



French Landing Interior Renovation
 220 French Landing Drive
 Nashville, TN
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Re: French Landing Renovation – CM RFP Narrative Summary
 SBC No.: 529/000-02-2019-01
 Commission No. 257071

PROJECT PROGRAM SUMMARY

Executive Summary

The 220 French Landing Office Space Consolidation project will renovate approximately 201,000 square feet of existing office space to house the Department of Children’s Services (DCS) and the Department of Labor & Workforce Development (LWFD). The scope of work includes demolition of current interior spaces and replacement of all interior finishes, reconfiguration of departmental layouts, modernization of building systems, and upgrades to technology and security infrastructure. High-profile public areas, such as the multi-story lobby, hearing rooms, and public restrooms, as well as the Commissioners’ Suites will be designed with a higher level of finish, incorporating specialty lighting and durable, high-quality materials.

The project will require a phased approach to construction to maintain continuous building operations. Work will be sequenced on a quadrant-by-quadrant basis, with the freight elevator addressed in the final phase to ensure access for materials and movement during earlier construction stages. This phased approach will require close coordination between the CM/GC, the design team, and both State agencies and tenants to minimize disruption and maintain functionality while each portion of the building is brought up to current standards.

Architectural and Interiors Summary

The project focuses on reconfiguring and upgrading interior spaces to create a modern, efficient, and secure office environment. The lobby will be transformed into a welcoming public entry with new flooring that incorporates integrated walk-off mats, specialty lighting, and security turnstiles coordinated with the State’s access control system. Department entry kiosks will support check-in while maintaining confidentiality. Conference rooms, suites, and secure corridors will be constructed with partitions extending to deck and insulated with batt fill, providing both acoustic separation and privacy for sensitive functions. The Commissioner’s Suite and other high-profile spaces will feature custom millwork, upgraded flooring, and distinctive lighting and ceiling treatments that reinforce the building’s role as a central office for state leadership.

Office environments will be restructured to maximize open-plan layouts while offering flexible spaces for meetings, training, and collaborative work. Hearing rooms will receive upgraded acoustical treatments and integrated AV systems to support agency operations. Consideration is being given to repurposing the cafeteria into a training facility or creating a market-style amenity space to support staff needs. Breakrooms will be outfitted with new casework and plumbing fixtures, along with leak detection and isolation valves to minimize water damage risk. Dishwashers will not be included, but warming ovens and small appliances may be provided. Restrooms will be modernized with updated plumbing fixtures and finishes, and an evaluation of existing automatic door operators for compliance and long-term reliability will be considered.

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**PLANNERS
 ARCHITECTS
 ENGINEERS**



The renovation will replace all finishes throughout the building with durable, low-maintenance materials that align with STREAM standards. Walls will be refinished with high-quality paints in lieu of wallpaper, while integrated graphics or feature walls may be introduced to reinforce wayfinding and workplace identity. Ceilings will be replaced with a new 2'x2' grid system to match State standards, coordinating with modern lighting and mechanical systems. Lighting upgrades will focus on energy-efficient LED fixtures with advanced controls that meet IECC requirements, and circadian lighting will be evaluated in public and open office zones to enhance occupant well-being.

All new doors and hardware will comply with State standards, with purchases coordinated directly through the statewide vendor. Hardware will be specified in a mortise configuration with integrated locksets; maglocks and cylindrical cores will not be used. This standardization will ensure consistency, durability, and secure access control throughout the facility.

Window treatments will also be revised to create a more cohesive appearance. Currently, shades are sized to fit within each individual window bay, resulting in multiple unevenly sized shades across a façade. The renovation will introduce roller shades installed on the face of the mullions, rather than within the window frames, allowing the shades to align visually across the window wall. This approach produces uniform shade widths and a cleaner architectural expression, while maintaining effective daylight control and ease of operation.

Together, these architectural and interior upgrades will create a secure, efficient, and modern office environment that balances high-performance workplace design with STREAM standards and operational continuity.

Elevator cabs are in generally good condition and will require only flooring replacement; however, elevator motors, drives, and associated components will be tested and refurbished as needed to ensure reliable service.

Variances from Program Document:

1. Walk-off carpet to be provided inside main lobby at all exterior doors.
2. Current cafeteria to be repurposed into a market style food service area
3. Exterior windows to all receive new roller shades, manual shades in office areas and motorized in public lobby.
4. Ceilings are to be fully removed in office areas to accommodate new floor plan layout and above ceiling work.



Structural Summary

The project scope includes limited structural modifications, primarily associated with interior reconfigurations and systems coordination.

Mechanical Summary

The existing building is served by eight (8) multizone VAV rooftop units with DX cooling, natural gas heating, economizer dampers, direct mounted VFDs, and powered exhaust fans. Units are assumed in good condition and to remain and rebalanced. Note existing system utilizes a return plenum thus all building wiring and cabling and above ceiling piping shall be plenum rated.

Approximately two hundred and twenty-four (224) existing Variable Air Volume (VAV) and Parallel Fan Power (FPB) boxes with staged electric reheat coils distribute air supplied from the rooftop units and provide zone level reheat.

The renovation will require existing VAV and FPB boxes, associated ductwork, air devices, and temperature sensors to remain in place or be relocated to accommodate new work. Where new enclosed offices or conference rooms are added, new VAV or FPB units shall be provided to serve a maximum of three (3) offices or one (1) conference room.

Each new air terminal unit shall include an integral DDC controller, temperature sensor, SCR modulating electric reheat coil, and power connection with integral disconnect. All new exterior zones shall require FPB.

Provide min 2-ton single zone mini-split with roof mounted condensing unit for all new Data/IT closets.

Materials:

- Ductwork: Galvanized steel per SMACNA standards. 2" wc for low pressure and 6" wc for medium pressure
- Insulation: insulate all ductwork with min R-6 fiberglass duct wrap with mastic sealant at all joints
- Flex Duct: max 6ft of flex duct at low pressure duct connection to grilles
- Grilles:
 - o Titus Omni – lay in diffusers
 - o Titus Flowbar Slots– Hard Ceilings
 - o Titus 50 F with return sound boot for all

Variances from Program Document:

1. Contractor shall assume all new HVAC controls system. All existing RTUs and VAV boxes shall be retrofitted with new HVAC controls to meet State of TN design and manufacturer requirements.
2. Contractor to provide pre-construction Test and Balance Report. At the end of the project, system will be tested again and balanced accordingly.



Plumbing Summary

The existing domestic water system is fed from a 4" domestic water main from the site utility. Existing sanitary is 6". Existing sanitary and domestic water mains are assumed to be in good condition and to remain. Sanitary and domestic water will be extended to new plumbing in areas of renovation

Domestic hot water is generated by multiple electric 50-gallon water heaters, with every floor having a dedicated water heater on each side of the building serving the core toilet areas and break rooms. Existing domestic hot water system are assumed to remain. Domestic hot water and recirc will be extended to new areas of renovation

Existing plumbing fixtures in the core toilet and break room areas shall be replaced with like fixtures connected to existing rough-ins.

All new plumbing fixtures shall be low flow type to meet state HPBr requirements. All new lavatories will be equipped with hard-wired sensor activated faucets at 0.5 gpf. All new water closets and urinals shall be equipped with hard-wired sensor activated flush valves (1.28 gpf for water closets and 0.125 gpf for urinals).

The existing kitchen area on the first floor shall have all plumbing fixtures removed and walls and floors patched.

Materials of construction:

- Copper domestic water mains with soldered joints
- Waste and vent (above grade) no hub cast iron
- Waste and vent (below grade) PVC
- Insulation: All domestic hot and cold water lines to be insulated with Fiberglass

Variances from Program Document:

1. Existing drinking fountains shall be replaced with dual hi/lo units equipped with bottle fillers.
2. Provide leak detection at plumbing fixtures in breakroom



Electrical Summary

The normal power distribution is served from an existing 3000-amp, 480/277-volt main switchboard 'MSB' located in the main first-floor electrical room. 'MSB' has five (5) distribution breakers that feed power to all electrical rooms on the upper floors. Emergency power provided by an outdoor emergency generator, which feeds panel 'EMH1B' located in the main first-floor electrical room. Existing electrical distribution shall be reworked as required to feed new lighting and power needs.

Existing light fixtures shall remain in place or be relocated to best serve new work. Provide new pendant lighting and recessed lighting in proposed break rooms. Provide new recessed lighting in restrooms. Existing circuitry shall be utilized to feed the new lighting layout. A new State Standard Zigbee wireless lighting control system meeting 2018 IECC requirements shall be provided, including all sensors, switches, power packs, room controllers and associated wiring.

For each new conference room, provide a new wall mounted duplex receptacles on each wall and one (1) new floor box to serve table, along with electrical connection to a new VAV box. For each new office, provide one (1) quadraplex at desk location and one (1) duplex receptacle on the other walls in the room, with power to a new VAV box per each group of 3 offices. Where existing VAV and FPB boxes are relocated contractor shall relocate the existing associated branch circuit wiring. Power connections shall be provided to all new hard-wired sensor flush valves. Relocate power poles to best serve new furniture layout and remove any power poles that will no longer be utilized.

The existing fire alarm system shall be modified to provide new notification and detection devices to best serve new layouts. Visual devices shall be synchronized. Provide all new hardware, equipment, and programming required for the system.



Technology Summary

In coordination with the State of Tennessee's technology vendor, the design team will prepare drawings and specifications for the low voltage systems that require State of Tennessee interface. Electrical engineering drawings will provide back boxes and pathways (conduit) to provide systems device location intent.

Cable management infrastructure will be provided throughout for wire management. Each individual voice/data outlet will include an outlet box with ¾" conduit stubbed out of the wall to structure or above ceiling. Where multiple outlets are served (furniture groupings), a 1¼" conduit shall be provided to the location nearest the furniture system wire management distribution. The outlet box and conduit up to above the ceiling will be roughed in for data connections as directed by the Owner.

The existing security and access control systems will be maintained and integrated with the new construction. All technology infrastructure modifications will be coordinated with the existing server room and telecom closets to ensure continuous operation during renovation phases.

Variances from Program Document:

1. Additional security equipment rooms will be integrated into the plan to support dedicated security technology infrastructure.

Fire Protection Summary

The existing facility is protected by a fully automatic sprinkler system with a fire pump. The condition of the existing sprinkler heads appears to be in good condition. Existing fire extinguishers appear to be located per the requirements of NFPA 10.

Existing sprinkler heads and related piping within the areas of renovation shall be reworked as necessary to meet the requirements of NFPA 13. Flexible sprinkler heads shall be allowed for the relocation of sprinkler heads in lieu of black steel where sprinkler head relocation distances allow. Fire extinguisher cabinets shall be relocated as required to meet the requirements of NFPA 10.

Lay in ceilings shall be provided with semi-recessed quick response chrome sprinkler heads. Hard ceiling areas shall be provided with fully recessed heads with cover plate.