office Service		1	1	200	200	200
	310	Faculty Office	Office		9	1	150	150	1350
	310	Adjunct Faculty	Office		6	1	75	75	450
	310	Instructor	Office		10	1	100	100	1000
	310	PhD	Office		12	1	40	40	480
	310	Grad Teaching Asst.	Office		10	1	60	60	600
	310	Grad Research Asst.	Office		0	1	40	40	0
	310	Lab Manager	Office		1	1	130	130	130
	310	Technician	Office		1	1	100	100	100
Harned Hall									
	310	Department Reception	Office		1	0	60	0	
	310	Faculty Office	Office		8		119.4	955	
	310	PhD	Office		8		61.0	488	
	310	Grad Research Asst.	Office		5		78.6	393	
	310	Technician	Office		1		109	109	
								1945	
					Biology Faculty				5320

Prog. #	FICM	Room Name	Room Type		Qty	Cap	SF/	SF/Sp	Total SF
Offices and Support									
Administrative Offices									
	310	College Reception			1	1	120	120	120
	310	Dean- Life and Physical Science			1	1	180	180	180
	310	Support Staff			1	2	120	240	240
	350	Conference Room			1	12	25	300	300
	315	Workroom			1	4	50	200	200
					Administrative Offices				**1040**
Chemistry Faculty									
	310	Department Reception	Office		1	2	60	120	120
	310	Departmental Chair Office	Office		1	1	150	150	150
	350	Conference Room	Conference Room		1	12	25	300	300
	315	Workroom	Office Service		1	4	50	200	200
	315	Breakroom	Office Service		1	8	30	240	240
	315	Department Storage	Office Service		1	1	200	200	200
	310	Faculty Office	Office		14	1	150	150	2100
	310	Adjunct Faculty	Office		4	1	75	75	300
	310	Instructor	Office		1	1	100	100	100
	310	Grad Teaching Asst.	Office		3	1	60	60	180
	310	Grad Research Asst.	Office		0	1	40	40	0
	310	Lab Manager	Office		1	1	130	130	130
	310	Lab Coordinator	Office		1	1	100	100	100
					Chemistry Faculty				**4120**
Biology Faculty									
	310	Department Reception	Office		1	2	60	120	120
	310	Departmental Chair Office	Office		1	1	150	150	150
	350	Conference Room	Conference Room		1	12	25	300	300
	315	Workroom	Office Service		1	4	50	200	200
	315	Breakroom	Office Service		1	8	30	240	240
	315	Department Storage	Office Service		1	1	200	200	200
	310	Faculty Office	Office		9	1	150	150	1350
	310	Adjunct Faculty	Office		6	1	75	75	450
	310	Instructor	Office		10	1	100	100	1000
	310	PhD	Office		12	1	40	40	480
	310	Grad Teaching Asst.	Office		10	1	60	60	600
	310	Grad Research Asst.	Office		0	1	40	40	0
	310	Lab Manager	Office		1	1	130	130	130
	310	Technician	Office		1	1	100	100	100
Harned Hall									
	310	Department Reception	Office		1	0	60	0	
	310	Faculty Office	Office		8	1	119.4	955	
	310	PhD	Office		8	1	61.0	488	
	310	Grad Research Asst.	Office		5	1	78.6	393	
	310	Technician	Office		1	1	109.0	109	
								1945	
					Biology Faculty				5320

Prog. #	FICM	Room Name	Room Type		Qty	Cap	SF/	SF/Sp	Total SF
Math | Physics Faculty									
	310	Department Reception	Office		1	2	60	120	120
	310	Departmental Chair Office	Office		1	1	150	150	150
	350	Conference Room	Conference Room		1	12	25	300	300
	315	Workroom	Office Service		1	4	50	200	200
	315	Breakroom	Office Service		1	8	30	240	240
	315	Department Storage	Office Service		1	1	200	200	200
	310	Faculty Office	Office		17	1	150	150	2550
	310	Adjunct Faculty	Office		4	1	75	75	300
	310	Instructor	Office		7	1	100	100	700
	310	PhD	Office		0	1	40	40	0
	310	Grad Teaching Asst.	Office		0	1	60	60	0
	310	Grad Research Asst.	Office		0	1	40	40	0
	310	Lab Manager	Office		1	1	130	130	130
	310	Technician	Office		0	1	100	100	0
					Math | Physics Faculty				**4890**
					Admin. + Faculty Offices Total				**15,370**
Open Labs									
	220	Open Computer Lab	Open Lab		2	20	30	600	1200
	220	Learning Support Lab- Tutoring	Open Lab		8	5	30	150	1200
	310	Tutoring Director	Office		1	1	130	130	130
					Open Labs				**2530**
Study Spaces									
	410	Group Study- (6 person)	Study Room		4	6	30	180	720
	410	Group Study- (4 person)	Study Room		4	4	30	120	480
					Study Spaces				**1200**
Other Spaces									
	650	Lobby	Lounge		1	40	60	2400	2400
	655	Breakroom/Vending	Lounge Service		1	20	25	500	500
	730	Loading Dock	Central Storage		1	1	400	400	400
	760	Hazardous Material Storage	Hazardous Mat. Stg.		1	1	120	120	120
	620	Industry Exhibit Space	Exhibition		1	50	50	2500	2500
	625	Exhibition Storage	Exhibition Service		2	1	240	240	480
	650	Student Commons	Lounge		1	40	50	2000	2000
	680	Student Organizations	Meeting Room		1	50	30	1500	1500
	650	Lactation Room	Lounge		1	1	80	80	80
					Other Spaces				**9980**

Summary Total		
	Net Square Footage	**90,179**
	Grossing Factor	1.67
	Gross Square Footage	**150,599**
	Efficiency	59.88%

Prog. #	FICM	Room Name	Room Type		Qty	Cap	SF/	SF/Sp	Total SF
Math | Physics Faculty									
	310	Department Reception	Office		1	2	60	120	120
	310	Departmental Chair Office	Office		1	1	150	150	150
	350	Conference Room	Conference Room		1	12	25	300	300
	315	Workroom	Office Service		1	4	50	200	200
	315	Breakroom	Office Service		1	8	30	240	240
	315	Department Storage	Office Service		1	1	200	200	200
	310	Faculty Office	Office		17	1	150	150	2550
	310	Adjunct Faculty	Office		4	1	75	75	300
	310	Instructor	Office		7	1	100	100	700
	310	PhD	Office		0	1	40	40	0
	310	Grad Teaching Asst.	Office		0	1	60	60	0
	310	Grad Research Asst.	Office		0	1	40	40	0
	310	Lab Manager	Office		1	1	130	130	130
	310	Technician	Office		0	1	100	100	0
					Math | Physics Faculty				**4890**
					Admin. + Faculty Offices Total				**15,370**
Open Labs									
	220	Open Computer Lab	Open Lab		2	20	30	600	1200
	220	Learning Support Lab- Tutoring	Open Lab		8	5	30	150	1200
	310	Tutoring Director	Office		1	1	130	130	130
					Open Labs				**2530**
Study Spaces									
	410	Group Study- (6 person)	Study Room		4	6	30	180	720
	410	Group Study- (4 person)	Study Room		4	4	30	120	480
					Study Spaces				**1200**
Other Spaces									
	650	Lobby	Lounge		1	40	60	2400	2400
	655	Breakroom/Vending	Lounge Service		1	20	25	500	500
	730	Loading Dock	Central Storage		1	1	400	400	400
	760	Hazardous Material Storage	Hazardous Mat. Stg.		1	1	120	120	120
	620	Industry Exhibit Space	Exhibition		1	50	50	2500	2500
	625	Exhibition Storage	Exhibition Service		2	1	240	240	480
	650	Student Commons	Lounge		1	40	50	2000	2000
	680	Student Organizations	Meeting Room		1	50	30	1500	1500
	650	Lactation Room	Lounge		1	1	80	80	80
					Other Spaces				**9980**

Summary Total		
	Net Square Footage	**84,515**
	Grossing Factor	1.67
	Gross Square Footage	**141,139**
	Efficiency	59.88%

SITE ANALYSIS



SITE ANALYSIS AND SITE DEVELOPMENT

The proposed Laboratory Sciences Commons will be located on the approximately 3-acre site currently occupied by Elliott Hall within TSU's main academic core. The site is bounded by the new Health Sciences Building to the north, the Main Mall pedestrian walk to the east, 37th Avenue North to the west, and the pedestrian walk immediately north of the RASP Research Building to the south. Demolition of Elliott Hall will be included as part of the Laboratory Sciences Building project. The location places the building adjacent to Health Sciences, directly across from Harned Hall, and near the central power plant.

The site has approximately 22 feet of grade change, with the northeast corner representing the high point and the site falling toward the southwest. Site development will include grading, pedestrian improvements, service access, accessible routes, utility extensions, landscaping, site lighting, and other improvements necessary to support the new building. The project will not include new parking.

The site organization will reinforce the pedestrian character of the campus core. The primary building entrance will address the Main Mall to the east, strengthening the building's relationship to the central campus. A secondary entrance will be provided from 37th Avenue North to create a distinct western approach to the building. Service and loading access will also be provided from 37th Avenue North, allowing service functions to remain separate from the primary pedestrian entrance.

Landscape improvements will focus on reinforcing the Main Mall and primary building entrance while also improving the campus edge along 37th Avenue North and the secondary entrance. Walkways, planting, site lighting, and other exterior improvements will be coordinated with the surrounding campus and existing pedestrian circulation.

Boswell Hall will be demolished under a separate project following completion of the new Laboratory Sciences Building.

UTILITIES

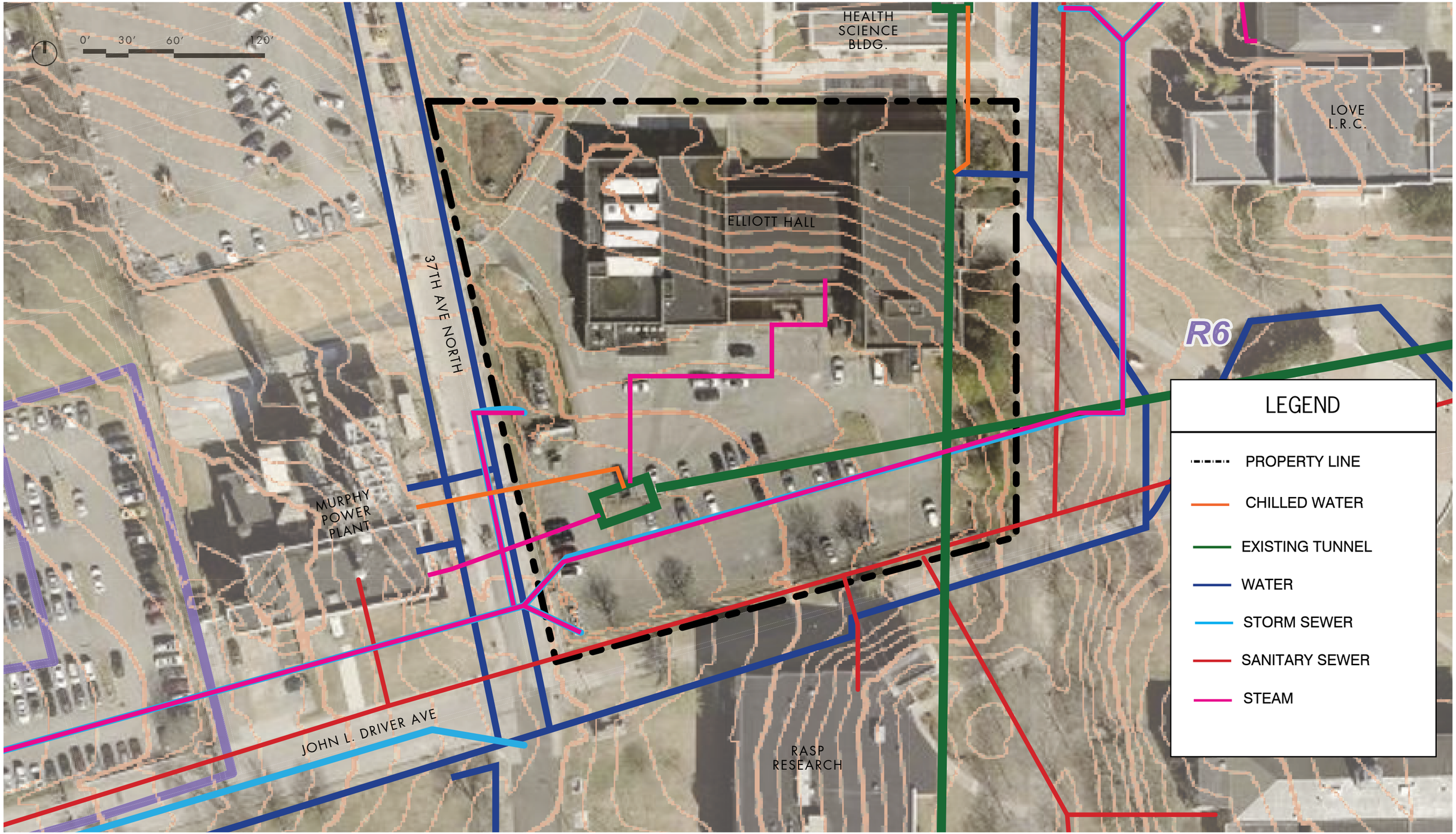
The new Laboratory Sciences Building is intended to connect to TSU's central steam and chilled-water systems. The building's location directly across from the central power plant provides a strong relationship to these central utilities and an opportunity for efficient service connections. The 2016 Campus Master Plan identified available steam capacity for additional development while also noting that chilled-water capacity should be evaluated as additional buildings are added to the system. Confirmation of available capacity will be an important early design consideration in determining whether modifications or upgrades to the central systems are required.

Connection points, available capacity, and the condition of existing steam, chilled water, domestic water, sanitary sewer, electrical, telecommunications, and other utility infrastructure will be verified during design. Utility routing will also be coordinated with existing site conditions, adjacent facilities, and the proposed building configuration. Electrical service requirements will be established based on the final building and equipment loads, with the connection point and available campus distribution capacity confirmed as the design progresses. These evaluations will establish the infrastructure improvements necessary to support the building and its specialized laboratory functions.

STORMWATER MANAGEMENT

Stormwater management will be coordinated with the overall site grading and campus drainage system. The design will comply with applicable Metro Nashville stormwater management requirements, including stormwater quantity, water quality, and erosion control provisions. Any required modifications or connections to the existing campus stormwater system will be developed as part of the final civil design.

EXISTING UTILITY LOCATIONS



FACILITY DESIGN AND SITE ORGANIZATION

Site and Campus Context

The proposed Laboratory Sciences Commons is located on the former Elliott Hall site within the academic core of TSU's main campus. The approximately 3-acre site is positioned between the new Health Sciences Building to the north, the Main Mall to the east, 37th Avenue North to the west, and the RASP Research Building to the south. The location places the building adjacent to Health Sciences and directly across from Harned Hall, strengthening relationships between programs that share academic and research connections. Its central location also provides convenient access from the primary pedestrian routes that connect the academic, student life, and research areas of campus.

Building Organization

The building is organized into three primary components that respond to both the academic program and the surrounding campus context. The eastern portion is envisioned as a four-story structure containing classrooms and administrative functions and serving as the primary public face of the College. A three-story central connector will contain the atrium, student commons, and other shared spaces. The larger four-story western wing will primarily accommodate science laboratories and faculty offices. Together, these components establish a clear organizational framework that separates major program functions while maintaining strong visual and physical connections throughout the building.

Main Mall and Eastern Wing

The eastern wing will establish the building's primary entrance along the Main Mall and is intended to provide a contemporary interpretation of the scale and proportions of the former Elliott Hall. This location gives the College a visible front door within the campus core while recognizing the importance of Elliott Hall within the history and development of TSU. The entrance will also reinforce the Main Mall as one of the University's primary pedestrian spaces and provide a clear point of arrival for students, faculty, staff, and visitors.

Central Connector and Student Commons

The three-story central connector continues the curved geometry established by the RASP Research Building, reinforcing the circular organization of the central campus. This portion of the building will serve as the primary connection between the classroom and laboratory wings and will accommodate the atrium, student commons, gathering areas, and other shared functions. These spaces are intended to encourage interaction between students and faculty from the different science disciplines housed within the building. A four-story tower element is envisioned at the southern end of the curve, aligned with the breezeway between the Floyd-Payne Campus Center and the Administration Building. Group study spaces within the tower will create a visible student-focused element along this campus axis and provide views toward the surrounding campus.

Laboratory Wing and 37th Avenue

The larger western wing will be positioned parallel to 37th Avenue North and will primarily contain the laboratory-intensive portions of the program and associated faculty offices. Its placement will establish a stronger campus edge along 37th Avenue North while allowing direct access to service and loading functions from the roadway. Locating these functions along the western edge will also help separate routine building service activity from the more pedestrian-oriented Main Mall. A secondary entrance along the western elevation will provide an additional point of arrival and strengthen the building's presence from the west.

Architectural Character

The exterior character of the Laboratory Sciences Commons is envisioned to reinforce the established architectural language of TSU's campus while giving the College a contemporary identity. Primary exterior materials will include brick, limestone, and aluminum composite metal panels selected and detailed to complement the materials, proportions, and character of surrounding campus buildings. Brick and limestone will provide continuity with the traditional campus aesthetic, while ACM panels and areas of glazing will introduce a more contemporary expression appropriate for a modern laboratory and academic facility. The composition of these materials will also be used to differentiate major entrances, shared spaces, and significant architectural elements while maintaining a cohesive overall appearance.

Program and Functional Relationships

The separation of classroom and administrative functions from the laboratory-intensive wing allows the different portions of the building to respond to their specific technical and operational requirements. Laboratory areas can be organized around the more intensive mechanical, electrical, plumbing, exhaust, and service infrastructure required for science instruction and research, while classroom and administrative areas can be designed around more flexible academic uses. The central connector provides a common point of interaction between these areas and creates opportunities for student gathering, study, and collaboration at the center of the College.

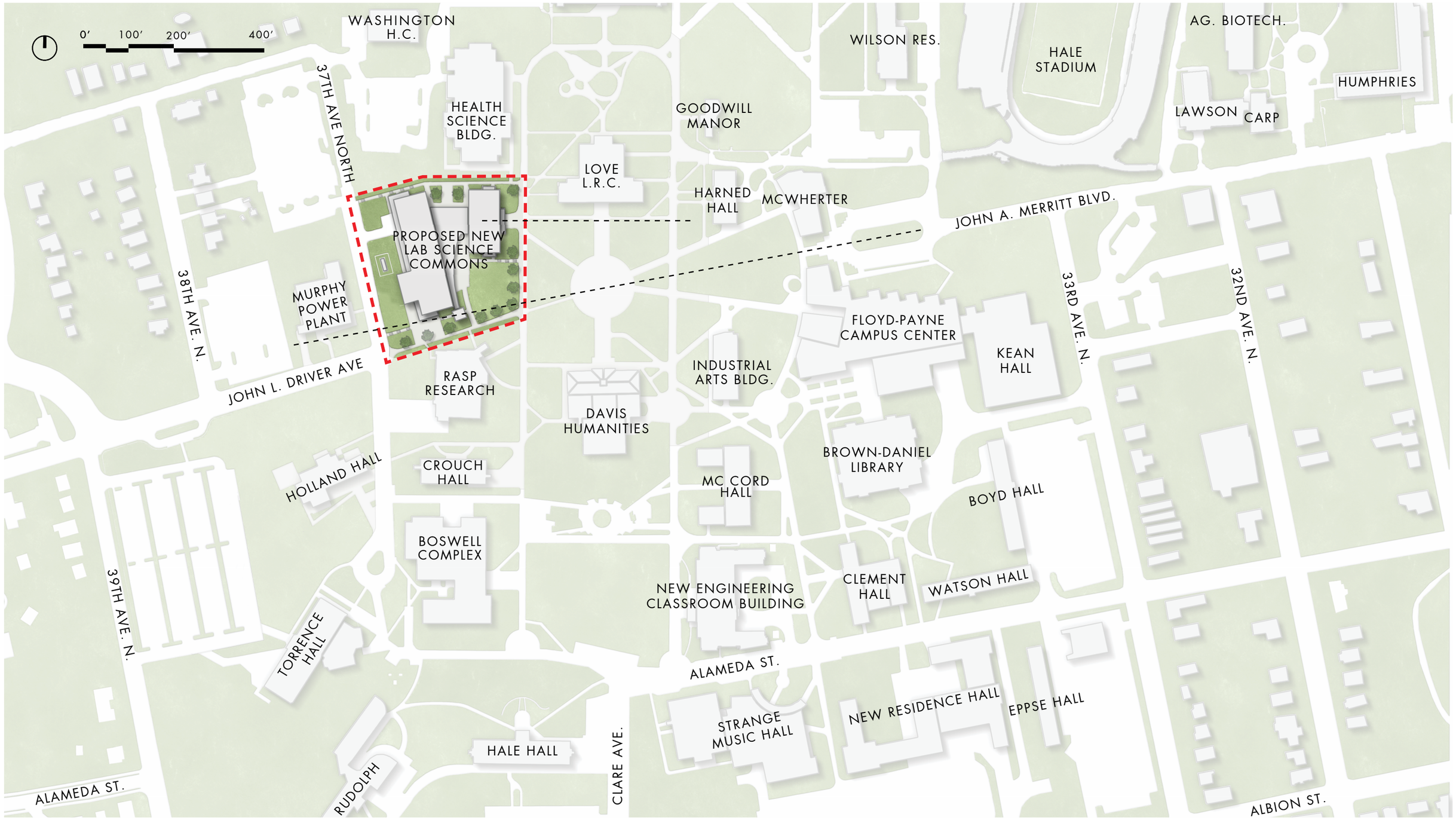
Access and Circulation

The primary pedestrian approach will occur from the Main Mall, while the secondary western entrance, service access, loading, and building support functions will be accessed from 37th Avenue North. This organization will maintain the pedestrian character of the campus core while keeping routine service activity along the vehicular edge of the site. Pedestrian connections around the building will also reinforce existing campus circulation patterns and provide convenient access between the Laboratory Sciences Commons and nearby academic and research facilities.

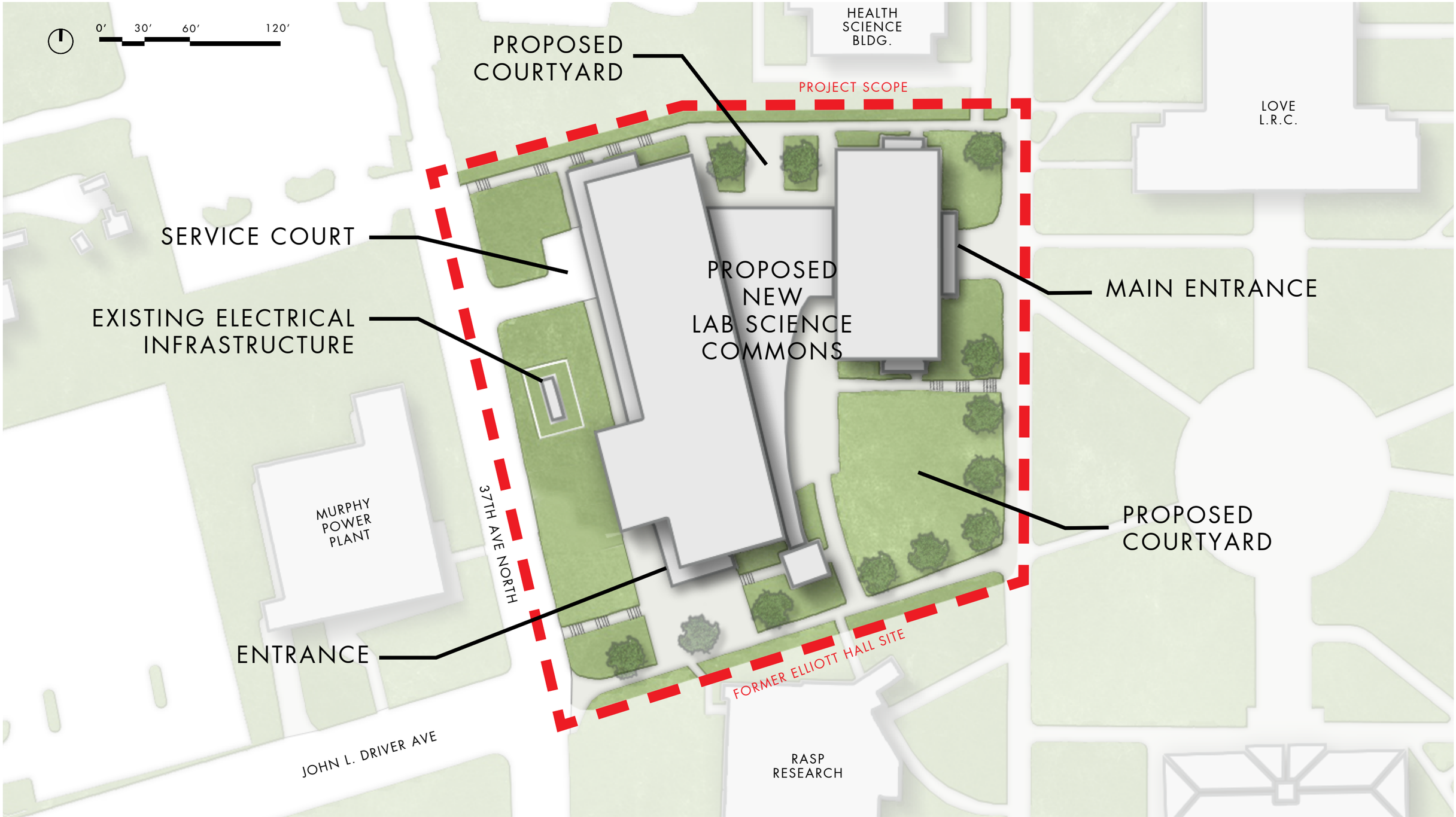
Landscape and Site Improvements

Landscape and pedestrian improvements will reinforce the Main Mall, frame the primary entrance, and strengthen connections to the Health Sciences Building, Harned Hall, and the RASP Research Building. New walks, planting, gathering areas, and site furnishings can help integrate the building into the surrounding campus landscape and create usable exterior spaces for students and faculty. Along 37th Avenue North, landscape improvements will help establish a more defined campus edge and support the secondary entrance while screening service and building support functions where appropriate. These improvements will contribute to a cohesive campus setting while strengthening the Laboratory Sciences Building as a significant new component of TSU's academic core.

PROPOSED SITE PLAN - OVERALL



PROPOSED SITE PLAN - ENLARGED



Architectural Systems

The building is anticipated to be a three- to four-story academic and laboratory building utilizing structural steel framing with composite metal deck and concrete floor assemblies. Exterior walls will generally consist of insulated light-gauge metal-stud assemblies with brick, limestone, aluminum composite metal panels, curtain wall, and window systems. The roof will consist primarily of a low-slope membrane roofing system with continuous insulation over metal roof deck.

Curtain wall and windows will be maximized throughout the building to provide natural light to classrooms, laboratories, offices, student spaces, and other regularly occupied areas. The primary entrance, atrium, student commons, tower, and other public-facing portions of the building will incorporate larger areas of glazing to reinforce the open and student-focused character of the building. Glazing will be coordinated to balance daylight, views, energy performance, and occupant comfort.

Because of the approximately 22-foot grade change across the site, portions of the building will extend into the existing grade. These areas will use reinforced concrete basement and retaining walls. Mechanical rooms, electrical rooms, storage, building support, and other service functions that do not require natural light will be located within these portions of the building where practical.

Interior partitions will generally consist of light-gauge metal studs and gypsum board assemblies. Laboratory areas will use durable, chemical-resistant materials appropriate for the activities within each space. Laboratory flooring will consist of chemical-resistant flooring, while offices will generally use carpet. Other academic and public areas may use LVT, polished concrete, or similar durable institutional finishes.

Laboratory areas will be organized around a consistent planning module coordinated with the structural grid, casework, equipment, circulation, and building utilities. The module will establish a repeatable framework that allows laboratory spaces to be combined or subdivided as instructional and research needs change. Piped services, power, data, ventilation, and other laboratory systems will be distributed in a consistent manner to support future modifications without requiring major changes to the building structure or primary utility systems. Final module dimensions will be established during design based on laboratory casework, equipment, accessibility, circulation, and structural requirements.

Laboratories will primarily use fixed casework with chemical-resistant work surfaces, sinks, service fixtures, and storage appropriate to each discipline. Movable equipment and selected mobile furnishings will be incorporated where needed to provide flexibility for changing instructional and research activities. Laboratory planning will coordinate casework, equipment, circulation, utilities, and accessibility to accommodate changes in equipment and laboratory use over time.

Structural Systems

The building is anticipated to use a structural steel framing system with steel columns and beams supporting composite metal deck and concrete floor slabs. Roof construction will generally consist of steel framing or open-web steel joists with metal roof deck. The lateral-load-resisting system will consist of steel moment frames, braced frames, or a combination of both, as determined during design. Structural bay spacing will support efficient laboratory planning while maintaining flexibility for classrooms, offices, and other program spaces.

Below-grade portions of the building will incorporate reinforced concrete foundation and basement walls where the building extends into the existing grade. The foundation system is anticipated to include shallow spread footings, subject to geotechnical recommendations and final building loads. Foundation design will also consider site elevation changes and associated retaining conditions.

Structural framing will be coordinated with the laboratory planning module, fume hood exhaust shafts, piped laboratory services, vertical utility distribution, elevators, mechanical equipment, and other building systems. Floor framing and slabs will also be coordinated with concentrated loads from laboratory and research equipment identified during design.

Mechanical Systems

The building will connect to TSU's central steam and chilled-water systems for heating and cooling. Distributed mechanical equipment will serve the various portions of the building, with dedicated outdoor-air units providing the required ventilation air to classrooms, offices, laboratories, student areas, and other occupied spaces and zoning appropriate to differing ventilation requirements, internal loads, and laboratory operating conditions.

Laboratory mechanical systems will be designed to accommodate the specific requirements of Chemistry, Biology, Physics, and research laboratories. Chemical fume hoods and other equipment requiring local exhaust will be served by dedicated laboratory exhaust systems. Laboratories containing hazardous chemicals or processes will maintain appropriate pressure relationships relative to adjacent corridors and occupied spaces, with exhaust air discharged directly outdoors.

Variable-air-volume fume hood systems are anticipated to maintain appropriate hood performance and laboratory pressure relationships while adjusting exhaust airflow based on hood operation. Fume hoods will include airflow monitoring and alarms, and laboratory supply air will be coordinated with hood locations to avoid drafts that could affect performance. Building controls will monitor major mechanical systems and allow operating conditions to be adjusted based on occupancy, laboratory use, and building demand.

Laboratory exhaust systems will be routed through dedicated shafts to roof-mounted exhaust equipment. Exhaust-stack locations and outdoor-air intakes will be coordinated to prevent re-entrainment of laboratory exhaust into the building or adjacent facilities. The final number, location, and configuration of laboratory exhaust systems will be based on the types and quantities of fume hoods and specialized equipment identified during design.

Plumbing and Piped Systems

The plumbing systems will include domestic cold and hot water, sanitary drainage, storm drainage, laboratory waste, natural gas, and connections required for laboratory and building equipment.

Laboratory piped systems will include purified or deionized water, compressed air, laboratory vacuum, natural gas, process cooling water, specialty gases, and other services as required by the final laboratory equipment and research needs. Services will be coordinated with the laboratory planning module and organized to provide consistent points of connection and accessible isolation points. This will allow individual laboratory areas to be maintained or modified while supporting future changes in laboratory use and equipment.

Laboratory sinks and equipment will be connected to a chemical-resistant laboratory waste and vent system separate from the general sanitary system. Acid-resistant piping, sampling, neutralization, or other treatment will be provided as required by the final laboratory processes and applicable discharge requirements. The final treatment approach will be coordinated with the Authority Having Jurisdiction.

Emergency safety showers and eyewash stations will be provided in laboratories and support areas where required by the materials and processes present. Tempered water, backflow prevention, floor drains, and other plumbing provisions will be coordinated with these fixtures and applicable laboratory safety requirements.

Fire Protection Systems

The building will be protected throughout by an automatic fire-sprinkler system designed in accordance with applicable codes and State Fire Marshal requirements. Sprinkler coverage will be coordinated with laboratories, chemical storage areas, fume hoods, ceiling systems, equipment, mechanical rooms, and other specialized spaces.

A fire alarm system will provide required detection, occupant notification, monitoring, and emergency communication throughout the building. Portable fire extinguishers and other supplemental fire-protection equipment will be provided based on the hazards associated with individual laboratory and support spaces. Fire-department access, hydrant locations, fire-flow requirements, and the available campus water supply will be confirmed during design.

Laboratory chemical quantities, storage arrangements, and fire-control areas will be evaluated as the laboratory program and equipment are developed. Fire-protection requirements associated with laboratories using chemicals will be coordinated with NFPA 45 and other applicable laboratory safety standards.

Electrical Systems

The electrical service will be sized to support lighting, receptacles, laboratory equipment, mechanical systems, fume hood exhaust, elevators, information technology, audiovisual systems, security, and other building operations. Final electrical loads and distribution requirements will be established as laboratory and research equipment selections are developed.

Laboratory spaces will include electrical distribution appropriate for fixed casework, movable equipment, fume hoods, refrigerators, freezers, instrumentation, and other teaching and research equipment. Power and data distribution will be coordinated with the laboratory planning module to provide consistent service locations and support changes in equipment and laboratory use over time.

Energy-efficient LED lighting and controls will be provided throughout the building and coordinated with the State of Tennessee High Performance Building Requirements. Daylight-responsive controls will be considered in areas with significant exterior glazing to take advantage of the natural light incorporated throughout the building.

Emergency power will be provided for required life-safety systems. Standby power will also be evaluated for research refrigerators and freezers, critical research equipment, laboratory exhaust systems, environmental monitoring, building controls, telecommunications, and other systems where loss of power could result in the loss of research materials or create an unsafe condition. Final standby-power loads will be established with TSU during design.

The electrical design will also include campus data and telecommunications infrastructure, classroom audiovisual systems, wireless network infrastructure, fire alarm, access control, security, and video surveillance. Access-control systems will provide appropriate separation between public areas, teaching laboratories, research laboratories, faculty areas, and other controlled spaces.

Codes and Permitting

The project will be designed in accordance with the latest applicable codes and standards required by the State of Tennessee. The building will be fully sprinklered and is anticipated to be constructed as Type II-B construction. Laboratory systems and safety requirements will be coordinated with applicable codes and standards as the design is developed.

PRELIMINARY PROJECT COSTS

The preliminary project budget was developed using two building cost components reflecting the different levels of construction required within the facility. Classroom, administrative, and student-space areas are budgeted at approximately $630 per gross square foot, while the laboratory-intensive areas are budgeted at approximately $860 per gross square foot. The higher laboratory cost reflects the specialized mechanical, electrical, plumbing, exhaust, laboratory casework, fixed equipment, and other building systems required to support the Biology, Chemistry, and Physics programs. This approach recognizes that the laboratory portions of the building will require a significantly greater level of infrastructure and coordination than typical academic spaces.

Site Development is carried separately and includes grading, utility improvements, pedestrian circulation, service and loading access, accessible routes, landscaping, site lighting, stormwater improvements, and other site work required to support the new facility. Demolition of Elliott Hall and associated site preparation are also included in the project budget. These allowances are based on the current concept design and will be refined as site, utility, grading, and infrastructure requirements are further developed.

The building and site costs have been escalated at 5% annually to the anticipated July 2030 bid date. Based on this escalation, the Bid Target for the Laboratory Sciences Building, site development, and demolition of Elliott Hall is approximately $152,749,000. Escalation is included to reflect anticipated increases in construction labor, materials, equipment, and other market conditions between the current planning period and the projected bid date.

The project budget also includes Construction Contingency, Professional Fees, Moveable Equipment, Commissioning and Preconstruction, ITS/Telecommunications/ Environmental costs, and Administrative and Miscellaneous Costs. Built-in laboratory equipment, casework, and permanently installed building systems are included within the building construction cost, while moveable laboratory equipment, furniture, audiovisual and information technology systems, access control, and other owner-provided items are carried separately. These additional project costs are included to provide a more complete representation of the anticipated funding required to deliver and occupy the facility.

The Preliminary Cost Summary on this page provides a detailed breakdown of the anticipated project costs based on the July 2030 bid date. The budget will continue to be evaluated and refined as the program, building systems, site requirements, and design are further developed.

Tennessee State University Projected Cost Evaluations				
SBC-1 Budget				
27,515	NSF			
1.67	gross			
45,950	GSF			
630.00	$/sf	$28,948,500		
57000	NSF			
1.67	gross			
95,190	GSF			
860.00	$/sf	$81,863,400		
		$110,811,900		
Projected SBC-1				
2026 Costs	2030 Costs			
$110,811,900	$144,920,000	Building		
$ 5,000,000	$6,539,000	Site		
$ 985,590	$1,290,000	Building Demolition		
$ 116,797,490	**$152,749,000**	**Bid Target**		
$ 6,362,510	$8,321,000	Contingency	5.45%	
$ 123,160,000	**$161,070,000**	**MACC**		
$ 6,236,350	$8,020,470	Fee	5.06%	
$ 1,600,000	$1,944,810	*Moveable Equipment*		
$ 3,997,204	$4,858,626	*Equipment*		
$ 100,000	$121,551	Survey/Geotech		
$ 300,000	$364,652	*Commissioning & Pre Con*		
$ 1,476,000	$1,794,087	*ITS/Telecom/Environ.*		
$ 3,125,446	$3,798,999	Admin./Misc.		
$ 139,995,000	**$181,973,195**	**Total**		

TENNESSEE STATE UNIVERSITY

SECTION 03
AGRICULTURE MEAT SCIENCE CONCEPT

The following pages present the Concept Design Package for Tennessee State University's new Agriculture Meat Sciences Building. This section outlines the project need, existing site conditions, program requirements, conceptual site and floor plans, building organization, major architectural and engineering systems, regulatory requirements, and preliminary project costs. Together, these components establish the initial framework for a purpose-built facility supporting hands-on instruction, applied research, meat processing, workforce preparation, and TSU's land-grant mission.

The information that follows illustrates how the proposed approximately 20,565-square-foot facility is organized around the required meat-processing sequence while integrating instructional, research, public, and support functions. It also identifies the site, infrastructure, operational, and building-system considerations that will guide continued development of the project through future phases of design.

EXCUTIVE SUMMARY

The new Agriculture Meat Sciences Building will replace outdated facilities with a modern, purpose-built facility that supports hands-on instruction, agricultural research, meat processing, and TSU's land-grant mission of practical education, applied research, workforce development, and community service. The project will create a dedicated environment where teaching, research, processing, and public engagement can occur within a single coordinated facility.

Tennessee State University's goals for this project are to:

- Advance TSU's land-grant mission through hands-on agricultural education, applied research, workforce preparation, and community outreach.
- Create a prominent new face for the Meat Sciences program along Ed Temple Boulevard.
- Support student instruction and research through specialized teaching, laboratory, and processing spaces.
- Provide students with direct experience in the complete meat-processing sequence
- Place key portions of the meat-processing operation on display to engage students, visitors, and the community while showcasing TSU's agricultural education and land-grant mission.

The project includes an approximately 20,500-square-foot Agriculture Meat Sciences Building on Tennessee State University's main campus at the intersection of Ed Temple Boulevard and Dr. Walter S. Davis Boulevard. The facility will replace the existing layer house and office/feed mill facility and establish a stronger identity for the Meat Sciences program along Ed Temple Boulevard. Its location will create a more visible presence for agricultural education on campus while providing convenient access for students, faculty, service vehicles, and visitors. The building will also provide a dedicated setting for instruction, research, processing, and outreach activities that are currently limited by the existing facilities.

The building will support the processing of beef, pork, lamb, and poultry and will be organized around the sequence of animal receiving, harvest, pre-chill, carcass aging, fabrication, processing, packaging, and finished-product storage. This organization is intended to provide a clear and efficient operational sequence while allowing students to experience the complete process from receiving through finished product. The program will also include two classroom laboratories with demonstration coolers, one research laboratory, a multi-use demonstration kitchen, and a retail store. Together, these spaces will support a range of instructional, research, outreach, and community-focused activities. The arrangement of these functions will allow teaching and research activities to remain closely connected to the processing areas while maintaining the separation required for safe and efficient operations.

The project will be coordinated with the replacement boiler house, planned replacement layer house, existing utilities and stormwater infrastructure, adjacent wetlands, and future campus improvements. Site planning will also address service access, animal receiving, pedestrian circulation, and separation between public and processing functions. Particular attention will be given to maintaining efficient service and delivery routes while creating a welcoming public approach from Ed Temple Boulevard. Building placement and site organization will also respond to existing grades, utility connections, and environmental constraints affecting the property.

This Concept Design Package establishes the preliminary basis for the project and addresses site conditions, design criteria, conceptual site and floor plans, permitting and environmental requirements, High Performance Building Requirements, and applicable Build America, Buy America requirements. The package is intended to establish the initial framework for continued design development, coordination, and project budgeting. It also provides the basis for further refinement of the building program, site improvements, building systems, equipment requirements, and project costs as the design advances.

Project Need

The existing layer house and office/feed mill facility are in disrepair and cannot support the specialized spaces, systems, and operational sequence required for a modern meat sciences program. Existing conditions also limit the University's ability to provide contemporary instructional and research environments that reflect current industry practices and food-processing requirements.

The new facility will strengthen TSU's land-grant mission by expanding opportunities for hands-on instruction, applied research, workforce preparation, and community education. Specialized laboratories, processing areas, cold storage, sanitation systems, a demonstration kitchen, and retail space will provide a safe and efficient environment for teaching, research, and meat production. The facility will also provide students with practical experience using the equipment, processes, and operational standards they are likely to encounter in professional agricultural and food-processing environments.

SITE ANALYSIS

Site Analysis and Site Development

The project site is located on Tennessee State University's main campus at the intersection of Ed Temple Boulevard and Dr. Walter S. Davis Boulevard. The site is currently occupied by an existing layer house and an office/feed mill facility, both of which are in disrepair and are anticipated to be removed. The former boiler house immediately north of the site has been demolished, and construction of a replacement boiler house is underway. The proposed development will therefore need to be coordinated with both existing campus operations and improvements currently underway in the surrounding area.

The area surrounding the existing layer house is generally level, with approximately five feet of grade change across the proposed development area. Jurisdictional wetlands are located immediately north and east of the site, beyond the property limits. Along Ed Temple Boulevard, an existing stormwater detention area extends approximately 80 feet into the site and runs parallel to the roadway for nearly the full length of the property. These conditions influence the available development area and will be considered in the final placement of the building, parking, circulation, and service functions.

Site development will include demolition, grading, parking, drives, sidewalks, accessible routes, loading and service areas, utility extensions, and associated site improvements. The grading plan will establish the building pad, accommodate the existing elevation change, and provide positive drainage away from the building. Site improvements will be coordinated to maintain clear pedestrian and vehicular circulation throughout the property.

The site layout will be organized to support the distinct operational needs of the facility. Public and instructional access will be oriented toward Ed Temple Boulevard, while animal receiving, service access, product loading, and waste removal will be located in controlled areas of the site. This separation will help limit conflicts between visitors, students, livestock trailers, delivery vehicles, and service operations. Circulation will also be arranged to provide sufficient maneuvering space for larger service and livestock vehicles without disrupting primary pedestrian routes.

Because the site has been previously developed, portions of the existing access and utility infrastructure may be reused or modified where their condition and capacity are suitable. Final site design will be based on current survey, utility, geotechnical, and environmental information. Existing site conditions will be verified during design to identify infrastructure that can remain and areas requiring replacement or improvement.

Landscape improvements will be focused along Ed Temple Boulevard, the primary entrance, parking areas, and pedestrian routes. Plantings will be selected for durability and low maintenance and may be used to screen loading, waste-handling, and mechanical areas. Site lighting, furnishings, walkways, and landscaping will be coordinated with Tennessee State University standards and the State of Tennessee High Performance Building Requirements. These improvements will help establish a more defined campus edge along Ed Temple Boulevard and reinforce the building's primary public entrance.

Utilities

Water, sanitary sewer, and natural gas are available on the site. The location, size, condition, and capacity of each service will be verified during design. Electrical and telecommunications service requirements will also be established based on the final building and equipment loads. Utility routing will be coordinated with the building footprint, site circulation, stormwater infrastructure, and surrounding campus improvements.

The facility will use standalone mechanical and refrigeration systems serving its instructional, research, processing, cold-storage, kitchen, sanitation, and retail functions. Final equipment selections will determine the project's electrical, gas, water, ventilation, refrigeration, and sanitary demands. Utility systems will be sized to support both normal building operations and the higher demands associated with meat processing and sanitation activities.

Processing and sanitation operations will require substantial hot-water capacity, hose connections, floor and trench drainage, and equipment-specific utility connections. Wastewater from these areas may contain solids, fats, blood, cleaning agents, and other organic material. The sanitary system will therefore incorporate required screening, solids collection, grease interception, sampling, or pretreatment before discharge to the sanitary sewer. Final discharge requirements will be coordinated with the applicable sewer authority. Plumbing and drainage systems will also be coordinated with equipment layouts and sanitation procedures as the processing program is further developed.

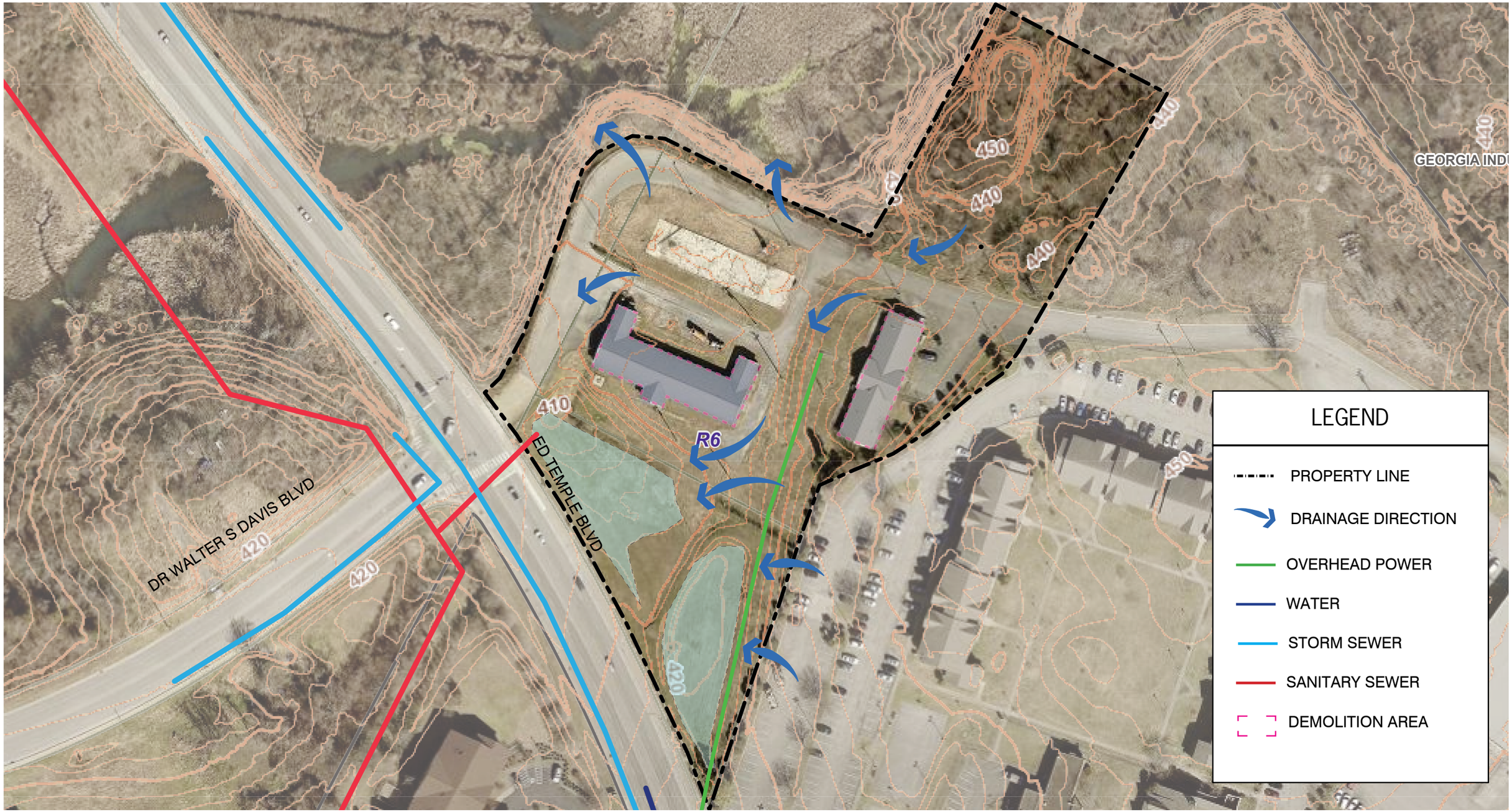
Stormwater Management

The existing stormwater detention area along Ed Temple Boulevard will remain in place. The detention basin and associated drainage infrastructure will be evaluated to confirm their condition, available capacity, and suitability for the proposed development. Existing drainage patterns will also be reviewed to determine how the proposed building and site improvements can be incorporated without adversely affecting surrounding properties or environmental areas.

The stormwater design will account for runoff from the building, parking areas, drives, loading areas, and other new impervious surfaces. Site grading and drainage improvements will direct runoff away from the building and into the stormwater system. Additional detention, water-quality treatment, or modifications to the existing system will be provided if required by the final design or by Metro Nashville and TDEC. Drainage improvements will be coordinated with the adjacent wetlands and existing campus stormwater infrastructure.

Temporary erosion and sediment controls will be installed during demolition and construction to limit off-site discharge and protect the adjacent wetlands. Required stormwater calculations, permits, inspections, and closeout documentation will be completed as part of the design and construction process. Permanent stabilization and landscape improvements will be incorporated as construction is completed to reduce erosion and support long-term stormwater performance.

EXISTING UTILITY LOCATIONS



PROGRAM SUMMARY

Tennessee State University

Food Processing Facility

Architectural Space Program

Prog. #	Use Code	Space Use		Room Type	Qty	Occ.	SF per Occ.	SF per Space	Total SF
Class Labs									
2.01	210	Holding Pens	B	Class Lab	1	8	100	800	800
2.02	210	Animal Chute	B	Class Lab	1	2	100	200	200
2.03	210	Red Meat Harvest	B	Class Lab	1	12	100	1200	1,200
2.04	210	Poultry Harvest	B	Class Lab	1	2	100	200	200
2.05	215	Byproduct Handling		Class Lab Service	1	1	200	200	200
2.06	215	Inedible Cooler		Class Lab Service	1	1	150	150	150
2.07	215	Pre-Chill		Class Lab Service	1	1	300	300	300
2.08	215	Ultra-Chill		Class Lab Service	1	1	150	150	150
2.09	215	Aging/Carcass Cooler		Class Lab Service	1	1	450	450	450
2.10	210	Meat Fabrication		Class Lab Service	1	9	100	900	900
2.11	215	Raw Cooler		Class Lab Service	1	1	200	200	200
2.12	215	Raw Freezer	B	Class Lab	1	1	200	200	200
2.13	210	Meat Processing	B	Class Lab	1	9	100	900	900
2.14	210	Smoking | Cooking	B	Class Lab	1	4	100	400	400
2.15	210	Packaging	B	Class Lab	1	4	100	400	400
2.16	210	RTE Packaging	B	Class Lab	1	4	100	400	400
2.17	210	Class Lab		Class Lab	2	30	30	900	1,800
2.18	215	Quality Assurance Lab		Class Lab Service	1	1	120	120	120
2.19	210	Wet Lab		Class Lab	1	18	30	540	540
2.20	210	Prep Lab		Class Lab Service	1	8	30	240	240
2.21	215	Equipment Storage		Class Lab Service	1	3	120	360	360
				Laboratories Subtotal					**10,110**
Office Facilities									
3.01	310	Faculty Offices		Office	4	1	120	120	480
3.02	315	Reception		Office Service	1	4	100	400	400
3.03	315	USDA Plant Office		Office Service	1	1	120	120	120
3.04	310	Conference Room		Office	1	6	30	180	180
3.05	310	Grad Student Office		Office	1	4	50	200	200
				Office Facilities Subtotal					**1,380**
General Use Facilities									
6.01	630	Demonstration Kitchen		Food Facility	1	30	30	900	900
6.02	650	Lobby		Lounge	1	20	30	600	600
6.03	660	Retail Store		Merchandising	1	1	900	900	900
6.04	665	Retail Cooler		Merchandising Service	1	1	100	100	100
6.05	665	Retail Freezer		Merchandising Service	1	1	100	100	100
6.06	665	Retail Storage		Merchandising Service	1	1	100	100	100
				General Use Facilities Subtotal					**2,700**
Support Facilities									
7.01	730	Dry Storage		Central Storage	1	1	550	550	550
7.02		Locker Room			2	8	20	160	320
				Support Facilities Subtotal					**870**

Net Square Footage	**15,060**
Grossing Factor	1.37
Gross Square Footage	**20,565**
Efficiency	73.23%

The proposed program includes 15,060 net square feet of instructional, processing, research, office, public, and support space. The initial program was developed with input from faculty in TSU's Department of Food and Animal Sciences and from TSU Campus Planning and Design. Applicable Tennessee Higher Education Commission space-planning guidelines were used to help establish appropriate space needs. The University of Wisconsin meat science laboratory also served as a planning reference for the organization and sizing of specialized processing functions. The program reflects TSU's operational needs and the required sequence of meat-processing activities. It also balances specialized processing requirements with instructional, research, faculty, student, and public-facing spaces. The program will continue to be refined as equipment selections, staffing needs, processing procedures, and operational requirements are confirmed.

Applying a grossing factor of 1.37 results in an estimated total building area of approximately 20,565 gross square feet and an overall planning efficiency of approximately 73.23 percent. The grossing factor accounts for areas not listed individually in the net program, including corridors, restrooms, mechanical rooms, electrical and data rooms, janitorial space, wall thicknesses, and other building support areas. This allowance also provides the flexibility needed to coordinate building systems, code-required circulation, and service functions as the design is developed.

The program is particularly efficient because many processing rooms, coolers, laboratories, and support spaces are connected through the required operational sequence and do not require separate corridors between each function. This allows a greater percentage of the building to be dedicated to active instructional, research, and processing uses. The arrangement also supports a more direct flow of animals, products, students, staff, and materials through the facility while reducing unnecessary circulation space. As the program advances, these relationships will be further tested against final equipment layouts, sanitation requirements, accessibility, and building system needs.

FACILITY DESIGN AND SITE ORGANIZATION

The proposed Agriculture Meat Sciences Building is located within the previously developed portion of the site currently occupied by the layer house and office/feed mill facility. Its placement uses the available area between the existing stormwater detention area, wetlands beyond the north and east property limits, the new boiler house, and surrounding agricultural facilities. The building's long south elevation is oriented toward Ed Temple Boulevard, creating a visible campus presence while limiting development beyond the existing disturbed area. This orientation also allows the building to establish a clear public face while keeping service and processing activities toward the interior and rear portions of the site.

The facility is organized around the operational sequence of the Meat Sciences program. Public-facing functions, including the retail store, demonstration kitchen, instructional spaces, and main entrance, are positioned along the primary arrival side of the building. Animal handling, processing support, loading, and service functions are located within controlled areas that can operate independently from public and instructional activities. This arrangement supports both daily operations and the need to maintain appropriate separation between public, instructional, and processing zones.

The primary building form will have a gable roof similar to the new boiler house, creating a visual relationship between the two facilities and establishing a consistent agricultural character. A lower, flat-roofed form will extend from the rear to accommodate support spaces and specialized processing functions with less need for public visibility. The circular lobby is conceived as a contemporary interpretation of a grain silo, giving the entrance a recognizable identity and clearly marking the point of arrival. Together, these forms are intended to reference familiar agricultural building types without creating a literal interpretation.

The contrast between the gable-roofed public face, circular lobby, and lower service form will help communicate the different functions within the facility. The massing will also create a clear hierarchy, with the entrance and instructional areas emphasized from the roadway and the more utilitarian portions of the program located toward the rear of the site. Changes in building height and form will also help reduce the apparent scale of the facility and relate it to the surrounding campus context.

Glazing along the south wall facing Ed Temple Boulevard will provide views into selected processing areas and place the work of the Meat Sciences program on display. This will allow the building itself to function as a teaching tool, giving students, visitors, and the public an opportunity to observe portions of the processing sequence without entering controlled production areas. Additional glazing at the lobby, demonstration kitchen, and instructional spaces will provide natural light and reinforce the facility's public and educational role. Solar-control glazing and shading will be incorporated as needed along the south-facing elevation. The location and extent of glazing will be coordinated with processing requirements, privacy, energy performance, and equipment layouts.

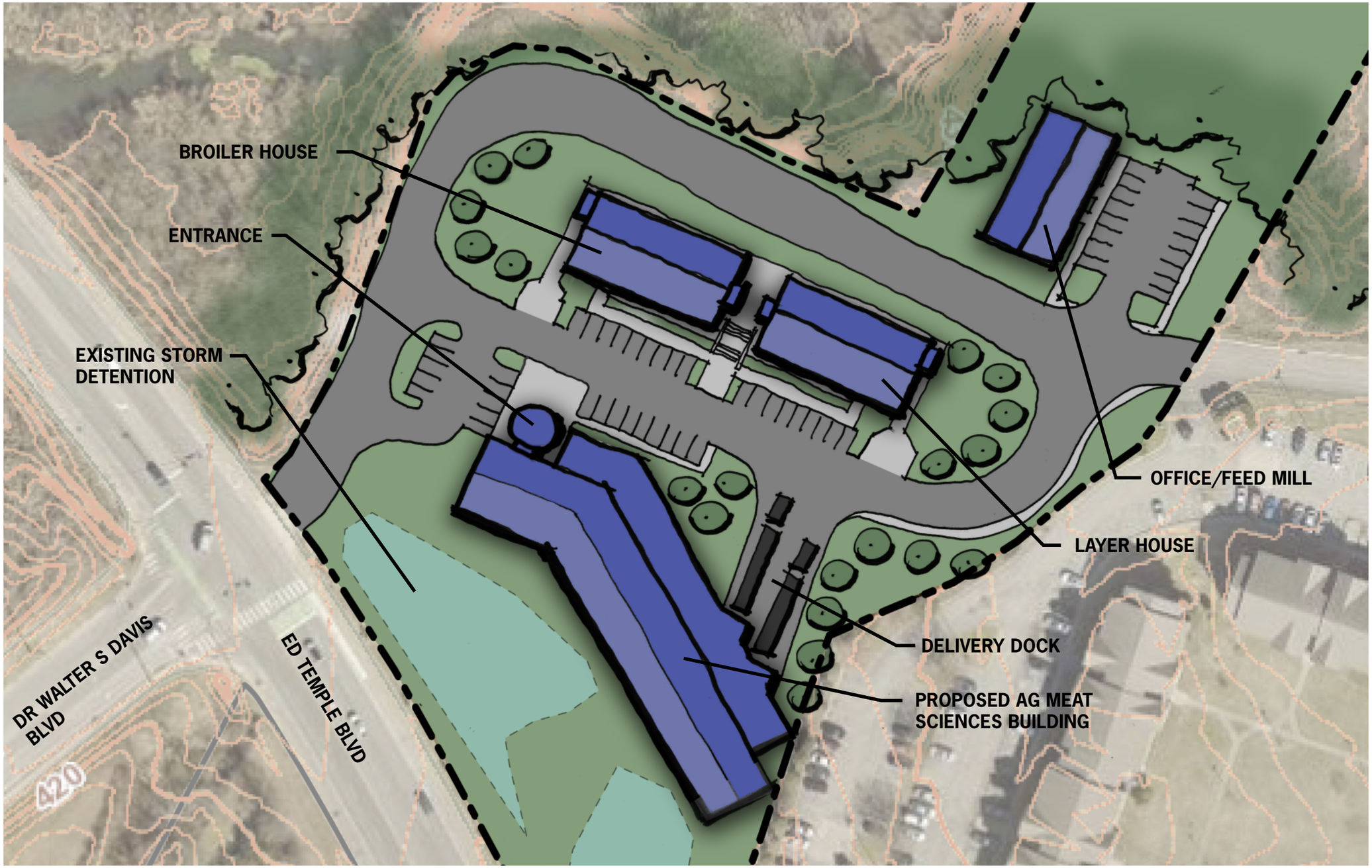
The arrival sequence will lead visitors from the existing campus drive network to the primary parking area, passenger drop-off, and circular lobby. Parking will provide a direct pedestrian connection to the entrance for students, faculty, visitors, retail customers, and participants attending community programs. Accessible parking and routes will be located near the lobby. Pedestrian walks and landscape improvements will help define the approach and create a clear transition from parking areas to the main entrance.

Animal receiving, product loading, equipment delivery, and waste removal will occur within a controlled service area separate from the public entrance. This organization will reduce conflicts between pedestrians, passenger vehicles, livestock trailers, delivery vehicles, and daily service operations. Site drives will also provide access for emergency vehicles, maintenance activities, and deliveries. Final drive locations and turning movements will be coordinated with the existing detention area, site grades, adjacent wetlands, and the new boiler house under construction north of the site.

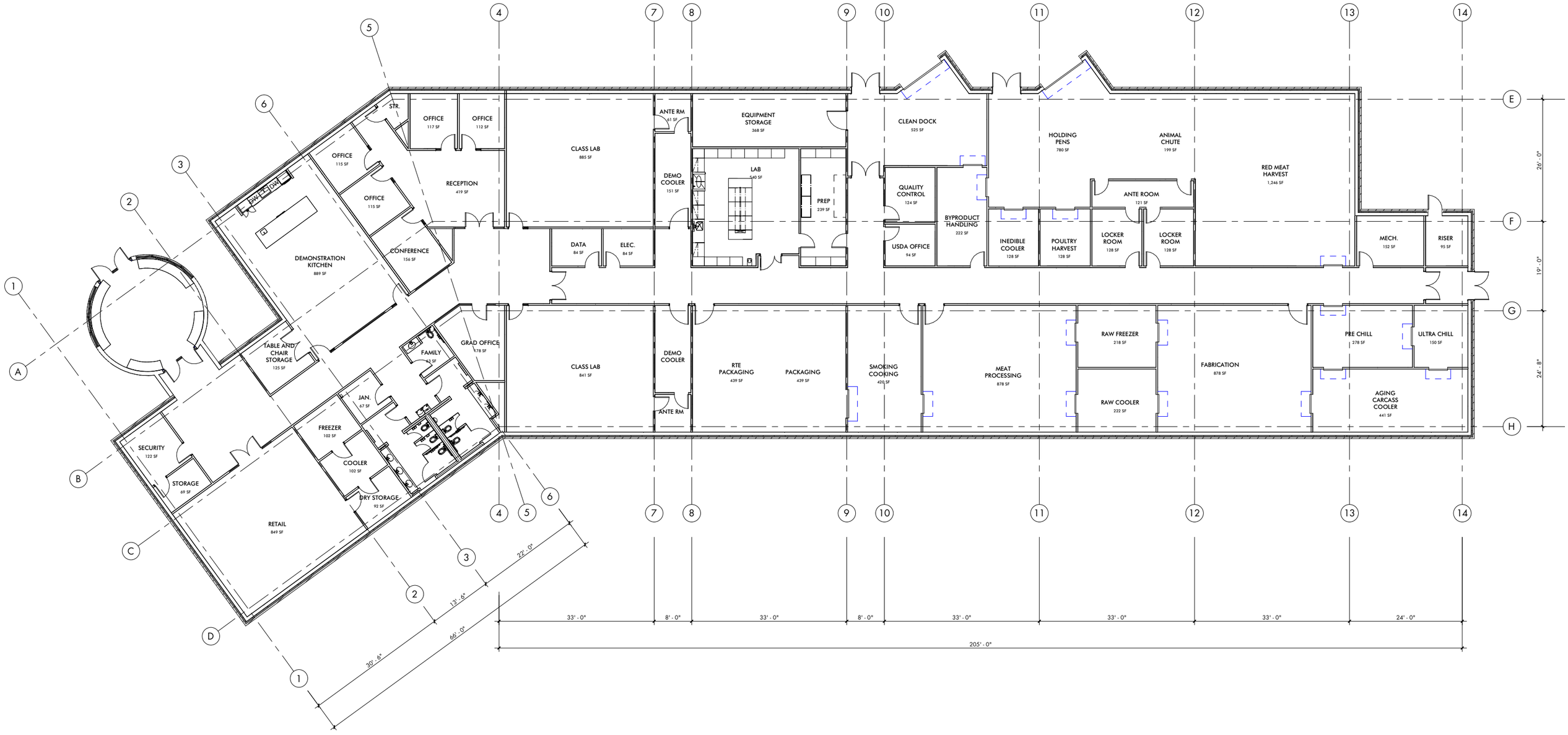
Landscape areas will frame the main entrance, reinforce pedestrian routes, and screen loading, waste-handling, and mechanical functions where appropriate. Planting and site improvements along Ed Temple Boulevard will also help strengthen the building's presence and create a more defined campus edge. Together, the visible processing areas, agricultural-inspired forms, and clearly defined public approach will establish the facility as a defining component of TSU's agricultural teaching, research, and community-outreach programs.



CONCEPT SITE PLAN



CONCEPT FLOOR PLAN



0′ 10′ 20′ 40′

SYSTEMS NARRATIVES

Architectural Systems

The building is anticipated to be a one-story structural steel-frame facility with light-gauge metal-stud exterior and interior wall framing. The roof structure will consist of steel bar joists and metal decking supporting a low-slope membrane roofing system with continuous insulation. The building is anticipated to use a slab-on-grade foundation with shallow spread footings, subject to the recommendations of the geotechnical investigation.

Exterior walls will consist of insulated metal-stud assemblies with masonry veneer, metal panels, or a combination of both. Storefront and curtain wall systems will be used at the primary entrance and public-facing areas to provide natural light and views into selected portions of the facility. Service and processing areas will include insulated hollow-metal doors, overhead doors, and loading openings sized for animal receiving, equipment delivery, and product distribution. Exterior materials will be selected for durability and compatibility with the agricultural character of the facility.

The building envelope and energy systems will be designed to comply with the State of Tennessee High Performance Building Requirements.

Interior materials within harvest, fabrication, processing, sanitation, cooler, and freezer areas will be nonabsorbent, corrosion resistant, and capable of repeated cleaning and disinfection. Floors will generally consist of sloped concrete with a seamless, slip-resistant resinous coating directed to floor or trench drains. Walls and ceilings will use durable, washable systems with sealed joints and penetrations. Stainless-steel doors, frames, guards, equipment supports, and other components will be used in areas subject to regular washdown.

Coolers and freezers will use insulated metal wall and ceiling panels with continuous vapor barriers and insulated doors. Floor assemblies will include insulation and vapor protection where required to control condensation and frost. Openings between processing rooms and cold-storage areas will be positioned to support product movement, sanitation, and separation between raw and finished-product operations.

Classroom laboratories and the research laboratory will use durable, cleanable finishes appropriate for instructional and research activities. Public areas, including the primary entrance, retail store, and multi-use demonstration kitchen, will use institutional finishes selected for durability, accessibility, and ease of maintenance. Interior glazing will provide views into selected processing areas while maintaining physical separation between public, instructional, and controlled production spaces.

Materials and products incorporated into the project will comply with applicable Build America, Buy America requirements. Domestic-content requirements will be included in the project specifications, submittal procedures, product certifications, and closeout documentation, with particular attention to structural steel, manufactured building systems, mechanical and electrical equipment, and other major construction materials.

Structural Systems

The building is anticipated to use a structural steel framing system with steel columns and beams, open-web steel joists, and metal roof deck. The lateral-load-resisting system will consist of steel moment frames, braced frames, or a combination of both, as determined during design.

The building is anticipated to be constructed on a concrete slab-on-grade with shallow spread footings. Final foundation design will be based on the recommendations of the geotechnical investigation and the loads associated with the building, processing equipment, coolers, freezers, and other specialized systems.

Structural framing will be coordinated with overhead rails, carcass-handling systems, suspended utilities, refrigeration equipment, rooftop mechanical equipment, canopies, and overhead door openings. Concrete equipment pads, housekeeping pads, curbs, and thickened slabs will be provided where required to support processing, refrigeration, sanitation, and building equipment. Floor slabs will also be coordinated with drainage slopes and concentrated equipment loads.

Mechanical and Refrigeration Systems

The facility will use standalone mechanical and refrigeration systems designed for the specific requirements of the building. Separate environmental controls will serve processing areas, laboratories, public spaces, offices, coolers, freezers, and other spaces with distinct temperature, humidity, and ventilation requirements. Systems will be zoned as appropriate for differing occupancy and operating schedules.

Processing and sanitation areas will require ventilation systems capable of managing heat, moisture, odors, and airborne contaminants. Exhaust systems will be provided for harvest and processing equipment, the demonstration kitchen, laboratory equipment, and other operations requiring direct ventilation. Supply and exhaust air quantities will be coordinated to maintain appropriate pressure relationships between raw processing, ready-to-eat production, laboratory, instructional, and public areas.

Dedicated refrigeration systems will serve carcass coolers, aging coolers, product coolers, freezers, and other temperature-controlled spaces. Refrigeration equipment will be sized based on room temperatures, product loads, operating schedules, door use, and process equipment. Mechanical and refrigeration equipment will be located to provide service access without requiring maintenance personnel to pass through controlled production areas.

Plumbing System

The plumbing systems will include domestic water, hot water, sanitary drainage, process drainage, natural gas, and connections for processing, laboratory, kitchen, refrigeration, and sanitation equipment. Systems will be coordinated with equipment layouts and requirements to provide reliable service.

Harvest, fabrication, processing, and sanitation areas will include hot- and cold-water hose stations, floor drains, trench drains, and sloped floors to support cleaning. Trench drains will include removable strainers or sediment-collection components where required. Hot-water generation will be sized for processing, equipment cleaning, facility sanitation, laboratory use, kitchen operations, and domestic demand. Distribution systems will be arranged to maintain temperature and pressure during periods of peak use.

Walk-in coolers and freezers will include insulated floor assemblies and vapor protection where required. Floors will be sloped toward drains located outside or immediately adjacent to refrigerated enclosures to limit standing water within temperature-controlled spaces.

Wastewater from harvest and processing areas may contain solids, fats, blood, cleaning agents, and other organic materials. The plumbing system will include required solids separation, grease interception, sampling, monitoring, or pretreatment before discharge to the sanitary sewer. Backflow prevention will be provided at process, laboratory, washdown, and other connections that could affect the potable water system. Treatment and discharge requirements will be coordinated with the sewer authority during design.

Fire Protection Systems

The building will be protected by an automatic fire-sprinkler system designed in accordance with applicable codes and State Fire Marshal requirements. Sprinkler coverage will be coordinated with processing equipment, insulated cooler and freezer panels, concealed spaces, storage areas, ceiling systems, and overhead utilities.

A fire alarm system will provide required detection, occupant notification, monitoring, and emergency communication throughout the facility. Portable fire extinguishers will be provided based on the hazards present within each area. The demonstration kitchen will include a listed hood fire-suppression system where required by the final cooking equipment.

Fire-department access, hydrant locations, fire-flow requirements, and the available water supply will be confirmed during design.

Electrical Systems

The electrical service will be sized to support lighting, receptacles, mechanical equipment, refrigeration systems, process equipment, laboratory equipment, food-service equipment, controls, telecommunications, security, and other building operations. Final electrical loads will be established after major equipment selections are completed.

Processing, sanitation, cooler, freezer, and laboratory areas will use sealed, corrosion-resistant lighting fixtures and electrical devices rated for the conditions in which they are installed. Equipment, receptacles, and controls in wet or washdown areas will be protected against moisture and physical damage. Public, instructional, and office spaces will use energy-efficient lighting and controls consistent with the State of Tennessee High Performance Building Requirements.

Emergency power will be provided for life-safety systems. The need for standby power will also be evaluated for critical refrigeration, freezers, building controls, security systems, and equipment required to protect stored products and research materials.

The electrical design will include data, telecommunications, fire alarm, access control, security, and surveillance systems. Access-control systems will support the separation of public areas from laboratories, animal-handling areas, and controlled processing spaces.

Codes and Permitting

The project will be designed in accordance with the 2021 International Building Code and the related codes adopted by the State of Tennessee and enforced by the State Fire Marshal.

The building is anticipated to be classified as a Group B occupancy and constructed as Type II-B construction. The facility will be protected throughout by an automatic fire-sprinkler system. Allowable area, means of egress, fire separations, accessibility, and other life-safety requirements will be verified as the design is developed.

The project will follow all required permitting and review procedures established by Metro Nashville, the State Fire Marshal, and the Tennessee Department of Environment and Conservation. Required building, fire protection, trade, environmental, and operational approvals will be identified and coordinated throughout design and construction.

The project will also comply with the State of Tennessee High Performance Building Requirements and applicable USDA, food-safety, laboratory, and occupational-safety requirements.

PRELIMINARY PROJECT COSTS

The preliminary project budget is based on a gross building area of approximately 20,565 square feet and a Building Construction cost of $650 per square foot. This rate reflects comparable laboratory and specialized instructional facilities across Tennessee and includes the building systems and finishes required to support the Meat Sciences program. The building cost also reflects the specialized construction associated with processing, laboratory, sanitation, refrigeration, and instructional spaces.

Site Development and Utilities are carried separately and include demolition of the existing layer house and office/feed mill facility, grading, parking, drives, utility extensions, stormwater improvements, landscaping, and related site work. Building Equipment is also included as a separate construction cost and covers refrigeration, cold storage, washdown systems, process equipment, and other fixed equipment required for the facility. These costs will continue to be coordinated with the final site plan, utility connections, and equipment selections as the design progresses.

Building Construction, Site Development and Utilities, and Building Equipment establish the Bid Target. A 5% Construction Contingency is included to establish the Maximum Allowable Construction Cost. The contingency is intended to address design development and other project conditions that may be identified as the scope is further defined.

The Total Project Cost also includes Professional Fees, Commissioning, Testing and Surveying, and Administrative and Miscellaneous Costs. These allowances are intended to account for the additional services and project expenses required to deliver the completed facility.

TSU will be responsible for providing Moveable Equipment through a separate budget. This includes furniture, audiovisual and information technology systems. These items are not included in the Maximum Allowable Construction Cost or Total Project Cost shown in the Preliminary Cost Summary. Final moveable equipment requirements will be coordinated with the building program and operational needs.

The budget will be refined as the building design, site conditions, equipment requirements, utility requirements, and regulatory requirements are further developed. The estimate is stated in 2026 dollars and does not include escalation beyond 2026. The Preliminary Cost Summary on the following page provides a detailed breakdown of the anticipated project costs and establishes the current basis for continued planning and design.

Preliminary Cost Summary

Gross Building Area	20,565 GSF
Building Construction Cost	$650/GSF
CONSTRUCTION COST	
Building Construction	$13,370,000
Site Development and Utilities	$2,400,000
Building Equipment	$1,700,000
Bid Target	$17,470,000
4 % Construction Contingency	$870,000
Maximum Allowable Construction Cost	$18,340,000
ADDITIONAL PROJECT COSTS	
Professional Fees	$1,049,990
Commissioning	$300,000
Testing and Surveying	$150,000
Administrative and Miscellaneous Costs	$160,010
TOTAL PROJECT COST	$20,000,000
* Moveable Equipment	$600,000

TENNESSEE STATE UNIVERSITY

SECTION 04
DEVELOPING PROJECTS & PARTNERSHIPS

This section identifies opportunities for Tennessee State University to leverage real estate, strategic acquisitions, redevelopment, and institutional partnerships to strengthen the University's financial and physical position. These initiatives complement traditional capital investment by creating additional ways to generate value, reduce long-term obligations, support enrollment, expand housing, strengthen community and campus connections, and reinvest in the student experience.

The opportunities are organized around five strategies: Strategic Development, Monetization, Community + Campus Connections, Enrollment Pipeline, and Housing Solutions. Projects are in varying stages of development and will advance as due diligence, coordination, funding, partnerships, and required approvals are completed.

DEVELOPING PROJECTS & PARTNERSHIPS

This section identifies opportunities for Tennessee State University to leverage real estate, strategic acquisitions, redevelopment, and institutional partnerships to strengthen the University's financial and physical position. These initiatives complement traditional capital investment by creating additional ways to generate value, reduce long-term obligations, support enrollment, expand housing, and reinvest in the student experience. They also provide TSU with greater flexibility to respond to changing needs while making better use of existing assets.

The opportunities are organized around five strategies: Strategic Development, Monetization, Strategic Reinvestment, Enrollment Pipeline, and Housing Solutions. Each strategy is supported by a group of projects that work together to advance these broader goals. Collectively, they align property decisions, partnerships, and future development with the University's long-term priorities.

STRATEGIC DEVELOPMENT

TSU's downtown properties provide an opportunity to combine redevelopment, University uses, private investment, and long-term financial value. The strategy considers how TSU can maintain a meaningful downtown presence while supporting academic programming, business incubation, residential uses, and other complementary development.

The following projects support this strategy through redevelopment, partnership opportunities, and continued use of strategically located University property.

P1. Avon Williams Incubation Center Redevelopment
P2. Avon Williams YMCA Parking Lot

MONETIZATION

Strategic disposition of underutilized property can allow TSU to convert real estate assets into financial resources while reducing long-term ownership and maintenance obligations. Revenue generated through these transactions can be redirected toward higher-priority University needs and improvements that directly support students.

The following project supports this strategy by creating financial value from an underutilized asset while reducing the University's long-term physical obligations.

P3. Cockrill Bend Site

COMMUNITY + CAMPUS CONNECTIONS

Property transactions and public-sector partnerships can create opportunities for TSU to strengthen connections between the University, surrounding community, and future campus development. Coordinating property decisions with new community uses, student amenities, infrastructure, and reuse opportunities allows multiple University priorities to be addressed through a broader partnership strategy.

The following projects support this strategy through coordinated redevelopment, property reuse, shared infrastructure, and new amenities that benefit both TSU and the surrounding community.

P4. General Services Site Lease Replacement
P5. Library Development Partnership
P6. Existing Library Site Acquisition & TSU Retail Store

ENROLLMENT PIPELINE

Educational partnerships provide an opportunity to keep existing property active while creating stronger connections between TSU and future college students. Reusing facilities for a K-12 educational purpose could reduce long-term University obligations while introducing younger students to the campus and creating a more direct pathway to future enrollment.

The following projects support this strategy by transitioning existing facilities to a new educational use and creating opportunities to strengthen the pipeline of future TSU students.

P7. Torrence Hall / Holland Hall / Lot & Yard Site
P8. K-12 Academy

HOUSING SOLUTIONS

Strategic acquisitions, future development, and partnerships provide multiple ways for TSU to expand residential capacity without relying solely on new University-funded construction. These opportunities can address student housing demand, provide options for students and their families, and create flexibility as enrollment and residential needs evolve.

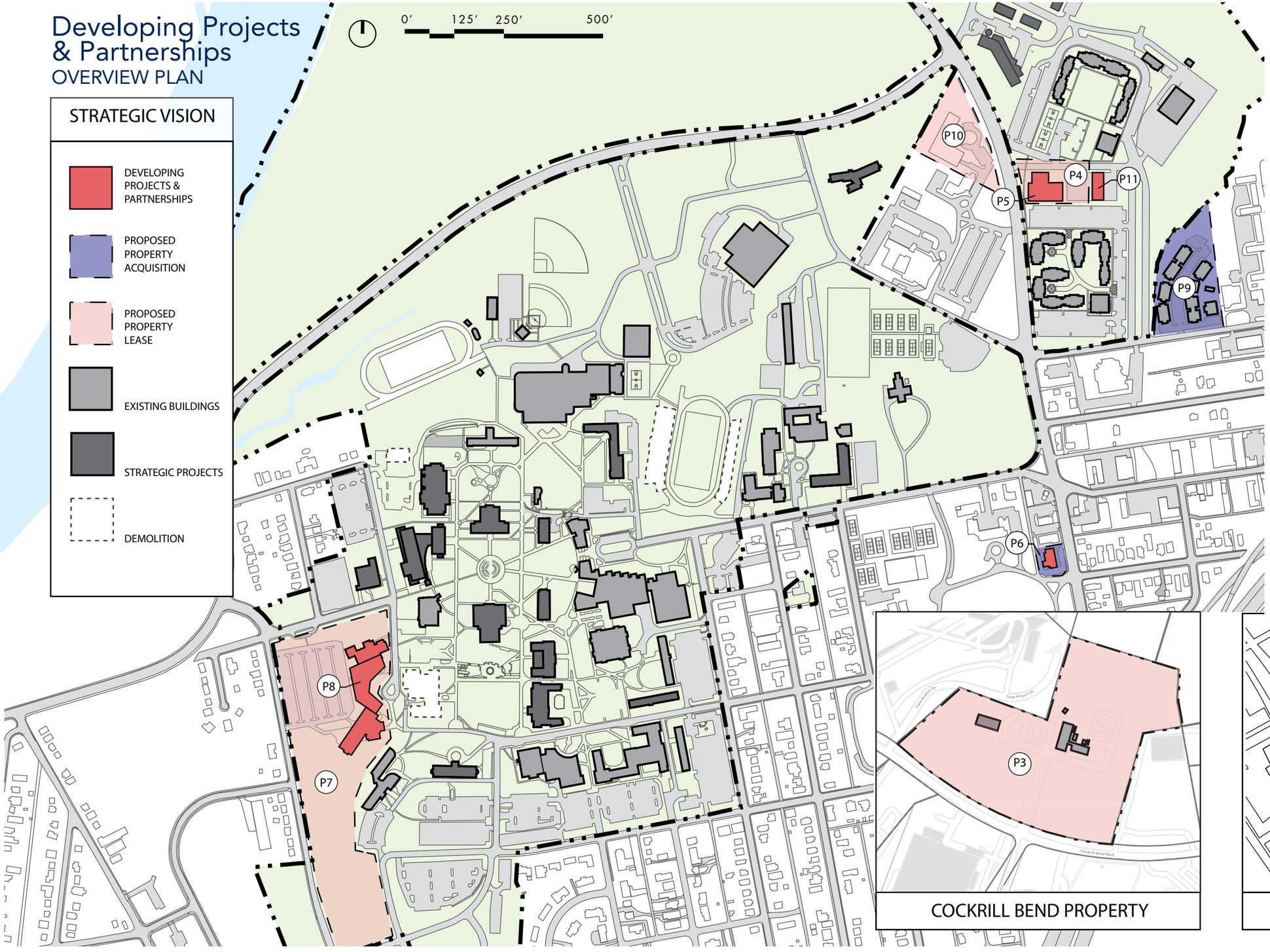
The following projects support this strategy through acquisition, future development, and infrastructure coordination that can expand the range and availability of University housing.

P9. Residential Acquisition
P10. Schrader Acres
P11. Family Housing

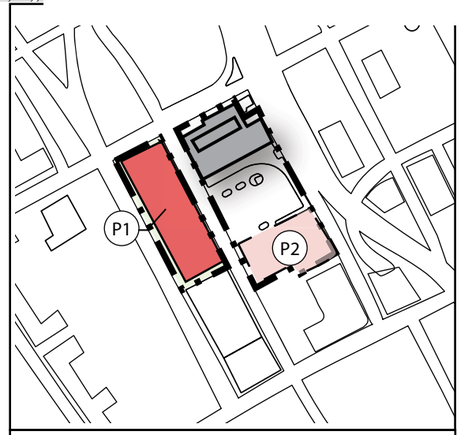
DEVELOPING PROJECTS & PARTNERSHIPS OVERVIEW PLAN

The following page provides the overall plan showing the location of Projects P1 through P11. The plan illustrates how the Developing Projects & Partnerships opportunities are distributed across the main campus and surrounding TSU properties and how they relate to the University's broader physical planning efforts.

Developing Projects & Partnerships
OVERVIEW PLAN



COCKRILL BEND PROPERTY

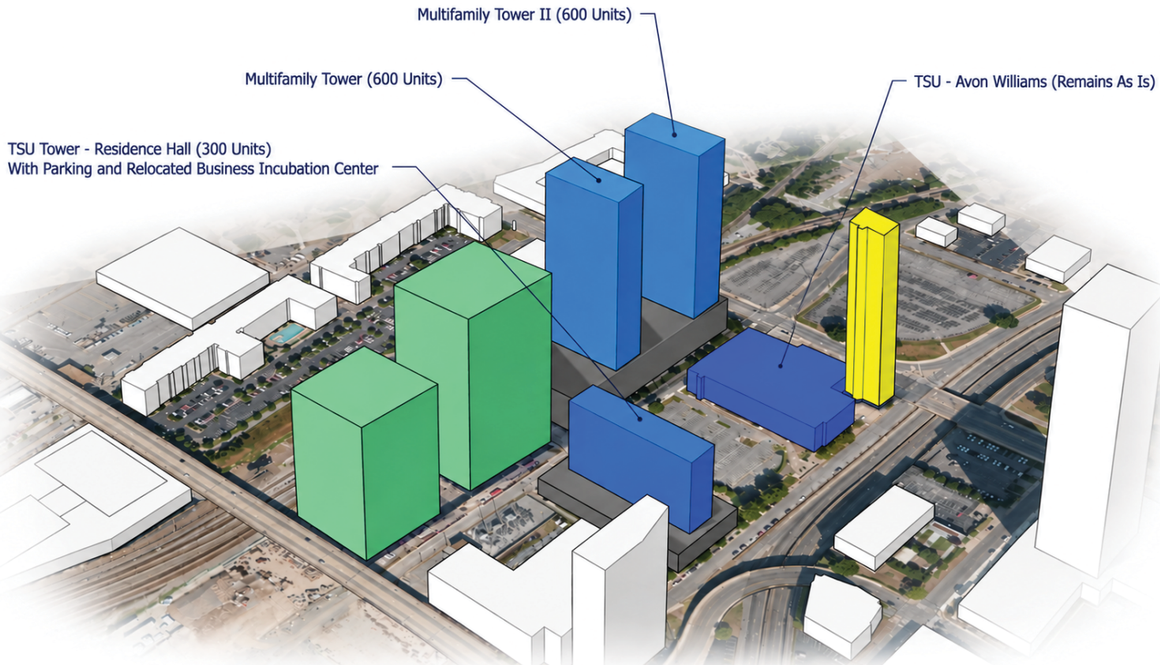


AVON WILLIAMS CAMPUS

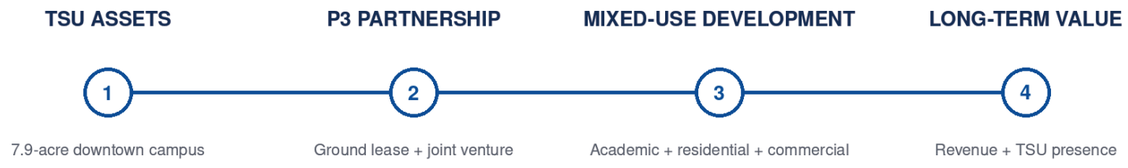
DEVELOPING PROJECTS & PARTNERSHIPS

#	PROJECTS
P1	Avon Williams Incubation Center Redevelopment
P2	Avon Williams YMCA Parking Lot
P3	Cockrill Bend Site
P4	General Services Site Lease Replacement
P5	Library Devopment Partnership
P6	Existing Metro Library Partnership for TSU Retail Store
P7	Torrence Hall / Holland Hall / Lot & Yard Site
P8	K-12 Academy
P9	Residential Acquisition (Court Villa)
P10	Schrader Acres – Assisted Living Facility
P11	Family Housing

STRATEGIC DEVELOPMENT



P3 DEVELOPMENT POTENTIAL



The Avon Williams Campus is one of TSU's most significant real estate and partnership opportunities. The approximately 7.9-acre downtown campus includes the Tennessee State Business Incubation Center, Avon Williams Building, YMCA Lot, and associated parking. Together, these assets create opportunities for expanded programming, partnerships, and long-term financial value.

EXISTING CAMPUS ASSETS

The campus supports academic programming, business incubation, parking, and community partnerships. The Business Incubation Center contains approximately 35,323 square feet, while the Avon Williams Building includes approximately 100,000 square feet of University space.

DEVELOPMENT POTENTIAL

TSU is evaluating whether the properties should be developed individually or through a coordinated redevelopment strategy. Previous analysis identified mixed-use development as a potential highest and best use, with opportunities for academic, residential, commercial, and business incubation uses.

FINANCIAL VALUE

A December 2025 analysis estimated net residual values of approximately $50 million for the Business Incubation Center property, $79 million for the Avon Williams Building property, and $37 million for the YMCA Lot. A May 2026 market study largely supported these findings.

P3 DEVELOPMENT POTENTIAL

Potential P3 structures include long-term ground leases, joint ventures, and development agreements. A conceptual study explored retaining the Avon Williams Academic Center while adding a TSU residence hall, relocated Business Incubation Center, parking, and private multifamily development.

MAINTAINING TSU'S DOWNTOWN PRESENCE

Maintaining a meaningful TSU presence in downtown Nashville remains a key priority. Future development should support academic programs, entrepreneurship, professional development, and stronger connections with Nashville's business community.

REVENUE + PARTNERSHIP OPPORTUNITIES

Potential opportunities include parking partnerships, facility rentals, Business Incubation Center leasing, ground leases, joint ventures, and other P3 arrangements.

CURRENT STATUS + NEXT STEPS

The Avon Williams Campus remains in the due diligence and planning phase. TSU and its real estate consultants are evaluating future University needs, property values, development opportunities, and potential transaction structures before advancing a preferred strategy.

POTENTIAL DEVELOPMENT SITES

Downtown Avon Williams Campus Sites

Critical Issues

1) Ongoing discussion to enter into a ground lease to monetize the sites on a combined or individual basis.
2) Board desires to maintain University presence in the downtown area – uses to be aligned with the University's space utilization planning.

Key Information/Updates

- Part A: Tennessee State Business Incubation Center (315 10th Avenue N)
- Part B: Avon Williams Building (330 10th Avenue N)
- Part C: YMCA Lot (227 YMCA Way)
- Market study completed in May 2026 – summary presented to Board. Largely endorsed previous assessment of value (see below).
- TSU real estate and consultants are establishing a existing use of the sites and plans for future use.
- TSU real estate and consultants are developing a workshop to facilitate discussion with stakeholders (including Board) around future goals for the downtown sites.

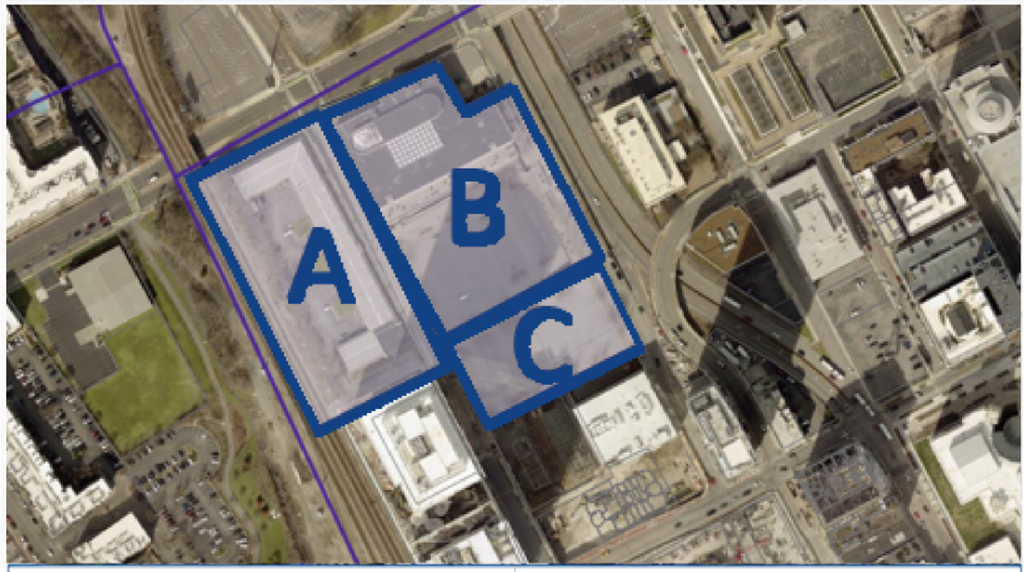
Project Economics – Net Residual Value (estimated December 2025)

- Part A: Tennessee State Business Incubation Center ~ $50M
- Part B: Avon Williams Building (330 10th Avenue N) ~ $79M
- Part C: YMCA Lot (227 YMCA Way) ~ $37M
- Highest and best use is likely to make a mixed-use commercial district.
- The sites are zoned for up to 30 stories, commercial / residential.

Next Steps

1) Continue due diligence of property site to determine best future use.
2) Workshop for establishing goals for the project.

Key Facts



Development Team	MBE:
TBD	TBD

Projected Timeline

Status	Construction Start	Delivery
Due Diligence	TBD	TBD

Program Summary

Lot Size	7.9 acres
Building	Part A: 35,323 SF; Part B: 100,000 SF
Zoning	DTS/DTC, Core overlay district
Parking	Surface

MONETIZATION



COCKRILL BEND PROPERTY



Monetization of underutilized real estate assets provides TSU an opportunity to reduce long-term obligations and generate resources that can be reinvested in higher-priority University needs. The Cockrill Bend property represents one such opportunity. The approximately 25-acre site at 7200 Cockrill Bend Boulevard, adjacent to John C. Tune Airport, includes approximately 23,335 square feet of existing building space historically used for University operations and warehousing.

TRANSACTION OPPORTUNITY

TSU is advancing a potential sale of the property to the Metropolitan Nashville Airport Authority. The Board has authorized negotiations, and the transaction is currently pending. Final disposition will require the appropriate University and State approvals.

FINANCIAL VALUE + REINVESTMENT

Previous estimates valued the property between approximately $9 million and $12 million, while a subsequent TSU appraisal valued it at approximately $15.5 million. Proceeds are intended to support improvements to TSU's existing residence halls, directly connecting the monetization strategy to the student experience.

REDUCING THE UNIVERSITY'S PHYSICAL BURDEN

Disposition would reduce the amount of property and building area TSU must maintain, allowing resources to be focused on the main campus and facilities that more directly support academics, housing, and student life.

STRATEGIC LOCATION

The property's location within the Cockrill Bend industrial and aviation area contributes to its value and makes it well suited for aviation, industrial, infrastructure, and workforce-related uses.

CURRENT STATUS + NEXT STEPS

The transaction remains pending as TSU continues negotiations with the Airport Authority and coordinates required State approvals and documentation. The University has identified a goal of progressing toward closing in the fourth quarter of 2026, subject to negotiations and approvals.

COMMUNITY + CAMPUS CONNECTIONS

Strengthening connections between TSU and the surrounding community creates opportunities to support shared facilities, improve access, reduce long-term University obligations, and advance complementary development. The General Services and Read Hall property is one opportunity where a coordinated public-sector partnership could serve both University and community needs.

EXISTING SITE CONDITIONS

The approximately 43.66-acre property currently supports University administrative functions and includes existing buildings and infrastructure. The site is zoned R6 with flood and urban zoning overlays, and the northern portion is within the 100-year floodplain. Additional due diligence will be required as redevelopment options advance.

PROPERTY + REDEVELOPMENT STRATEGY

TSU is exploring a property transaction that would transition the site to a new public use, reduce University ownership and maintenance responsibilities, and create resources for reinvestment in priority campus improvements.

LIBRARY DEVELOPMENT PARTNERSHIP

A public-sector partnership is being explored to develop a new public library on the General Services site. The strategy could allow TSU continued access to parking while creating a new community amenity adjacent to campus.

EXISTING LIBRARY SITE REUSE

Following relocation of library operations, TSU is exploring acquisition and reuse of the existing library property. Current planning identifies a Campus Retail Store as a potential student-focused use.

SUPPORTING FUTURE DEVELOPMENT

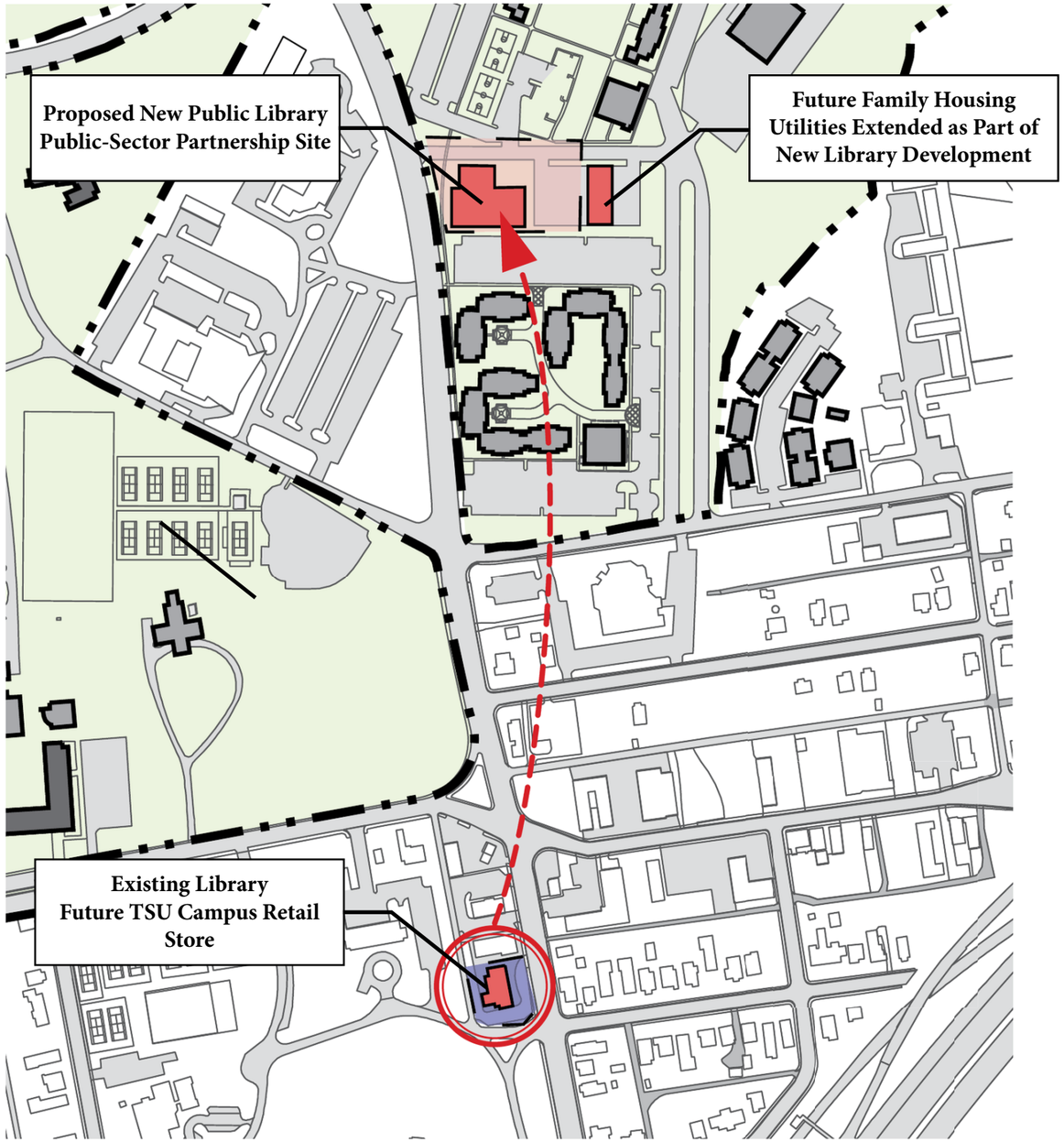
Utility extensions associated with the new library could also support future family housing on adjacent University property, allowing the partnership to establish infrastructure for additional Bridge Plan priorities.

REINVESTMENT IN TSU

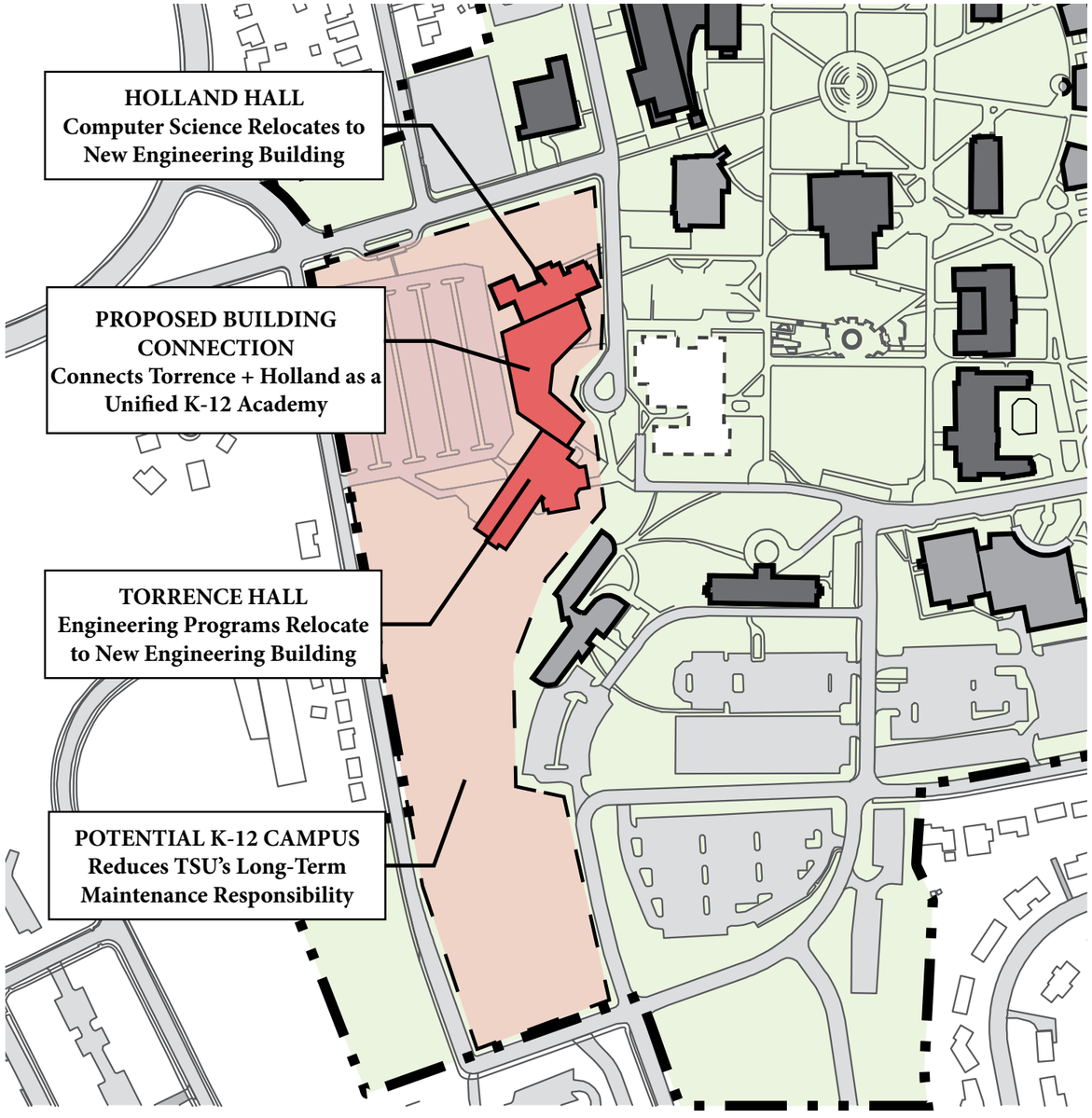
The overall strategy would reduce TSU's physical and maintenance burden while redirecting resources toward higher-priority campus needs and the student experience.

CURRENT STATUS + NEXT STEPS

The property remains in the planning phase. TSU will continue due diligence, coordination, and evaluation of the proposed property transaction, library development, and related reuse opportunities.



ENROLLMENT PIPELINE



Creating earlier connections between prospective students and TSU provides an opportunity to strengthen the enrollment pipeline while expanding educational partnerships. The Torrence Hall, Holland Hall, and Lot & Yard site could support a K-12 academy that introduces students to TSU programs, campus life, and the University environment before college.

PROGRAM RELOCATION

Engineering programs in Torrence Hall and Computer Science programs in Holland Hall are planned to relocate to the new Engineering Building. These moves create an opportunity to reconsider the long-term use of the existing buildings and surrounding site.

COORDINATED REUSE STRATEGY

TSU is evaluating Torrence Hall, Holland Hall, and the adjacent Lot & Yard as a coordinated reuse opportunity. The approach could support a new educational use while improving circulation, access, outdoor space, and connections between the buildings.

K-12 EDUCATIONAL PARTNERSHIP

A potential partnership is being explored to repurpose Torrence and Holland Halls as a K-12 academy. The concept includes a new physical connection between the buildings so they can function as a unified educational facility.

SUPPORTING THE ENROLLMENT PIPELINE

Locating a K-12 program on campus could create an earlier relationship between students and TSU, strengthen the pipeline of prospective students, and expand the University's educational connections with the community.

REDUCING UNIVERSITY OBLIGATIONS

A partner-supported reuse could reduce TSU's long-term maintenance responsibility while keeping the site active and educationally focused after existing University programs relocate.

CURRENT STATUS + NEXT STEPS

The concept remains a developing partnership opportunity. Additional evaluation, coordination, and approvals will be required to address the property structure, building reuse, proposed connection, site needs, and timing of program relocations.

HOUSING SOLUTIONS

TSU is evaluating near- and long-term opportunities to expand residential capacity and provide a broader range of housing options for students and their families. These initiatives support enrollment growth and strengthen the residential campus experience.

EXPANDING STUDENT HOUSING

TSU is evaluating acquisition of an existing residential property that could provide approximately 214 additional student beds. The acquisition could increase capacity more quickly than constructing a new residence hall.

FAMILY HOUSING

Future family housing is proposed to expand residential options for students and their families. The development would be located adjacent to the planned public library, where utility infrastructure extended as part of that project could support future housing.

COORDINATING INFRASTRUCTURE + DEVELOPMENT

Coordinating housing with nearby infrastructure projects can prepare sites for future development while reducing duplication of improvements. Utility extensions associated with partnership initiatives can support residential growth over time.

FUTURE HOUSING OPPORTUNITY

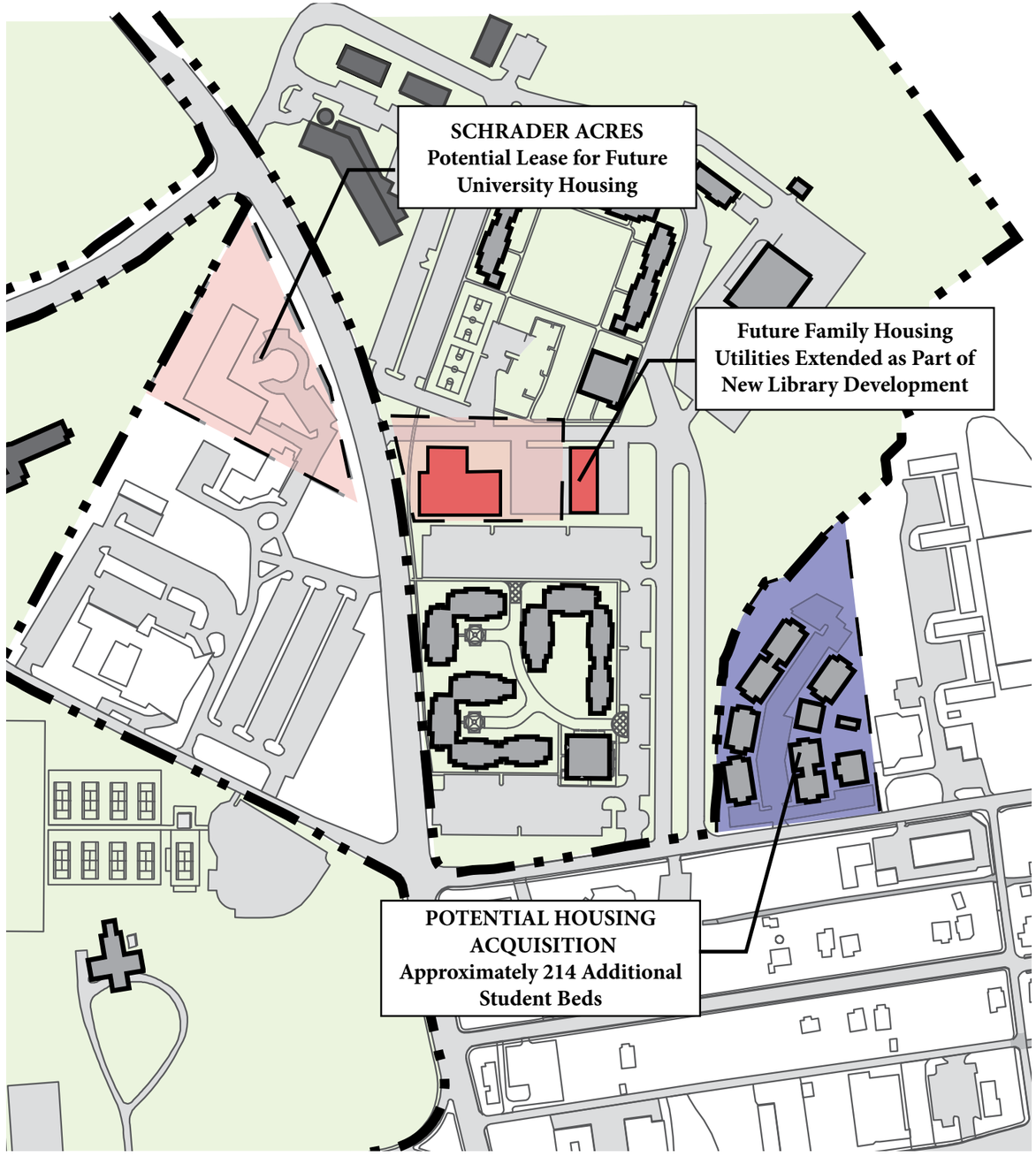
TSU is evaluating Schrader Acres as a potential property acquisition for future University housing. Its location could expand residential capacity while strengthening the connection between the Agriculture area and the main campus.

SUPPORTING ENROLLMENT + STUDENT EXPERIENCE

Expanding housing options can support recruitment, retention, and the student experience by allowing more students to live within or near the campus environment.

CURRENT STATUS + NEXT STEPS

The housing opportunities are in varying stages of evaluation and planning and will require additional due diligence, funding, coordination, and approvals. TSU will continue evaluating the most viable opportunities as funding, partnerships, and approvals become available.





TENNESSEE STATE UNIVERSITY

"THINK. WORK. SERVE."

TENNESSEE STATE UNIVERSITY

BOARD OF TRUSTEES

ACTION ITEM

DATE:	September 25, 2026
ITEM:	Adoption of 2027 TSU Board of Trustees Meeting Calendar
RECOMMENDED ACTION:	Approval
PRESENTED BY:	Leticia Towns, Board Chair

Background Information

The proposed Board meeting dates for 2027 are:

March 4 and 5, 2026
June 3 and 4, 2026
September 16 and 17, 2026
November 4 and 5, 2026

Recommend Board Action

The Board Chair will call for a motion adopting the 2027 TSU Board of Trustees Meeting Calendar.

MOTION: I move to adopt the 2027 TSU Board of Trustees Meeting Calendar, as contained in the Board materials for the September 25, 2026, Board meeting.