

# 01

## EXECUTIVE SUMMARY

ROBERT AND AVRON FOGELMAN BUSINESS COMPLEX

*Programming Study Update 2024*

# EXECUTIVE SUMMARY

## PROJECT INTRODUCTION

The University of Memphis and the Fogelman College of Business (FCBE) have experienced growth & success over the recent years and have begun to explore the exciting opportunities for expansion of their current facilities. The Fogelman College of Business is one of the largest colleges at the University of Memphis, and presently enrolls over 3800 students with significant growth projected over the next 5-10 years. The FCBE is home to six departments offering undergraduate, graduate, & doctorate programs and the possibility of developing a new department in the near future has been discussed. These departments included Accounting; Economics; Finance, Insurance & Real Estate; Management; Management Information Systems; and Marketing & Supply Chain Management. With so many unique skillsets, the College has partnered with many local businesses to support the broader Memphis area and to provide opportunity for their students. The ongoing success and strategic growth of the FCBE are critical to the University of Memphis.

To support this mission, this programming endeavor was started to better understand and define the needs of Fogelman College of Business. The scope of this programming effort is outlined in this document. A summary of the programming process is outlined below:

**Project Visioning & Goals** - Kickoff meetings were conducted with FCBE core stakeholders to identify the vision & values of the project. Existing facilities and assessments were also reviewed at this time, as well as current trends in peer business schools.

**Programming Meetings & Questionnaires** - A series of programming meetings were conducted with user groups to better understand needs and space requirements. A questionnaire was also distributed at this time to broadly collect information from students and faculty.

**Benchmarking Visits** - At the conclusion of the initial programming meetings, a series of benchmarking visits were conducted to peer facilities to further identify key programs and strategies implemented in contemporary business school design. Metrics for comparison were also identified. At the conclusion of the visits, a debrief form was completed to document the critical findings and preferences.

**Space Program Development & Conceptual Planning** - Based on the findings of the stakeholder meetings and peer facility benchmarking, as well as space utilization analysis per THEC standards, a space program was developed for review and refinement. Once the space program was well understood, conceptual plans and renderings were developed to visualize the execution of the space program. Several meetings were conducted at this phase with different stakeholder groups to solicit broad input and feedback.

**Conceptual Narratives & Cost Estimating** - After the space program had been reviewed and accepted, a meeting was conducted on campus with engineers to evaluate and document the scope of the project. This has been outlined in a conceptual design narrative, which was shared with a professional cost estimator for preliminary evaluation of the construction cost. After receipt of the cost estimate, several strategies were developed for possible cost reductions and cost management strategies.

## VISION & VALUES

### ***To create a space that...***

- Is student-centered and filled with students 24/7.
- Enhances student engagement.
- Attracts and retains students and faculty.
- Is an inclusive, collaborative, and engaging environment
- Reflects the modern business workplace within the campus context.
- Transforms the traditional model for teaching and learning with a more collaborative, open, and flexible model.

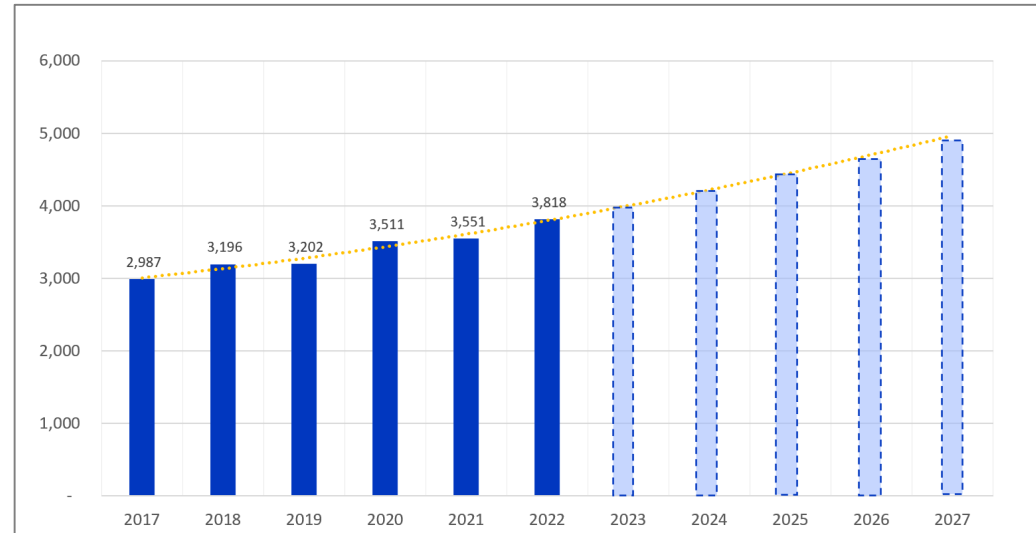
### ***Using design elements which...***

- Capitalize on daylight, enhancing creativity & innovation.
- Allow for flexible instruction & research spaces for active and collaborative learning.
- Unifies and integrates the College through common spaces and clear circulation.
- Enhances the College's identity and prominence on the campus and nationwide.
- Offers a timeless and functional form, prepares the college for coming decades.

## ENROLLMENT PROJECTIONS

**Current Enrollment** - 3818 Students (28% Growth over prior 5 Years)

**Projected (5-YR) Enrollment** - 5000 Students (31% Growth over next 5 Years)



## PROGRAM FINDINGS & BENCHMARKING

The current Fogelman College of Business & Economics programs are spread across two buildings; a four-story administrative building and a three-story classroom building, designed in 1969. Limited renovations over the last 50 years and changing instructional models have made these buildings largely antiquated. The space program describes renovation of both buildings while providing new instructional space in an addition that also unifies the two separate facilities.

**Peer Facility Benchmarking** - The following institutions were toured:

Clemson University - Powers College of Business

Auburn University - Mell Classroom Building & Horton Hardgrave Hall (Harbert CoB)

University of Alabama Birmingham - Collat School of Business

University of Kentucky - Gatton College of Business and Economics

The questionnaire and programming interviews identified the critical instructional spaces and admin / faculty needs, as well as the desire for a vibrant central common space to encourage student engagement and collaboration.

## SPACE PROGRAM RECAP

A recap of the proposed space program is provided below.

PROGRAM	EXISTING AREA (NSF)	PHASE 1	PHASE 2
CLASSROOM & LECTURE	26,990 NSF	<b>22,332 NSF</b>	<b>13,340 NSF</b>
INSTRUCTIONAL LABS	7,680 NSF	<b>3,730 NSF</b>	<b>2,900 NSF</b>
PHDs & RESEARCH	4,130 NSF	<b>5,270 NSF</b>	<b>0 NSF</b>
DEAN'S SUITE	2,505 NSF	<b>2,479 NSF</b>	<b>0 NSF</b>
FACULTY & STAFF SPACES	17,755 NSF	<b>16,384 NSF</b>	<b>2,650 NSF</b>
STUDENT SERVICES	4,300 NSF	<b>6,593 NSF</b>	<b>0 NSF</b>
CAREER DEVELOPMENT	2,150 NSF	<b>3,618 NSF</b>	<b>0 NSF</b>
STUDY FACILITIES/COMMONS	2,020 NSF	<b>9,390 NSF</b>	<b>9,400 NSF</b>
<b>TOTAL (NSF)</b>	<b>68,620 NSF</b>	<b>69,796 NSF</b>	<b>28,300 NSF</b>
<b>TOTAL (GSF)</b>	<b>126,000 GSF</b>	<b>128,200 GSF</b>	<b>58,090 GSF</b>

The space program above was used to develop a conceptual plan, renderings (see the following page) and design narrative, which was used to develop a preliminary cost estimate.

## COST ESTIMATE (PRELIMINARY)

A probable cost estimate was separately prepared for the renovation scope (Phase 1) and the addition scope (Phase 2). Additionally, cost alternates were considered for the Phase 1 scope of work, which are outlined in detail in the cost section.

<b>Phase 1 - Project Cost Estimate</b>	<b>\$29,131,750</b>
<i>Phase 1A - Project Cost Estimate w/ Alternates</i>	<i>\$37,091,090</i>
<b>Phase 2 - Project Cost Estimate</b>	<b>\$47,908,910</b>
<b>Total Project Cost (Both Phases)</b>	<b>\$85,000,000</b>

# EXECUTIVE SUMMARY

## PROGRAM INTRODUCTION

The University of Memphis and the Fogelman College of Business (FCBE) have experienced growth & success over the recent years and have begun to explore the exciting opportunities for their future educational environments. The Fogelman College of Business presently enrolls over 3800 students (~17% of the overall University) and projects to grow significantly over the next 5-10 years. The FCBE is home to six departments offering undergraduate, graduate, & doctorate programs and the possibility of developing a new department in the near future has been discussed. These departments included Accounting; Economics; Finance, Insurance & Real Estate; Management; Management Information Systems; and Marketing & Supply Chain Management. With so many unique skillsets, the College has partnered with many local businesses to support the broader Memphis area and to provide opportunity for their students. The ongoing success and strategic growth of the FCBE are critical to the University of Memphis.

To support this mission, this programming endeavor was started to better understand and define the needs of Fogelman College of Business. The scope of this programming effort is outlined in this document.

The study began with visioning process to identify project goals and define parameters. The initial visioning discussions were expanded upon through a series of questionnaires, focus group meetings and a series of benchmarking trips to peer institutions. This process helped solidify the guiding principles for the study, from which a detailed space program, room data sheets, and concept design / test fits were developed.

## VISION & VALUES

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## PURPOSE STATEMENT

Williams Blackstock Architects and our consultants are excited to provide this programming and masterplan document to the University of Memphis to assist the Fogelman College of Business with envisioning its future educational environment. The College is experiencing exciting growth and the planning outlined in this document will provide the University with the tools to support this transformation.

The core tasks of this programming study are defined below.

### 1) PROJECT INTRODUCTION

- Review existing building assessments and documentation to understand and assess the current facilities.
- Conduct sessions with FCBE core stakeholders to identify the vision & values of the project as well as challenges.
- Present trends in business school design.

### 2) RESEARCH/QUESTIONNAIRES

- Research peer facilities and applicable precedents.
- Design and distribute a questionnaire for feedback from stakeholders such as students and faculty.

### 3) BENCHMARKING VISITS

- Visit peer institutions to identify opportunities / possible solutions for the project and to understand what the FCBE's peers have built to support student needs.
- Benchmark quantitative metrics between facilities.

### 4) PROGRAMMING STUDIES

- Develop a detailed space program and supporting room data sheets to describe the spaces needs.
- Develop a conceptual design (including plans and look & feel renderings) to aid with visualization and marketing needs.

### 5) DESIGN & ENGINEERING NARRATIVES

- Conduct an existing facility walkthrough and meetings with engineers to develop a conceptual narrative for estimating.
- Coordinate with a professional cost estimator to develop a probable estimate of cost for the project budget.

### 6) PROGRAM BOOKLET SUBMITTAL

- Prepare a programming book to summarize the findings from the visioning process, provide a recap of the proposed space program and present conceptual design documentation and renderings.

# ENROLLMENT DATA

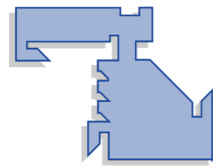
## Current Enrollment & Facilities



**3,818** Enrolled Students



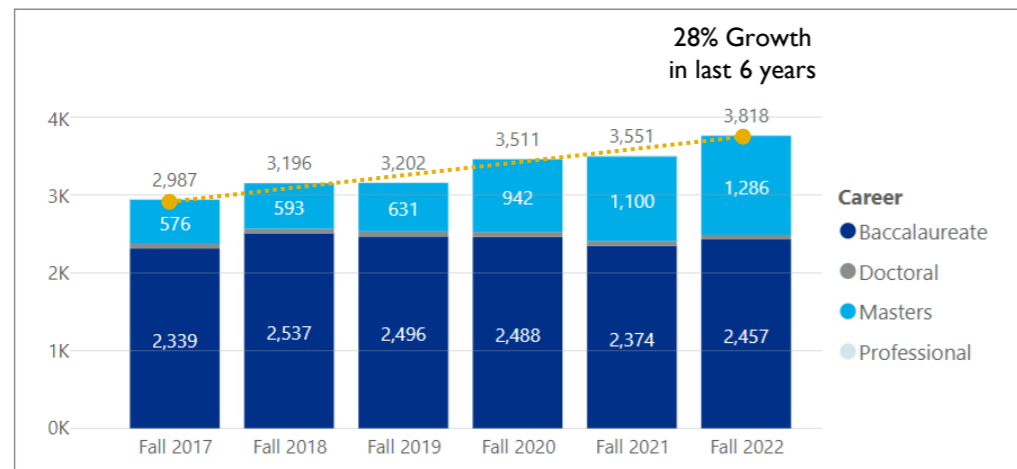
**30** Teaching Spaces Classrooms, Lectures, Labs  
**97** Faculty Offices  
**4** Team Rooms



**126,000** GSF  
**34,300** Teaching Spaces NSF  
**2,900** Commons Areas NSF

**28%** Growth in past 5 Years

PREVIOUS 5-YEARS: ENROLLMENT NUMBERS



Source: [https://www.memphis.edu/oir/data/public\\_student\\_demographics.php](https://www.memphis.edu/oir/data/public_student_demographics.php)

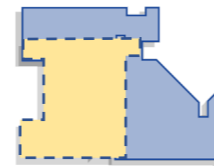
## 5-Year Projected Growth: 31%



**5,000** Enrolled Students



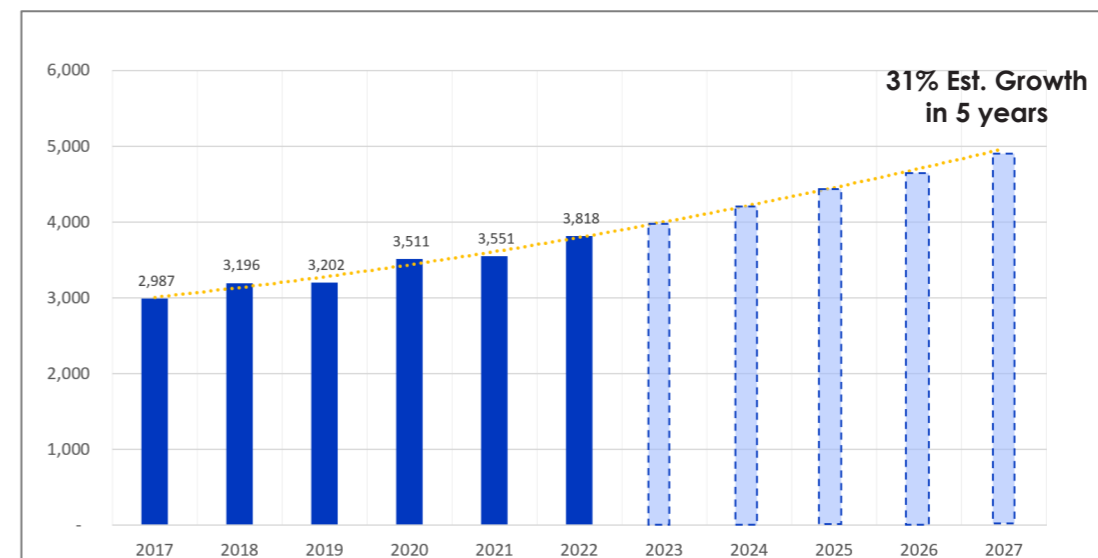
**28** Teaching Spaces Classrooms, Lectures, Labs  
**165** Faculty Offices  
**36** Team Rooms



**186,290** GSF  
**42,300** Teaching Spaces NSF  
**18,800** Commons Areas NSF

**28%** Growth in past 5 Years  
**31%** Projected Growth in 5 Years

PROJECTED 5-YEAR ENROLLMENT:



## UKY: Gatton College of Business - Current



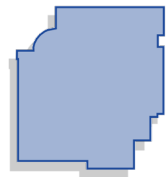
**4,600** Enrolled Students



**30** Teaching Spaces

**180** Faculty Offices

**40** Team Rooms



**212,513** GSF

**39,000** Teaching Spaces NSF

**12,000** Commons Areas NSF

**21%** Growth in past 5  
Years

## UM: 10-20 Year Growth Notes

A new, attractive building will make it more desirable for large number of **on-line students to return to campus**

**12,000 SF of additional classroom space** accommodates substantial growth.

Renovated classrooms and new classrooms are **larger and more efficient** and will accommodate more students.

Some low classroom utilization will be eliminated with larger more **flexible and efficient classrooms**.

Long range classrooms can be **dedicated to solely business school** and more efficiently utilized throughout the day.

While desire is to attract students back to campus, **online / hybrid** remains a way to **accommodate more enrollment** over time by leveraging technology.

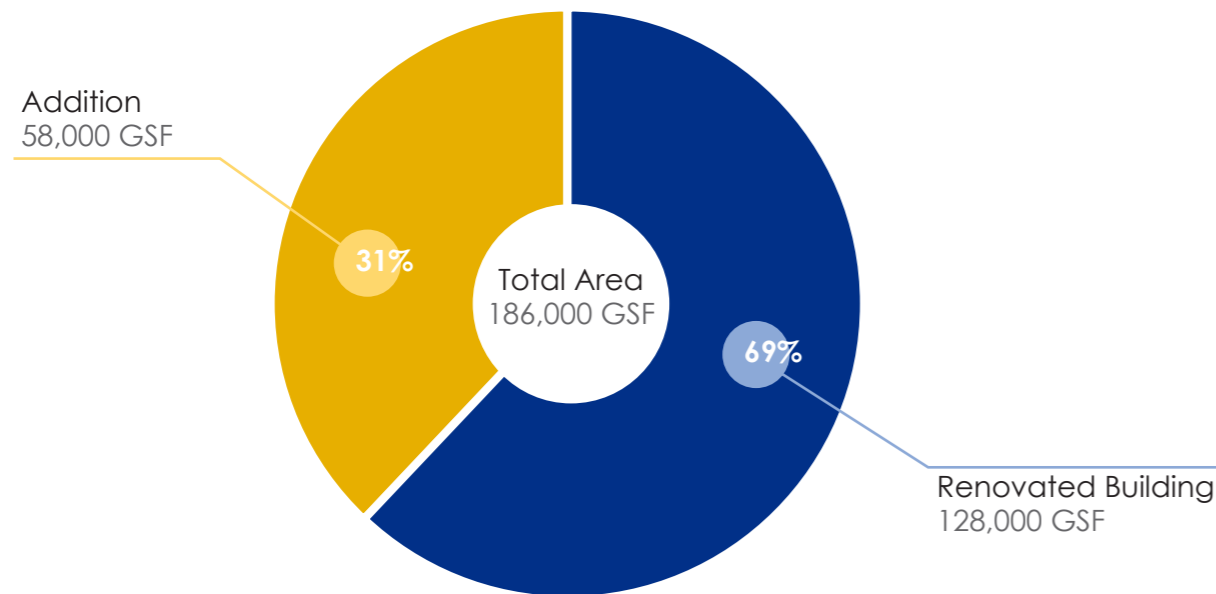
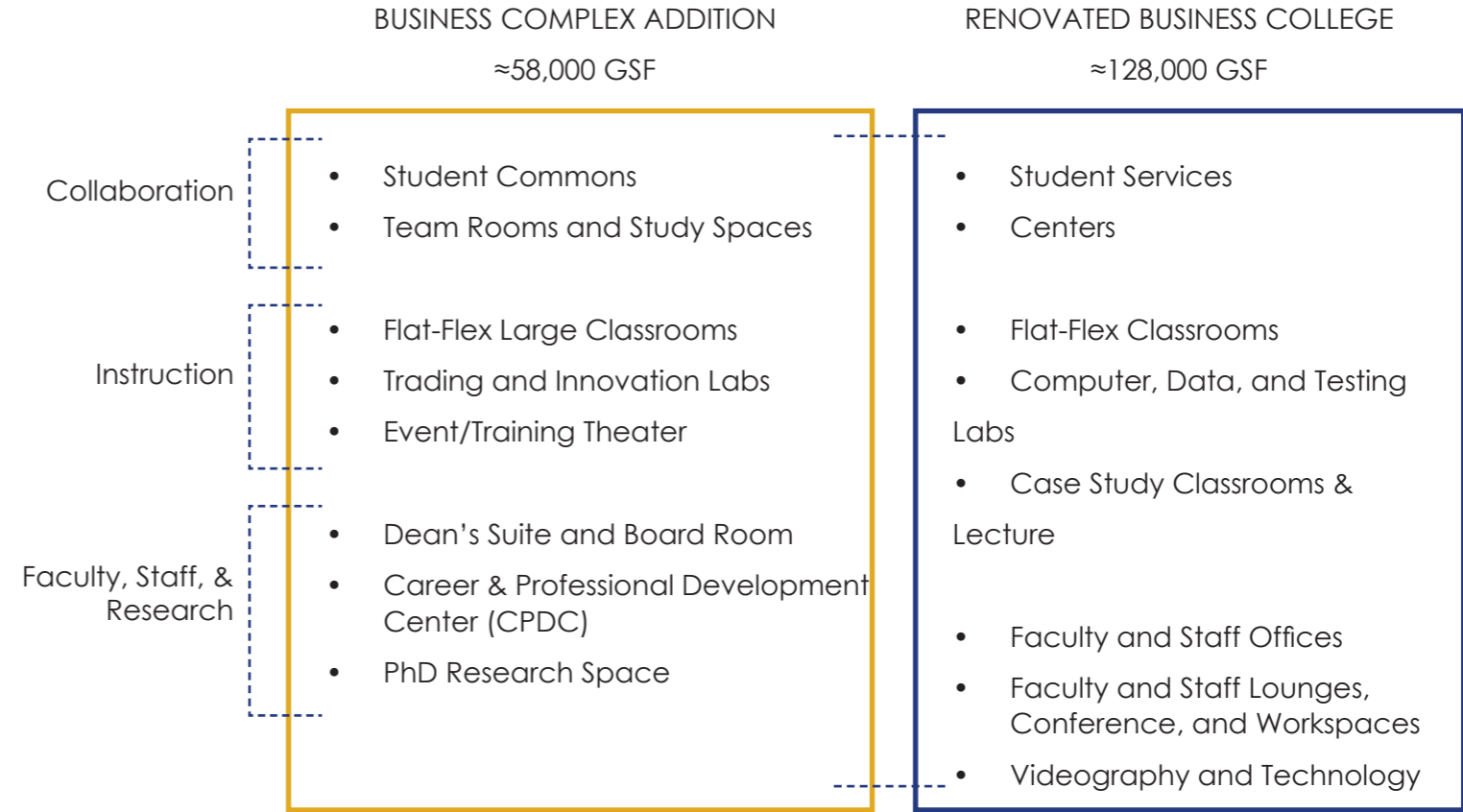
# PROGRAMMING

## PROGRAM SUMMARY

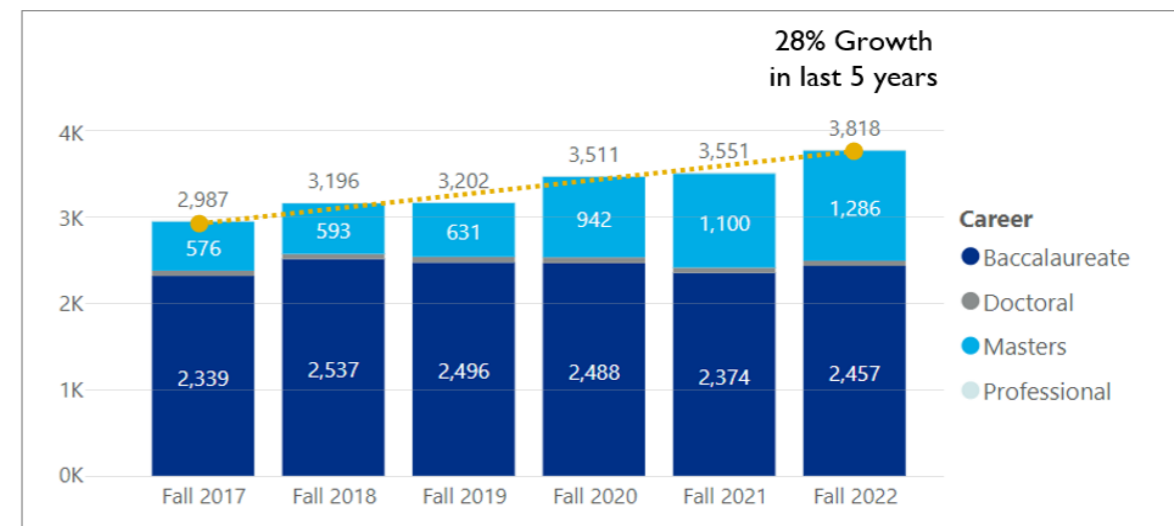
The proposed program strategically balances the renovation of existing spaces and the addition of new spaces to enhance current space adjacencies, while considering space needs against existing constraints. The core goal of this space program is to unify the many programs of the Fogelman College of Business, by clustering a diversity of active spaces around a central business commons which promotes student and faculty engagement. The addition to the existing structure offers an opportunity to provide a new, exciting identity for the FCBE by showcasing the activities of the College at a highly visible corner of campus.

The space program includes enhanced and expanded instructional facilities, as well as extensive student common spaces to align with contemporary business school design practices which encourage students to stay immersed in a multi-layered learning environment. These common spaces include study facilities, teaming areas, and room for student organization activities. The administrative spaces have been closely engaged with the heart of the building to drive engagement. In particular, the student resources provided by the centers have been located in highly visible thoroughfares to ensure that these valuable assets are available to all.

## PROPOSED PROGRAM:



PREVIOUS 5-YEARS: ENROLLMENT NUMBERS



Source: [https://www.memphis.edu/oir/data/public\\_student\\_demographics.php](https://www.memphis.edu/oir/data/public_student_demographics.php)



## PROGRAM SUMMARY

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# UNIVERSITY OF MEMPHIS FCBE - OVERALL SPACE PROGRAM

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		OCC.	AREA / OCC	AREA (NSF)	QTY.	TOTAL NSF	OCC.	AREA / OCC	AREA (NSF)	QTY.	TOTAL NSF	OCC.	AREA / OCC	AREA (NSF)	QTY.	TOTAL NSF			
<b>100 CLASSROOM FACILITIES</b>																			
110	Lecture Hall, (Existing - Level 1)	300	9.0	2,690	1	2,690	150	17.9	2,690	1	2,690							Convert from 300-seats to 150-seats with tables and chairs, similar to adjacent lecture hall.	
110	Lecture Hall, (Existing - Level 1)	150	17.6	2,640	1	2,640	150	17.6	2,640	1	2,640							Existing layout to remain, replace furniture.	
110	Tiered Classroom (Existing - Level 1)	84	13.1	1,100	5	5,500	40	27.8	1,110	2	2,220							Convert from 84-seats (chairs with task arms) to 40-seats with table and chairs. One room converted to a restroom for Level 1 of the classroom wing. Two rooms remain as-is.	
110	Triangle Flat Flex Classrooms (Existing)	49	18.4	900	6	5,400	40	22.5	900	2	1,800							Existing, triangle shape on all three floors. Level 1 to be repurposed into trading lab addition. Levels 2 & 3 to be repurposed for student services and classrooms.	
110	Flat Flex Classroom (Existing - Level 2)	42	26.2	1,100	4	4,400	42	26.2	1,100	5	5,500							Light finish upgrades, new furniture and AV. Located on Level-2, west façade.	
110	Small Flat Classroom (Existing - Level 2)	32	16.9	540	4	2,160												Existing undersized classrooms in the middle of the second floor (262-268). Demo and repurpose.	
110	Flat Flex Classroom (Existing - Level 3)	70	20.9	1,460	2	2,920	70	20.9	1,460	2	2,920							Existing room 369, 381. Different layouts, but renovated to a typical flat flex classroom.	
110	Small Flat Classroom (Existing - Level 3)	32	20.0	640	2	1,280												Existing undersized classrooms in the middle of the third floor (360, 370). Demo and repurpose.	
110	Flat Flex Classroom (New, 48-Seats)											48	29.2	1,400	4	5,600			
110	Flat Flex Classroom (New, 80-Seats)											80	28.0	2,240	3	6,720			
110	Event/Training Theater											250	16.0	4,000	1	4,000			New Space - "Black box theater" similar to concept at AU Horton Hargrave, but larger stage area. (Incl. storage / AV / catering, ~600 SF)
<b>SUBTOTAL</b>		<b>25</b>					<b>13</b>					<b>8</b>							

200 CLASS LAB / STUDIO & COMPUTER LABS																			
	Trading Lab (Existing - Level 1)	12	75.0	900	1	900	12	75.0	900	2	1,800								Maintain room 123, convert room 121 to same.
	Computer Lab (Testing)	80	30.0	2,400	1	2,400	80	25.0	2,000	1	2,000								Existing room 100. Slightly reconfigure, smaller.
	Executive Programs Conference Room	40	31.5	1,260	1	1,260	40	31.5	1,260	1	1,260								Existing room 385.
	Exec. Program Break Room	1	200.0	200	1	200			200	1	200								Existing room 385A, adjacent to exec. programs.
	Computer Lab (General)	54	27.0	1,460	1	1,460	60	24.3	1,460	1	1,460								Existing room 377. Seats 50-60 students.
	Computer Lab (Data Analytics Lab)	50	29.2	1,460	1	1,460	60	24.3	1,460	1	1,460								Existing room 373. Seats 50-60 students.
	Flex Computer Lab (New. 50-Seats)											50	27.0	1,350	1	1,350			
<b>SUBTOTAL</b>		<b>6</b>					<b>7</b>					<b>1</b>							

## UNIVERSITY OF MEMPHIS FCBE - OVERALL SPACE PROGRAM

CAT	SPACE	EXISTING					PHASE 1 RENOVATION (\$30M)					PHASE 2 ADDITION (\$55M)					LEVEL 1?	HIGH BAY?	NOTES
		OCC.	AREA / OCC	AREA (NSF)	QTY.	TOTAL NSF	OCC.	AREA / OCC	AREA (NSF)	QTY.	TOTAL NSF	OCC.	AREA / OCC	AREA (NSF)	QTY.	TOTAL NSF			
<b>250</b>	<b>RESEARCH</b>																		
250	Behavioral Lab Suite (CNRL)	-	-	1,610	1	1,610	-	-	1,950	1	1,950								Rooms 366, 366A, 366B, 366C, 366E, 362, 368A. Renovated space to be similar to UK space.
250	PHD Research Space	8	52.5	420	6	2,520	60	50.3	3,020	1	3,020								Target growth to 7 concentrations / 12 students each and consolidate into one large space.
250	PHD Breakout Rooms						4	25.0	100	3	300								Future: 20-25 student, PHD breakout rooms.
	<b>SUBTOTAL</b>					<b>4,130</b>					<b>5,270</b>								
<b>300</b>	<b>OFFICES</b>																		
310	(Dean's Suite) Dean's Office	1	365.0	365	1	365	1	365.0	365	1	365								<p><u>Future Dean's Suite Staff Needs:</u> Chief of Staff, Operations Manager, FCBE assessment coordinator, CFO &amp; Business Officer II, Financial Specialist (x3), Grants Officer</p> <p><u>Future Needs:</u> Advancement, Marketing Dir., Marketing Staff (x3), Event Planning (x3), Alumni &amp; Comm. Relations (x2), Recruiter</p> <p>Larger conference in future, with adjacent catering and restrooms.</p>
	Associate Deans' Offices	1		190	4	760	1	185.0	185	4	740								
	Dean's Suite Reception Area / Open Office			920	1	920			820	1	820								
	FCBE Admin/Marketing Offices																		
	Large Conference/Board Room	20	23.0	460	1	460	20	23.0	460	1	460								
	<b>SUBTOTAL (DEAN'S SUITE)</b>					<b>2,505</b>					<b>2,385</b>								
310	Faculty Single Offices (Exterior)	1	115.0	115	72	8,280	1	115.0	115	83	9,545								Typically 115 SF. 95 total FT faculty as of Fall 2023, future target is 195 (30x6 & 15x1)
	Faculty Single Offices (Interior)						1	95.0	95	46	4,370								Converted double offices.
	Faculty Large / Double Offices	2	95.0	190	25	4,750													Existing double offices at interior of building, plus department head offices at exterior (excluding Associate Dean's suites in section above)
	Reception (Departmental) / Shared Work Areas			525	3	1,575			500	2	1,000								Two departments share one reception space per floor. Includes student worker space. Level 4 reception is shared with Dean's suite, accounted for in section above.
	Workrooms / Misc. Office Support					400			100	3	300								Distributed on Levels 2-4.
	Small Conference Rooms	6	31.7	190	3	570	10	19.0	190	3	570								Need to be larger than existing.
	Faculty Restrooms	-	-	75	4	300			75	4	300								Existing: (2) on L3 near classrooms, (2) on L4 FAB.
	Faculty Lounge	-	-	1,880	1	1,880					0								Existing Level 2, highly underutilized. Provide smaller faculty lounges shared between departments.
	Large Conference (New)						20	20.0	400	3	1,200								New large conference rooms near admin wing in addition. Flex use for smaller classes / seminars.
	<b>SUBTOTAL (FACULTY OFFICES)</b>					<b>17,755</b>					<b>16,085</b>								

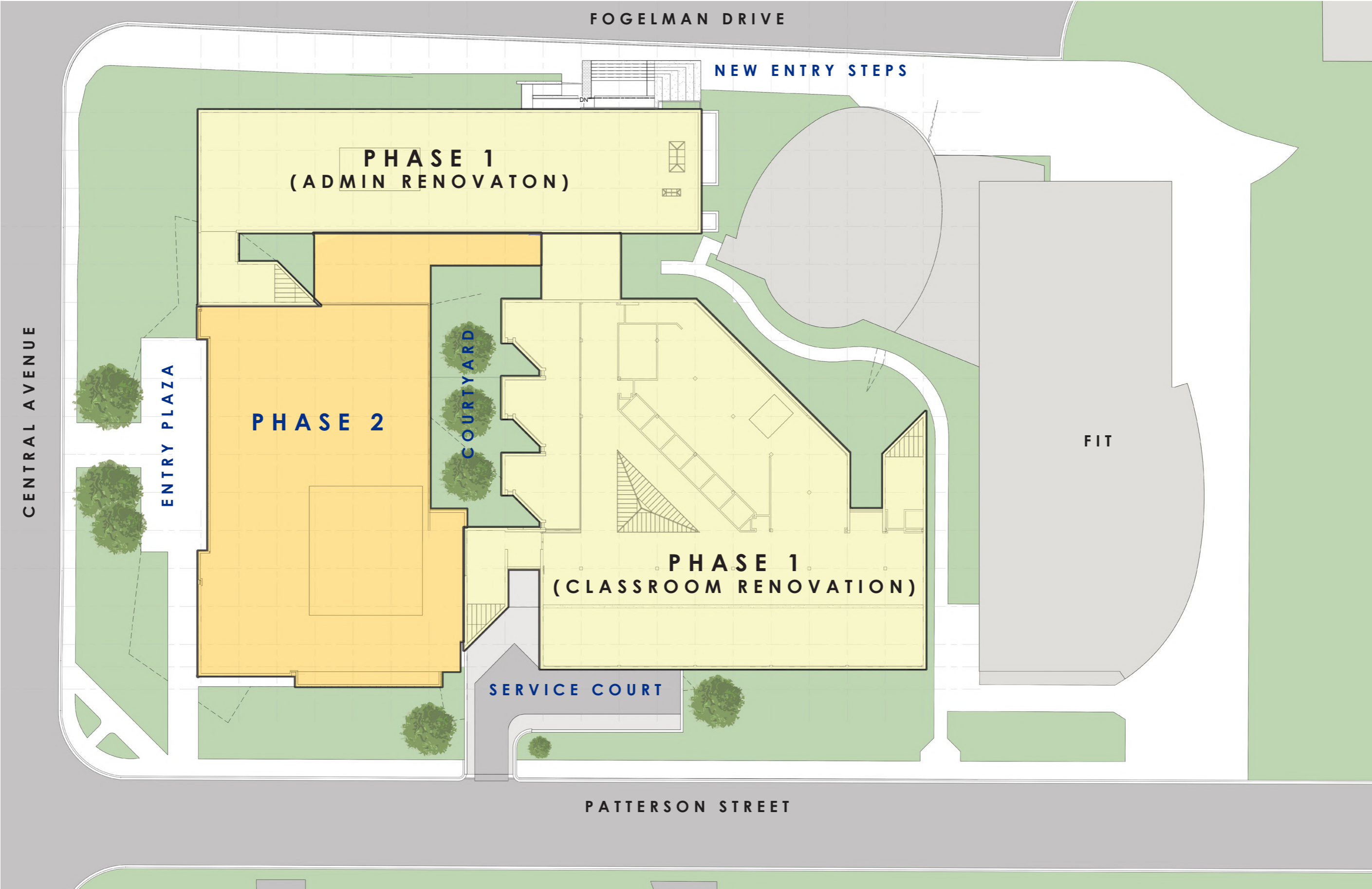
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<b>300</b>	<b>OFFICES</b>																		
310	Undergraduate Student Services Suite	-	-	2,850	1	2,850			2,800	1	2,800								
	Undergrad Program Advising								100	7									
	Undergrad Program Admin								100	1									
	Undergrad Program Student Worker								100	1									
310	Graduate Student Services Suite	-	-	1,450	1	1,450			1,500	1	1,500								
	Grad Program Advisors								100	6									
	Grad Program Admin								100	1									
	Grad Program Student Worker								100	1									
	MBA/Exec Ed Programs Dir. / MILE Office								520	1	520						Small waiting area and offices		
	<b>SUBTOTAL (STUDENT SERVICES)</b>					<b>4,300</b>					<b>4,820</b>				<b>0</b>				
310	CPDC (Center for Professional Dev.) Office	3	153.3	460	1	460	1	85.0	85	6	510						Room 272		
	CPDC Computer Space	-	-	460	1	460	10	53.0	530	1	530						Room 274		
	CPDC Training Lab	-	-	540	1	540											Room 271		
	CPDC Conference Room	-	-	540	1	540	20	20.0	400	1	400						Room 273		
	CPDC Internship Office	1	150.0	150	1	150	1	140.0	140	1	140						Repurposed team room space. 299I		
	<b>SUBTOTAL (CPDC)</b>					<b>2,150</b>					<b>1,580</b>				<b>0</b>				
310	Centers (Office)						1	100.0	100	12	1,200			2400	1	2,400	6 Existing Centers and 3 Future Centers, 2 Offices for each Center (Average) (Arts Integration, Supply Chain Mgt, Financial Literacy, Healthcare Econ, Workplace Diversity & Inclusion, Crews Center Enterprise (x2))		
	Centers (Collaborative Room)																Centers to utilize adjacent team rooms.		
	Centers (Open Collaboration)								800	1	800			in above			Shared, open collaboration area for centers. One on each level that centers are located.		
	Centers (Shared Conference Room)													in above			Share with CPDC, Level 3.		
	<b>SUBTOTAL (CENTERS)</b>					<b>0</b>					<b>2,000</b>			<b>2,400</b>					
310	Video Recording Room	1	250.0	250	1	250			375	1	375						Current room is too small; either increase size or have two rooms		
310	Technology Group	4	-	700	1	700	5	106.0	530	1	530						Existing room 372. Can be one large "bullpen" style with a customer counter and 5 seats/desk spaces		
	Videographers Workstations								60	2							In above.		
	Facilities Director						1	100.0	100	1	100								
	Facilities Specialist						1	100.0	100	1	100								
	<b>SUBTOTAL (VIDEO &amp; TECH)</b>					<b>950</b>					<b>1,105</b>			<b>0</b>					
	<b>SUBTOTAL</b>				<b>104</b>	<b>27,660</b>				<b>175</b>	<b>27,975</b>			<b>3,600</b>					

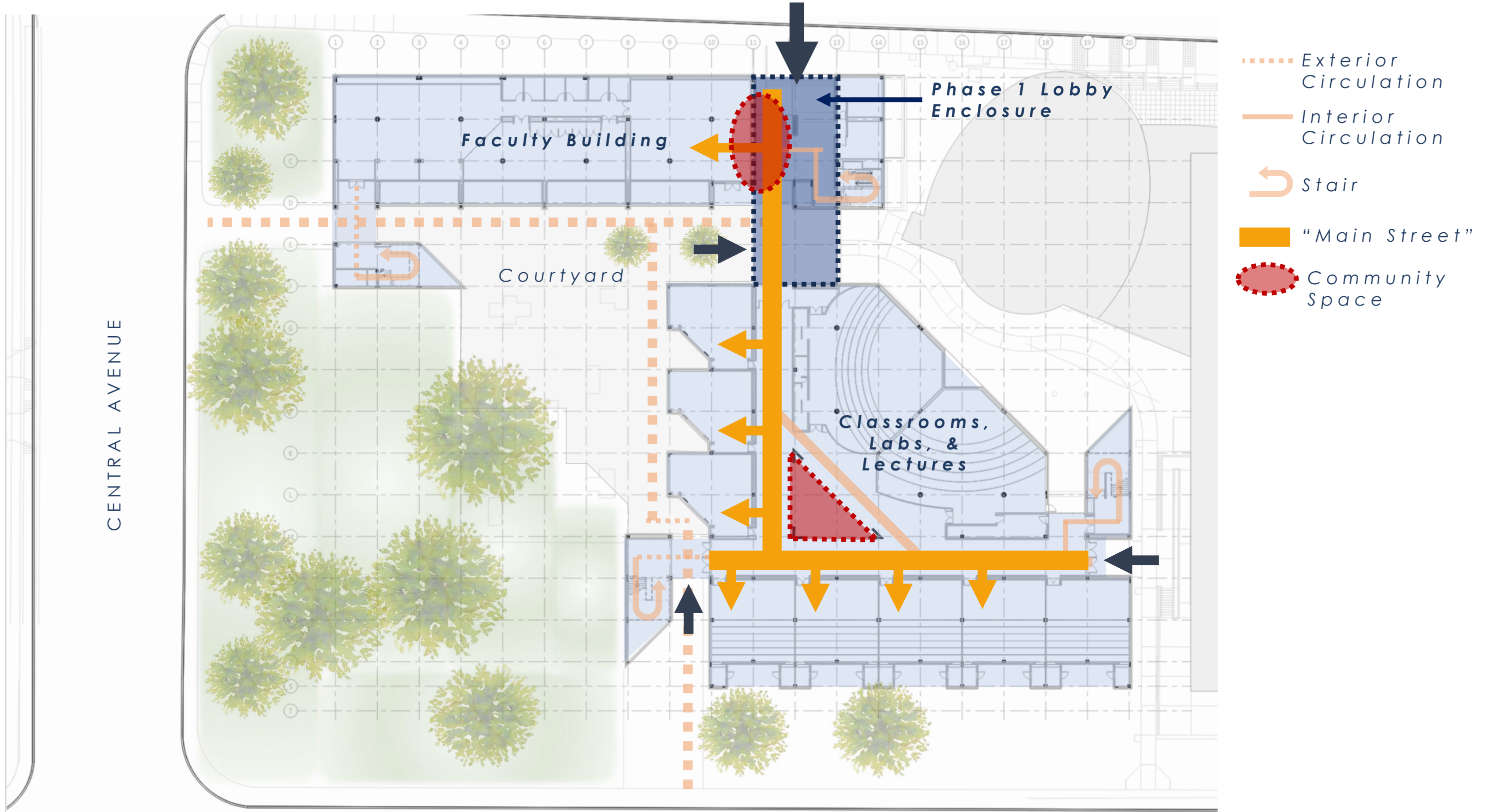
# UNIVERSITY OF MEMPHIS FCBE - OVERALL SPACE PROGRAM

CAT	SPACE	EXISTING					PHASE 1 RENOVATION (\$30M)					PHASE 2 ADDITION (\$55M)					LEVEL 1?	HIGH BAY?	NOTES										
		OCC.	AREA / OCC	AREA (NSF)	QTY.	TOTAL NSF	OCC.	AREA / OCC	AREA (NSF)	QTY.	TOTAL NSF	OCC.	AREA / OCC	AREA (NSF)	QTY.	TOTAL NSF													
<b>400 STUDY FACILITIES &amp; COMMONS</b>																													
410	Study Rooms (1-2 Students)						2	25.0	50	9	450	2	25.0	50	8	400			Existing, (3) on Level 2, (1) on Level 3. Revised layout with expanded team rooms.										
410	Team Rooms (4-6 Students)	8	18.8	150	4	600	4	30.0	120	13	1,560	4	30.0	120	8	960			Existing, (3) on Level 2, (1) on Level 3. Revised layout with expanded team rooms.										
410	Open Study Areas	24	15.4	370	2	740					1,200			2800	1	2,800			Open study areas within corridors on Level 2 & 3. Approximately 370 SF adjacent to center commons on each level.										
410	Central Triangle Commons / Study Area	34	20.0	680	1	680	34	20.0	680	2	1,360				1				Central commons, open study area at Level 1. Infill Level 2 triangle to create more teaming space.										
	Business Commons Atrium													2,100	1	2,100			New central learning commons, "heart" of the addition. Classroom spaces and teaming rooms organized around this central node. Benchmarked against UK Gatton SoB. Incorporate a central, impressive staircase similar to UAB Collat.										
	Café													1,000	1	1,000													
	Pre-Function Space													400	1	400			Shared between event space / café.										
<b>SUBTOTAL</b>		<b>2,020</b>					<b>4,570</b>					<b>7,660</b>																	
<b>700 BUILDING SUPPORT</b>																													
	Mother's Room						1	80.0	80	1	80	1	100.0	100	1	100													
	General Building Storage (Dispersed)					140			500	1	500			250	1	250			For every major group. Factoring 7 departments (including future), 9 centers (6 + 3 future), Dean's Suite, Undergrad SS, Graduate SS, Facilities / Tech Group.										
	Penthouse / Attic Storage (General)													750	1	750			Level 4, adjacent to mechanical penthouse.										
<b>SUBTOTAL</b>		<b>140</b>					<b>580</b>					<b>1,100</b>																	
<b>SUBTOTAL NSF</b>		<i>Actual: 68,620</i>					<b>68,620</b>					<b>64,345</b>					<b>30,030</b>												
<b>TOTAL GSF</b>		<i>Actual: 126,000</i>					<b>126,000</b>					<i>Lobby: (+2200)</i>					<b>128,200</b>					<b>45,000</b>					<i>Phase 1 includes small lobby enclosure addition.</i>		
<i>Efficiency Factor</i>							<i>Calc: 54.5%</i>										<i>Target: 50%</i>					<i>Calc: 66.7%</i>							

# MASTER PLAN



# CONCEPT PLAN - PHASE 1

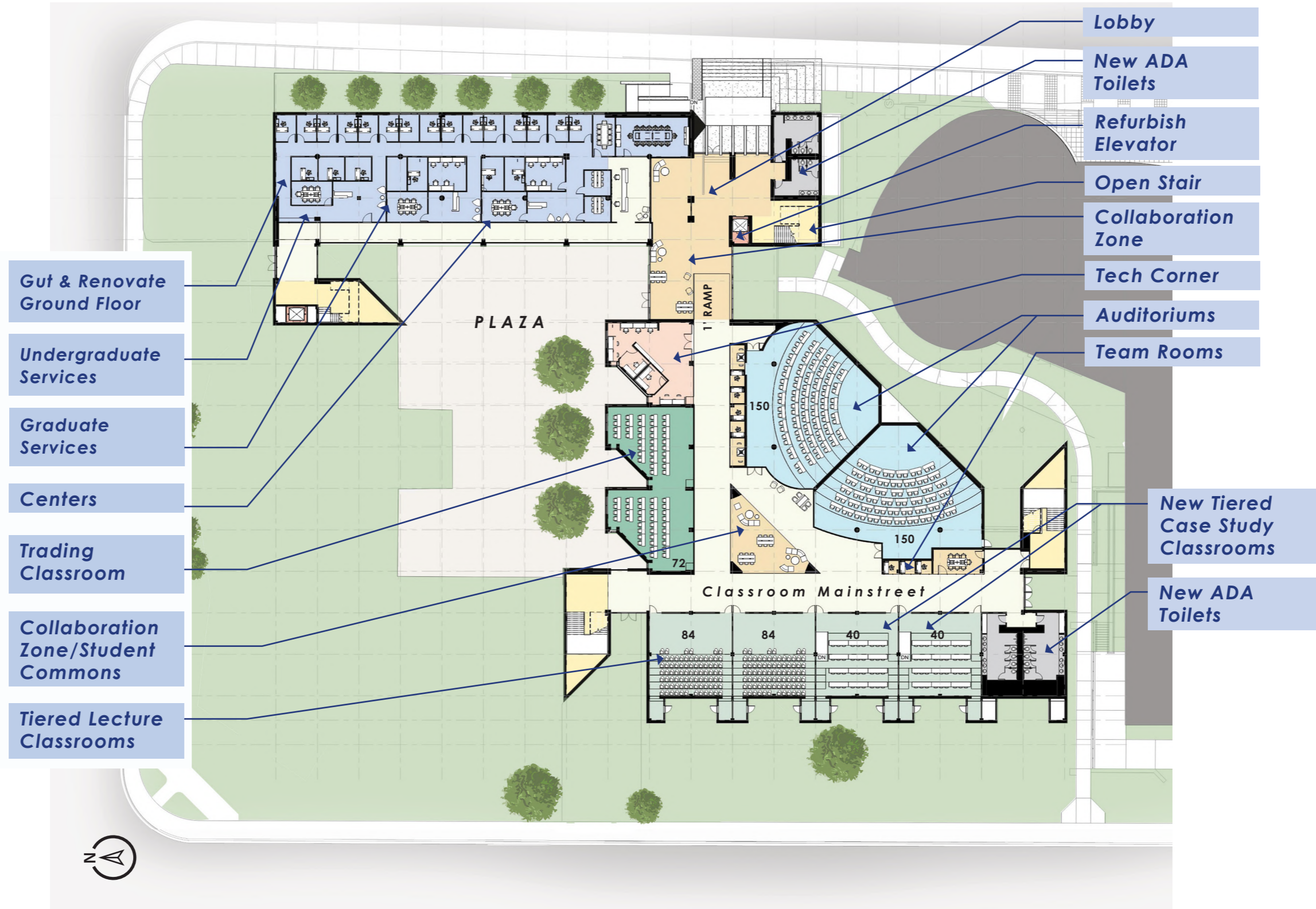


# FLOOR PLANS

## FLOOR 1 PLAN

SCALE: 1"=50'-0"

- Circulation
- Classrooms/Lecture
- Teaching/Research Labs
- Administration
- Student Amenities
- Student Commons
- Vertical Circulation
- Building Service

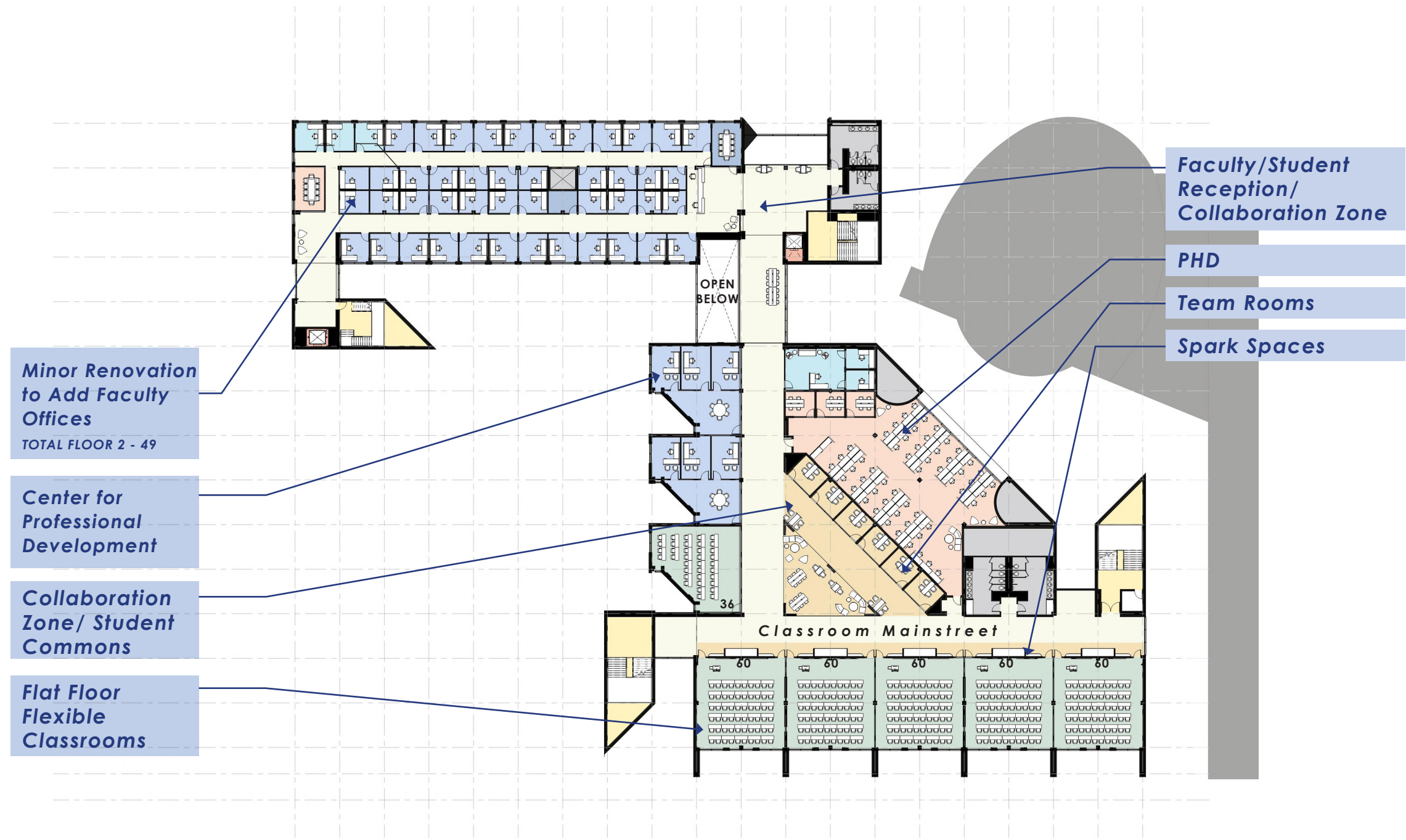




## FLOOR 2 PLAN

SCALE: 1"=50'-0"

- Circulation
- Classrooms/Lecture
- Teaching/Research Labs
- Administration
- Student Amenities
- Student Commons
- Vertical Circulation
- Building Service



**Minor Renovation to Add Faculty Offices**  
TOTAL FLOOR 2 - 49

**Center for Professional Development**

**Collaboration Zone/ Student Commons**

**Flat Floor Flexible Classrooms**

**Faculty/Student Reception/ Collaboration Zone**

**PHD**

**Team Rooms**

**Spark Spaces**

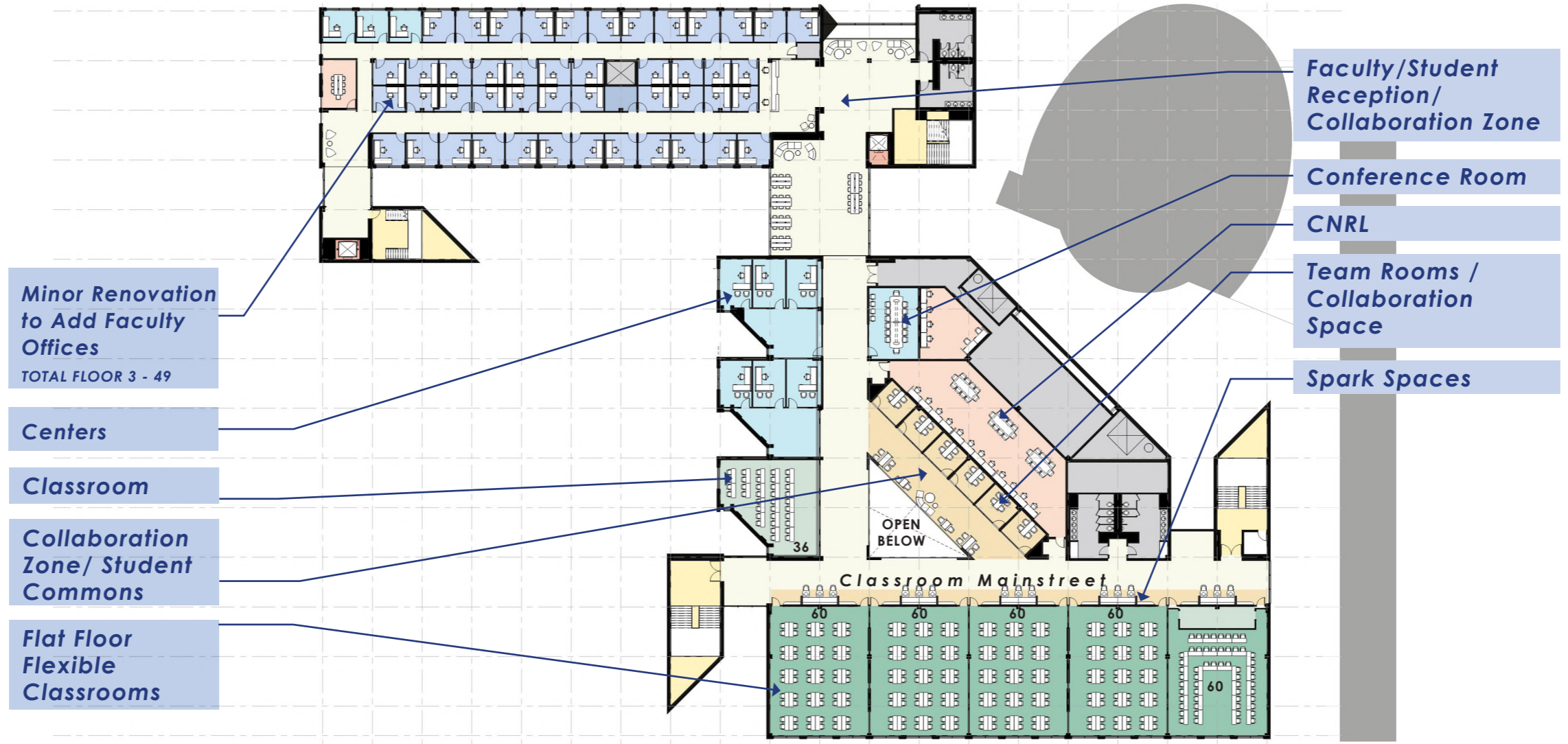


# FLOOR PLANS

## FLOOR 3 PLAN

SCALE: 1"=50'-0"

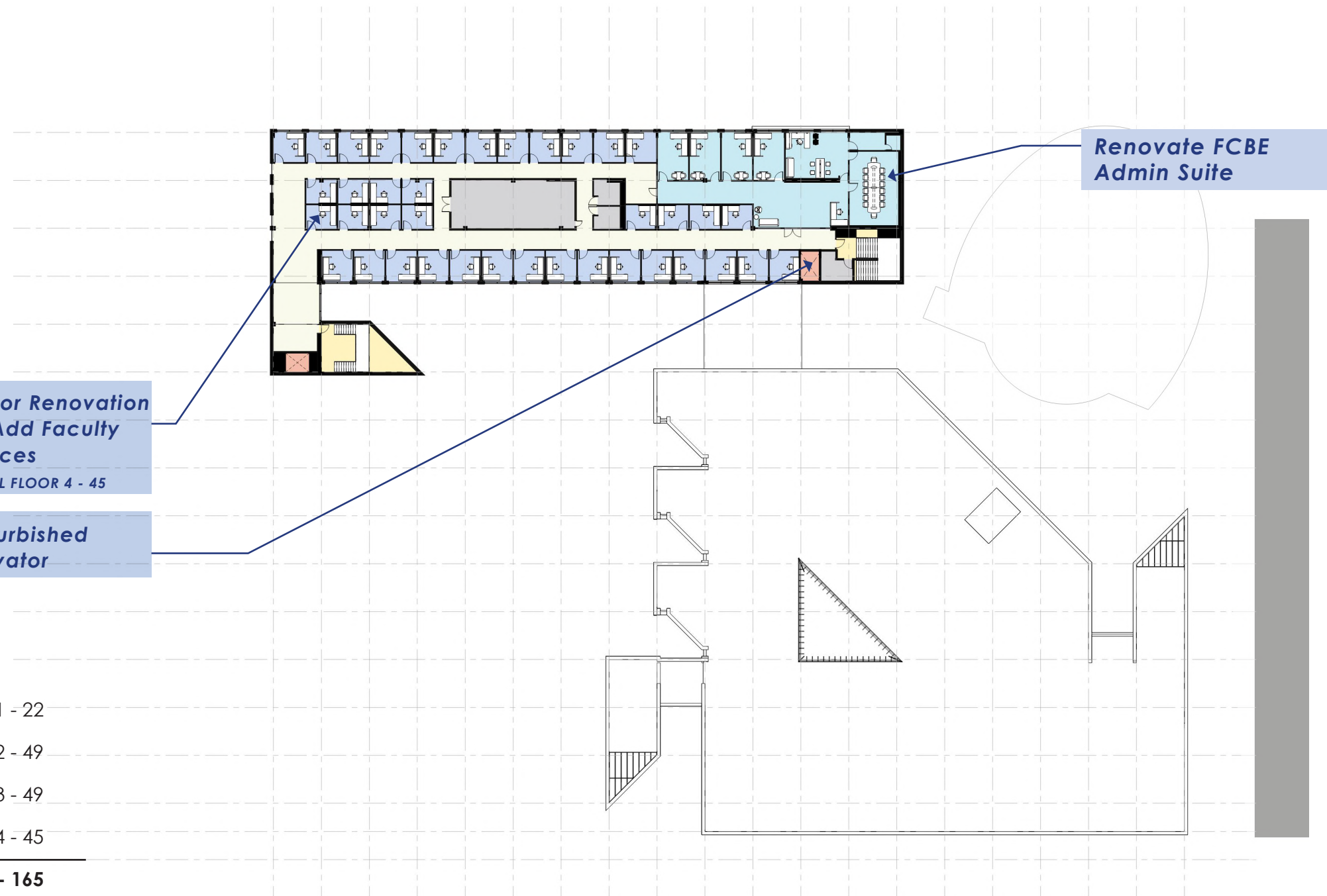
- Circulation
- Classrooms/Lecture
- Teaching/Research Labs
- Administration
- Student Amenities
- Student Commons
- Vertical Circulation
- Building Service



## FLOOR 4 PLAN

SCALE: 1"=50'-0"

- Circulation
- Classrooms/Lecture
- Teaching/Research Labs
- Administration
- Student Amenities
- Student Commons
- Vertical Circulation
- Building Service



**Minor Renovation  
to Add Faculty  
Offices**  
TOTAL FLOOR 4 - 45

**Refurbished  
Elevator**

**Renovate FCBE  
Admin Suite**

## FACULTY OFFICE RECAP

TOTAL # OF FACULTY OFFICES - LEVEL 1 - 22

LEVEL 2 - 49

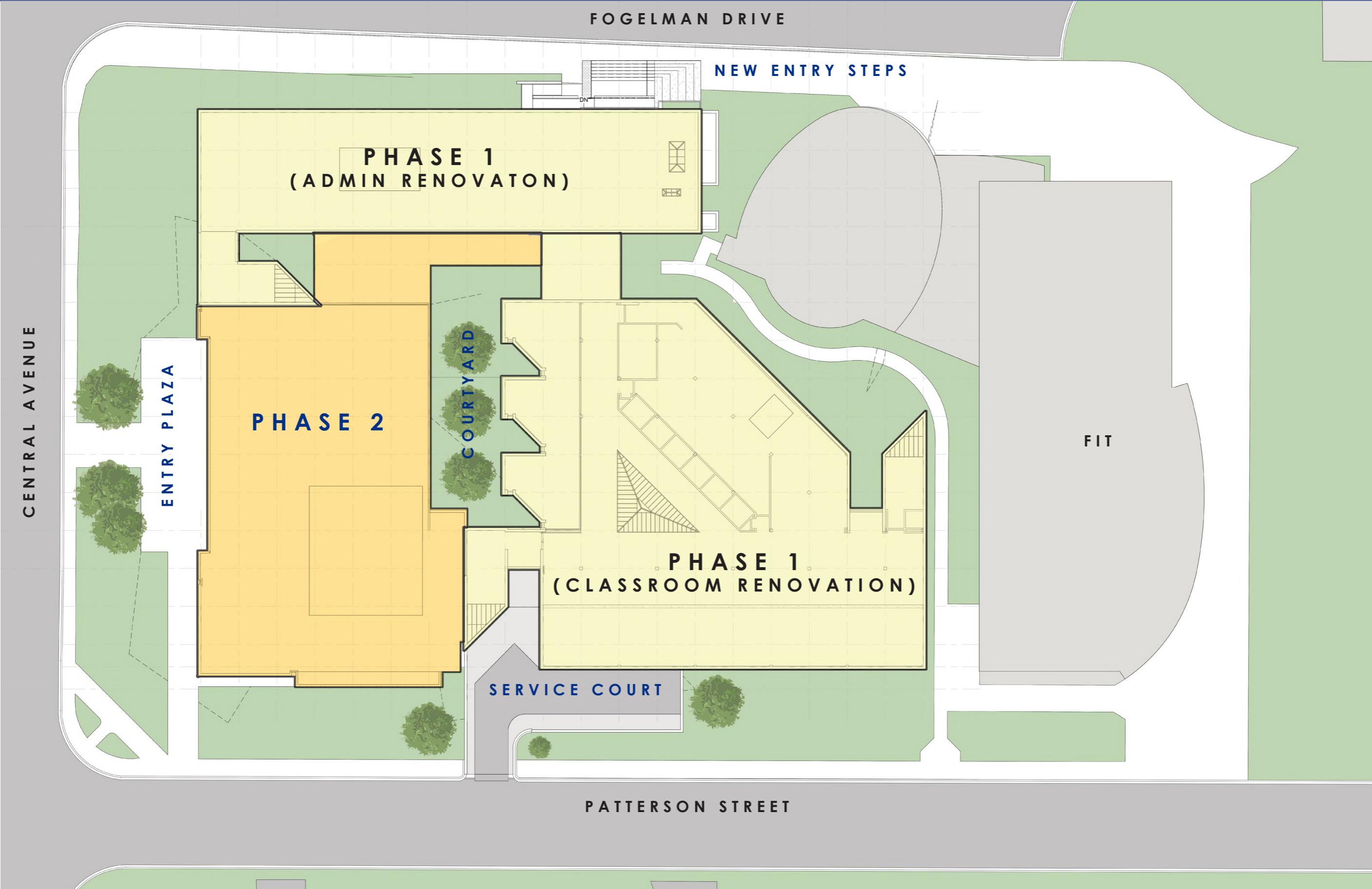
LEVEL 3 - 49

LEVEL 4 - 45

**TOTAL - 165**

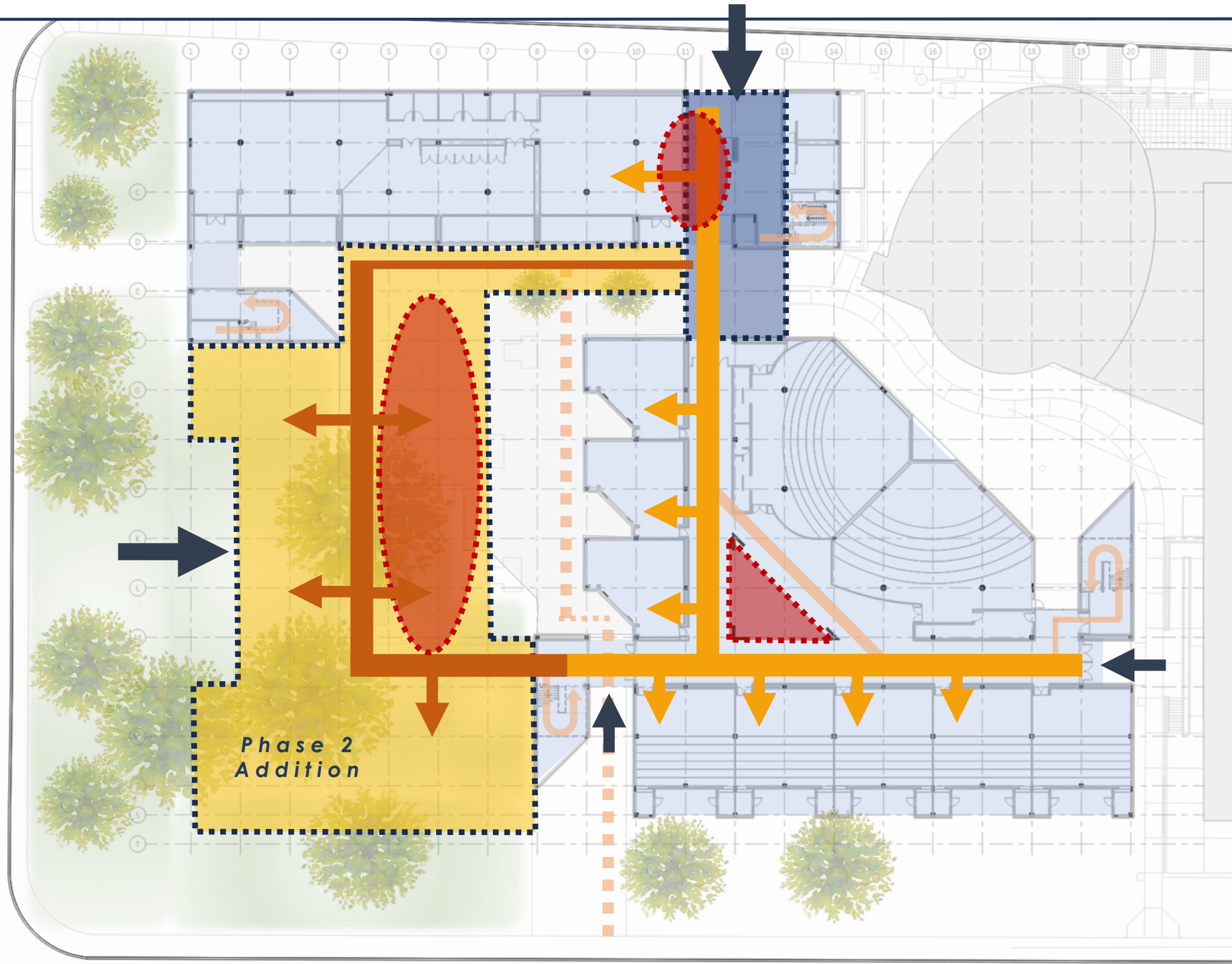


# MASTER PLAN



# CONCEPT PLAN - PHASE 2

CENTRAL AVENUE



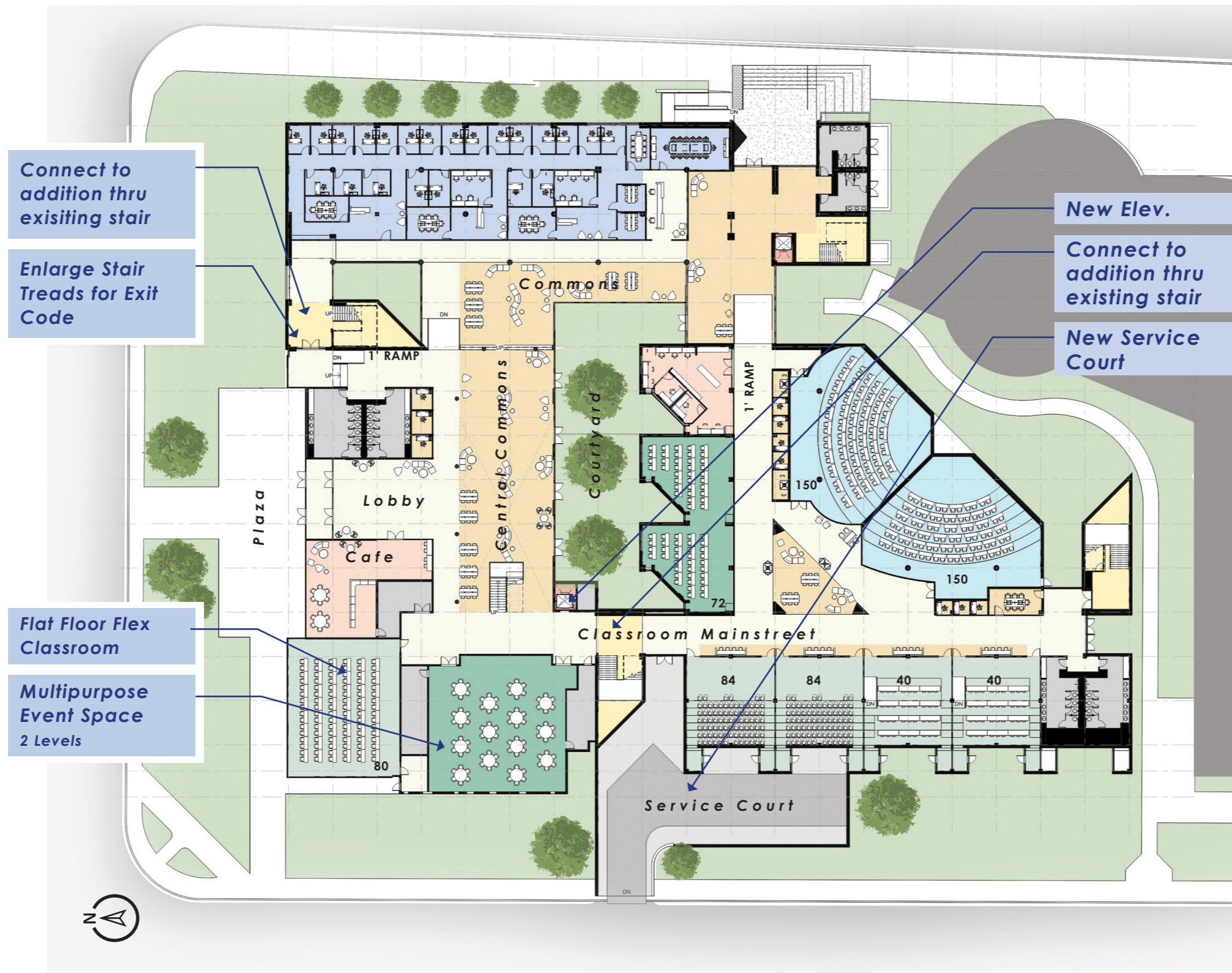
- Exterior Circulation
- Interior Circulation
- Stair
- "Main Street"
- Community Space

# FLOOR PLANS

## FLOOR 1 PLAN

SCALE: 1"=50'-0"

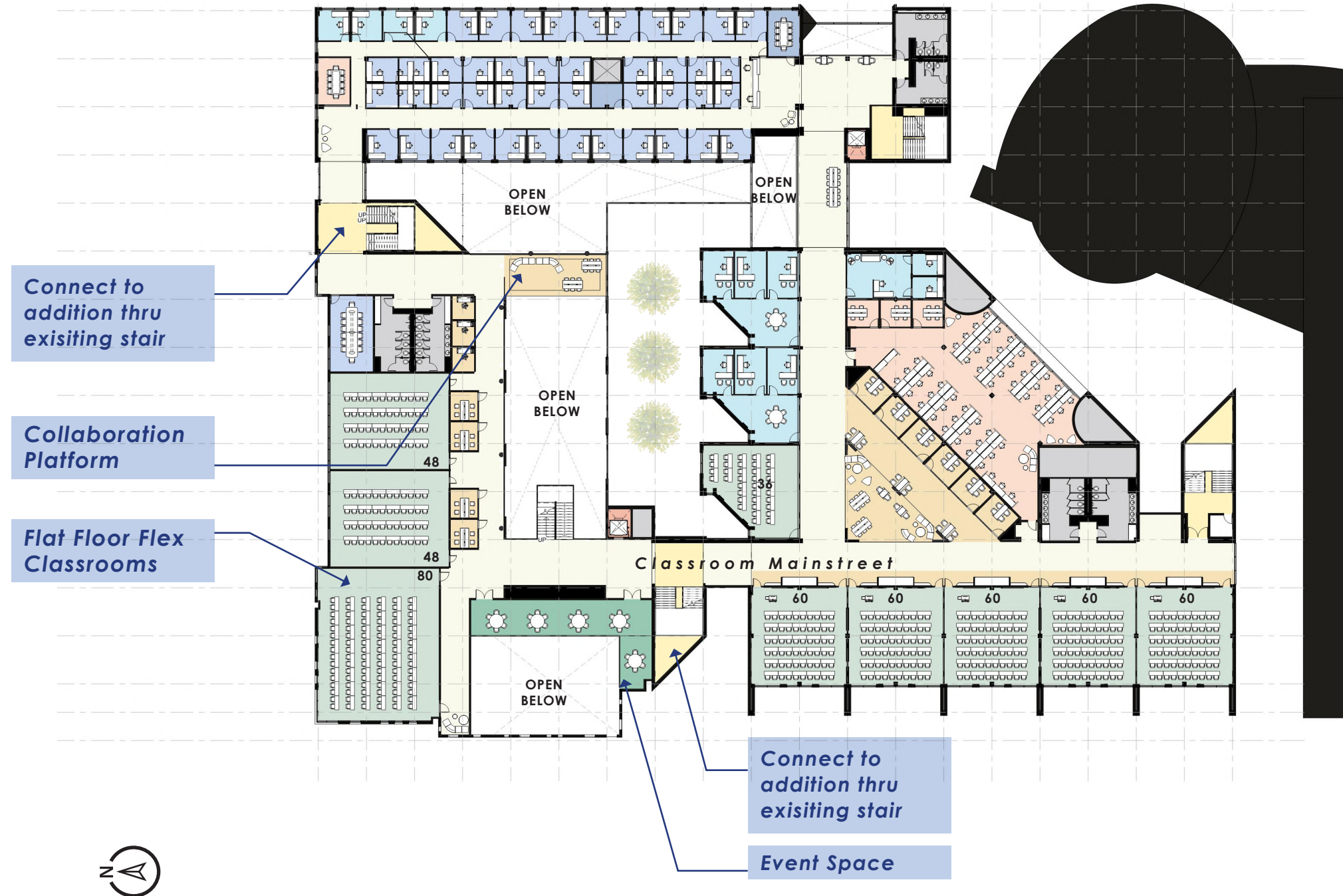
- Circulation
- Classrooms/Lecture
- Teaching/Research Labs
- Administration
- Student Amenities
- Student Commons
- Vertical Circulation
- Building Service



## FLOOR 2 PLAN

SCALE: 1"=50'-0"

- Circulation
- Classrooms/Lecture
- Teaching/Research Labs
- Administration
- Student Amenities
- Student Commons
- Vertical Circulation
- Building Service

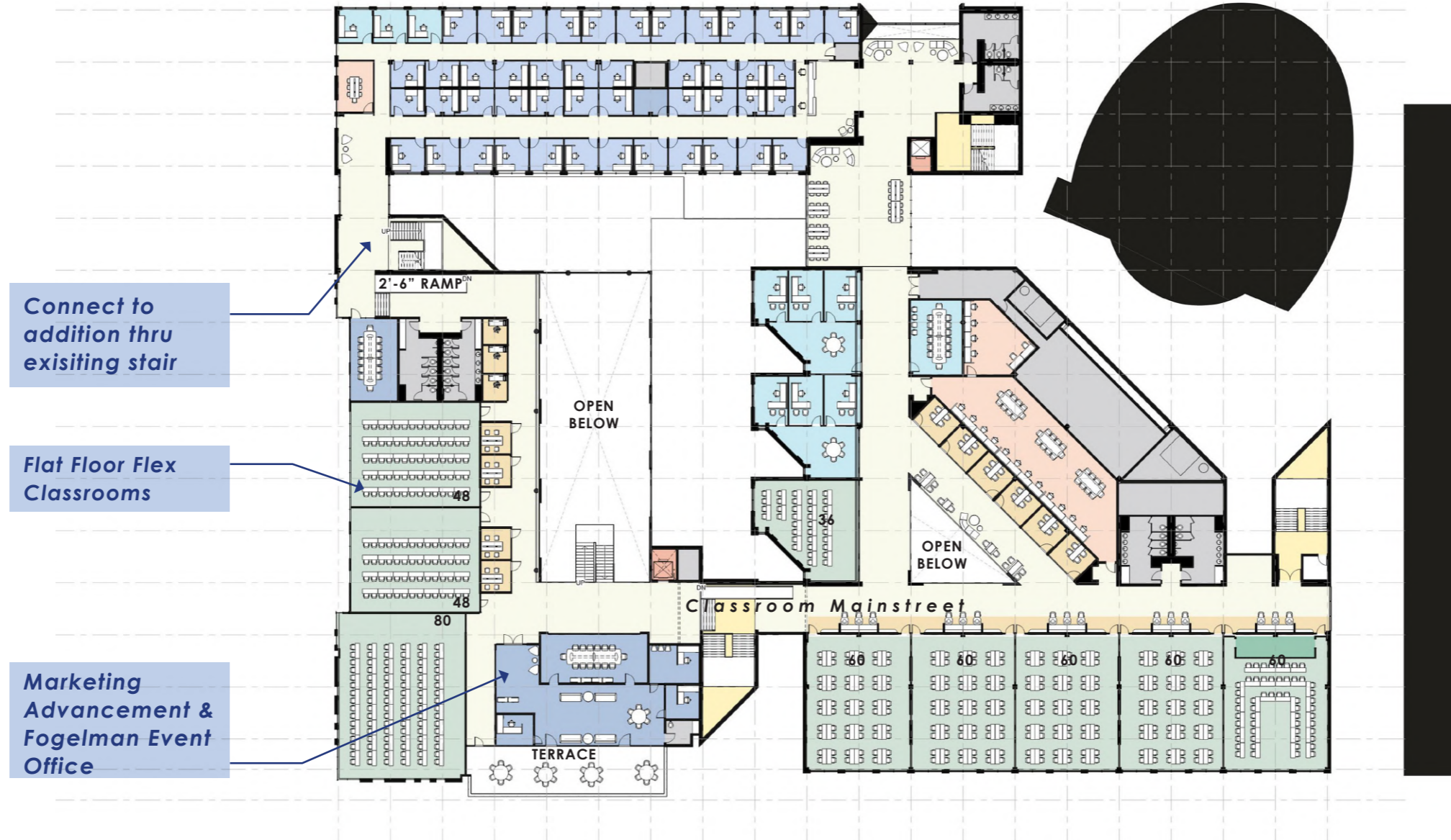


# FLOOR PLANS

## FLOOR 3 PLAN

SCALE: 1"=50'-0"

- Circulation
- Classrooms/Lecture
- Teaching/Research Labs
- Administration
- Student Amenities
- Student Commons
- Vertical Circulation
- Building Service

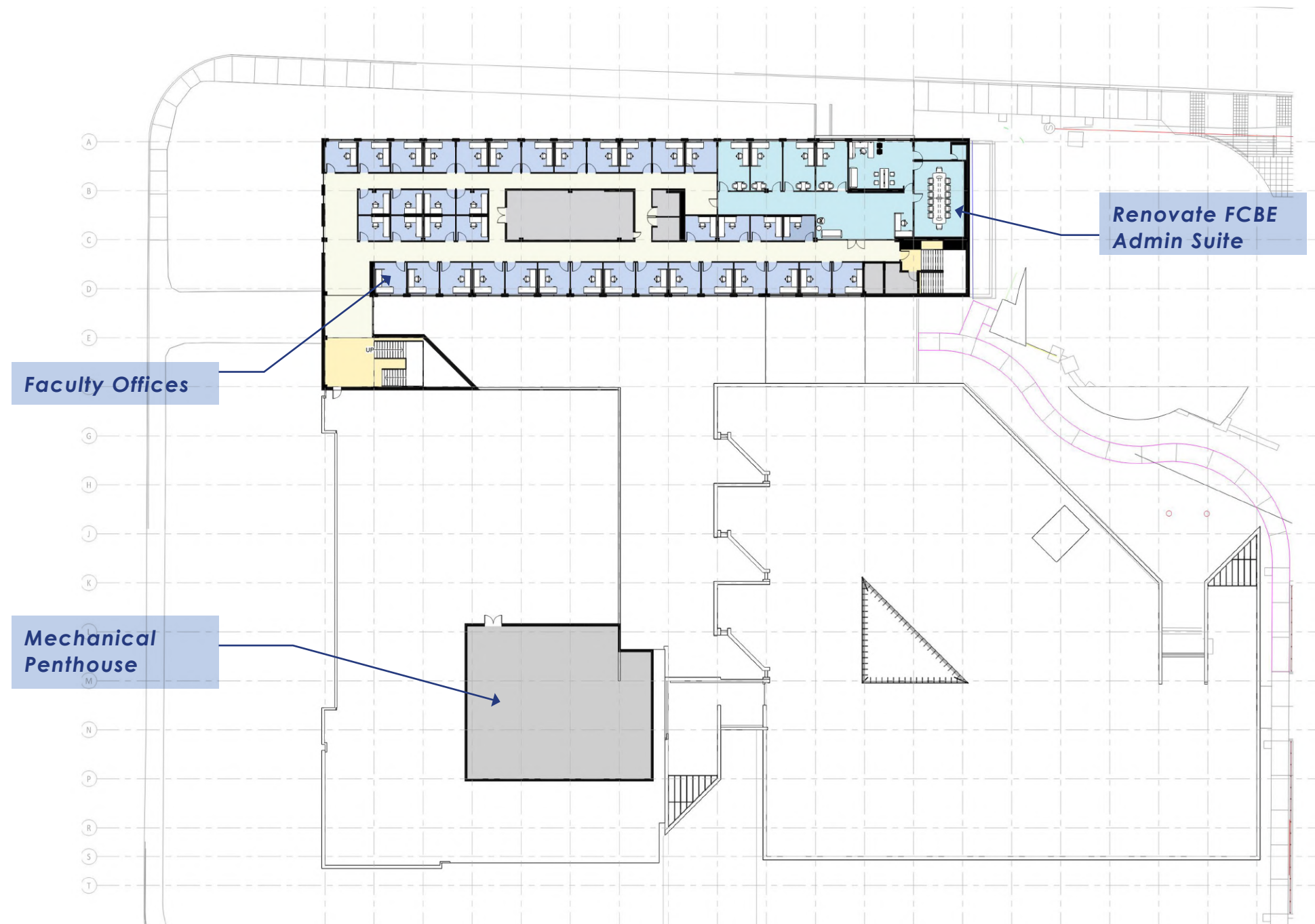




## FLOOR 4 PLAN

SCALE: 1"=50'-0"

- Circulation
- Classrooms/Lecture
- Teaching/Research Labs
- Administration
- Student Amenities
- Student Commons
- Vertical Circulation
- Building Service



# PRELIMINARY COST ESTIMATE

## COST ANALYSIS PROCESS

The conceptual floorplans, renderings, and design narratives presented in the previous sections (and appendix) were provided to a professional cost estimator to develop an opinion of probable cost for the construction cost. Several coordination meetings were conducted to clarify scope intent and review desing considerations as they related to cost.

Following the receipt of the programming cost estimate (provided in detail in the Appendix), the design team developed an overall project budget. An estimate recap is provided below.

<b>Phase 1 - Project Cost Estimate (Renovation)</b>	\$29,131,750
<i>Phase 1A - Project Cost Estimate w/ Alternates</i>	\$37,091,090
<hr/>	
<b>Phase 2 - Project Cost Estimate (Addition)</b>	\$47,908,910
<hr/>	
<b>Total Project Cost (Both Phases)</b>	<b>\$85,000,000</b>

A summary of itemized construction and project soft costs estimates are provided to the right. Construction costs are based on a May 2025 bid date, projecting 5% escalation from the time of the preliminary estimate (Q1 2024). Phase 1 FF&E costs (estimated ~\$4M) have been deferred into the Phase 2 project costs, hence the higher line item in the Phase 2 costs.

Phase 1 construction costs were seperated into base scope and additive alternates (Phase 1A) to achieve a target project cost of \$30,000,000 for the initial renovation. An outline of these alternates (construction cost) is provided on the opposite page. The first (3) items were incorporated into the base renovation cost and the last (3) items were deferred into the Phase 2 cost, as these scopes can be completed after the renovation with minimal impacts to occupancy.

## PRELIMINARY PROJECT BUDGET (SUMMARY)

Phase 1 - Renovation Basic Scope	WBA Estimate
Base Construction Cost	\$ 22,511,400
<i>Existing Restroom Renovations (2A)</i>	\$ 348,309
<i>New Restroom Core in Classroom Building (2B)</i>	\$ 843,862
<i>Existing Elevator Replacement (3)</i>	\$ 458,725
<b>Construction Cost (w/ Restrooms &amp; Elevator)</b>	<b>\$ 24,162,297</b>
<i>Construction Contingency - 10% Renovation</i>	\$ 2,416,230
<i>Design Fee - SBC-1 Calculation - (Multiplier = 1.25 Reno)</i>	\$ 1,853,223
<i>FF&amp;E + Precon + Cx + Misc.</i>	\$ 700,000
<b>Phase 1 - Project Cost</b>	<b>\$ 29,131,749.82</b>
<hr/>	
Phase 1A - Alternate Scopes	WBA Estimate
<i>Exterior Façade Ehancements (1)</i>	\$ 3,364,961
<i>Student Services Suite Recon / West Corridor Enclosure (5)</i>	\$ 654,402
<i>Tech Corner Renovation (6)</i>	\$ 55,620
<i>Lecture Hall Reno (8)</i>	\$ 587,400
<i>Office Renovations - Levels 2, 3, 4 (10)</i>	\$ 574,222
<i>Central Commons (11)</i>	\$ 1,433,391
<b>Construction Costs</b>	<b>\$ 6,669,997</b>
<i>Construction Contingency - 10% Renovation</i>	\$ 667,000
<i>Design Fee - SBC-1 Calculation - (Multiplier = 1.25 Reno)</i>	\$ 472,343
<i>FF&amp;E + Precon + Cx + Misc.</i>	\$ 150,000
<b>Phase 1A - Alternate Scopes Cost</b>	<b>\$ 7,959,340</b>
<b>Phase 1 + 1A - Project Cost</b>	<b>\$ 37,091,090</b>
<hr/>	
Phase 2	WBA Estimate
Base Construction Cost	\$ 33,984,000
<i>New Lobby Enclosure at Existing Breezeway (4)</i>	\$ 527,853
<i>Expand Existing Trading Lab (7)</i>	\$ 207,120
<i>Convert Tiered Classrooms to Case Classrooms (9)</i>	\$ 403,312
<b>Construction Cost (w/ Deferred Alternates)</b>	<b>\$ 35,122,286</b>
<i>Construction Contingency - 5% New Construction</i>	\$ 1,756,114
<i>Design Fee - SBC-1 Calculation - (Multiplier = 1.00 New)</i>	\$ 2,011,516
<i>FF&amp;E + Precon + Cx + Misc.</i>	\$ 9,018,994
<b>Phase 2 - Project Cost</b>	<b>\$ 47,908,909.98</b>
<hr/>	
<b>Total Cost - All Phases</b>	<b>\$ 85,000,000</b>

Additive Alternate / "Menu Item"	Estimate (Preliminary, Construction Cost)	
Existing Restroom Full Renovation	\$348,309 <i>(New finishes, fixtures, partitions)</i>	Phase 1
New Restroom Core in Classroom Wing	\$843,862 <i>(New finishes, fixtures, partitions in new restroom core)</i>	
Existing Elevator Replacement	\$458,725 <i>(New elevator in existing shaft)</i>	
Exterior Façade Enhancements	\$3,364,961 <i>(T-window renovations, classroom wing windows)</i>	Phase 1A - Alternates
Tech Corner Renovation	\$55,620 <i>(Convert triangle classroom to tech corner)</i>	
Student Services Suite	\$654,402 <i>(Reconfigure student services suite at level 1, enhance finishes at entry, enclose corridor at existing planters)</i>	
Lecture Hall Renovation	\$587,400 <i>(Convert existing lecture hall to deeper tiers, tables and chairs layout, acoustic finishes, more outlets)</i>	
Office Reconfigurations at Admin Wing	\$574,222 <i>(Split double offices, lobby / reception reconfiguration, Dean Suite reconfiguration)</i>	
Central Commons	\$1,433,391 <i>(New team rooms, slab infill, enhanced finishes)</i>	
Lobby Enclosure at Breezeway	\$527,853 <i>(New entry lobby enclosure at Fogelman Drive)</i>	Phase 2
Expand Existing Trading Lab	\$207,120 <i>(Convert triangle classroom to trading lab, enhanced AV, glass front)</i>	
Case Classroom Conversions	\$403,312 <i>(Convert (2) tiered classrooms to case classrooms – New layout, AV, more outlets, etc.)</i>	