

Project Title	Lone Oaks 4-H Center STEM Building 540/001-XX-2022
Institution	UT Institute of Agriculture Middleton, Tennessee
Description	<p>Construction of an addition to the STEM building along with gardens and site infrastructure. Project includes all related work.</p> <p>This Phase 2 project will construct additional space to the STEM project currently under construction (Phase 1) and will be used for education and training for 4-H Campers and students in Hardeman County. It will provide additional space to the STEM building and include Design Lab, Clean Lab, Wet Lab, Livestock Demonstration, Garage/Storage, Restrooms, Utility/Support Space, Implement Shed, Garden and site infrastructure and improvements.</p> <p>This project (Phase 2) will consist of approximately 6,500 GSF and the primary components will include space for a web lab, clean lab, design lab (Maker Space), utility room, storage, covered corridor, garden shed, and landscaping. The intent is that this will be a stand-alone structure appropriately located but separated and potentially connected to the current building project. The design of the project will take its cue from recently completed projects at the proposed location and from existing farm structures that are rustic, yet in a refined style. All existing buildings at the farm relate to each other through a common exterior color “Ledbetter Bronze”.</p> <p>Design principles to be incorporated shall include: passive ventilation and building orientation constrained by existing structures, structural economy, mechanical design efficiency, strategic building proportions and well placed means of egress can minimize sprinkler system requirements, effectively divide space with fire walls to reduce area required to be sprinklered and durable building materials to match current project</p> <p>Historic Background and Profile: On June 30, 2009, the Buford Ellington 4-H Center located in Milan, Tennessee was closed as part of a \$2.6 million budget reduction of the UT Extension prompted by the State of Tennessee's revenue shortfall. Even before the closure, UT Extension recognized that the Milan Facility would soon need to be replaced or substantially upgraded to provide a quality educational venue in the future. Recognizing the importance of such a facility in West Tennessee, the development and creation of a new West Tennessee 4-H Center was named as a key initiative in UT Extension's 2010-2020 Strategic Plan. A committee was assembled to discuss the needs of UT Extension and the region, and through an in-depth process, Lone Oaks farm was identified as a property that could facilitate that vision.</p>

	<p>The Lone Oaks Farm Property includes 1,200 acres of scenic pastures, large bodies of water, and protected woodlands: it is a complex site that will accommodate a wide variety of programming. The rigorous work that has been done to date by previous owners, current staff, and various other UT employees has set the stage for the West TN 4-H Center to become a truly exceptional and unique place.</p> <p>The Lone Oaks Farm Master Plan was completed in September 2017. The Design Team Lead/Landscape Architect was Nelson Byrd Woltz, Landscape Architects, Charlottesville, Virginia. The team also included el dorado Architecture, Kansas City, Mo. and WWIWA Landscape Architects, Chattanooga, TN and several additional collaborators. The design team has taken an approach that education should be the guiding principle throughout the project. Fittingly, Youth Education is the program driver for Lone Oaks farm West TN 4-H Center, and is supported by the Conference Center, Shared Facilities and Hunter Education and Shooting Sports Complex.</p> <p>The 4-H Camp is situated within the Upland Forest on the eastern side of the property, in close proximity to the Big Lake. Upon entering the property, campers will be taken through a sequence of ecologies and functioning landscapes. Initially, meadows interwoven with a meandering stream and braided channels transition to the new 4-H STEM Agriculture and Education Center and into the forest, traversing the perimeter of a native warm season grass meadow and pasture. Ultimately, campers will arrive at a campus core, and disperse to one of four cabin clusters, each a tribute to a unique landscape.</p> <p>Phase 1 under construction at this time, consists of the STEM and Farm Center and the Sunset Cabin Cluster and will be open for occupancy in the Fall of 2022. The STEM Center's primary function is to serve as a center for area school day trips, exposing youth to an education in farming, nature, technology and sustainability. The STEM consists of approximately 10,300 GSF and the primary components include space for: Culinary Lab/Kitchen/Dining Room, Various Labs, Farm Center Offices, Restrooms, Storage areas, Mechanical/Electrical Rooms, landscaping and outdoor gathering spaces, demonstration garden and parking. Due to budget constraints approximately 11,000 GSF of program space was eliminated to meet the bid target. Additional information for Phase 1 - <a href="https://stem.loneoaksfarm.com/west-tennessee-4-h-and-youth-development-center/">https://stem.loneoaksfarm.com/west-tennessee-4-h-and-youth-development-center/</a></p> <p>Project Location: 1000 Lake Hardeman Road, Middleton, TN</p> <p>Construction Procurement Method: Design Bid Build</p>
Project Schedule	<p>Designer Award by SBC Executive Sub-Committee – July 25, 2022 (Pending SBC Approval on July 14, 2022)</p> <p><u>Desired Design Schedule:</u> August 2022 – February 2023</p>

	<u>Desired Construction Schedule:</u> Desired Substantial Completion by May 2024
Anticipated Licensed Professionals and consultants for Basic Services:	All disciplines as required for Basic Services
Estimated Total Project Cost	\$6,000,000 Current pending approval allocation is \$4,000,000
Maximum Allowable Construction Cost (MACC)	\$4,988,000 Current pending approval allocation is \$3,258,000
Designer Fee:	\$212,625 (\$3,258,000 x .06526 x 1.00) Fees for future phases will be based on individual MACC amounts of future packages.
Insurance Coverage	Commercial General Liability Each Occurrence - \$1,000,000 Aggregate - \$1,000,000 Commercial Automobile Liability Any Auto – Each Accident, Combined Single Limit - \$1,000,000 Workers' Compensation as required by statute, including employers' liability with limits of: Each Accident - \$100,000 Disease, each employee - \$100,000 Disease, policy limits - \$500,000 Professional Liability Insurance Each Claim - \$1,000,000 Annual Aggregate - \$2,000,000
Project Category:	Standard
Designer Solicitation Date	June 15, 2022
Email Intent to Submit Date	Email by June 23, 2022, your intent to submit to <a href="mailto:designer@tennessee.edu">designer@tennessee.edu</a> Only designer who intend to submit will be notified of any updates to this solicitation.
Letter of Interest Due Date	June 29, 2022, at 12:00 pm (Noon) ET
Questions received until:	June 22, 2022, at 5:00 pm ET Any updates regarding this solicitation will be emailed to potential proposers if request for notification is received via email to <a href="mailto:designer@tennessee.edu">designer@tennessee.edu</a> by the date and time of the deadline for questions listed above.