

Project Title	Lone Oaks 4-H Center Improvements 540/001-XX-2022
Institution	UT Institute of Agriculture Middleton, Tennessee
Description	<p>Repairs to building envelope, HVAC upgrades, electrical, fire safety, and plumbing improvements. Site improvements include excavation of sediment in lakes and drain field improvements. Project includes all related work.</p> <p>Project Statement: This project will make improvements to existing facilities at the Lone Oaks 4-H Center, including building envelope repairs, HVAC upgrades, electrical, fire safety, and plumbing improvements. Site improvements include excavation of sediment in lakes and drain field improvements.</p> <p>Lone Oaks Farm consists of a total of 24 buildings that exist on the site, (2 recently completed and 6 in construction), 10 residential structures and 14 Agricultural/Commercial Structures. Buildings vary widely in age and type of use. All 24 buildings require a level of repair, however, 5 require significant repairs and are the focus of this project and the work for them which will be prioritized in the schematic design phase.</p> <p>These buildings include:</p> <ul style="list-style-type: none"> • Implement Shed • Tractor Shed • Shop • Sasser Barn • Stable <p>Improvements include new windows, siding, roofs and in some cases structural components, and mechanical and electrical upgrades. Signs of deterioration are evident in all buildings. Wood siding and windows were observed to be rotting due to lack of proper detailing/construction, metal roofs leak and signs of rust are widespread. Exterior paint maintenance is very difficult due to high levels of fading, making matching paint color nearly impossible. Wood siding and exterior wood products will be replaced with a low-maintenance metal to match recently completed projects. Additional scope will also include excavation of sediment in lakes, drain field improvements and converting HVAC systems from electrical to natural gas at residences.</p> <p>Pre-Planning Documentation: The Lone Oaks Farm Center staff will provide support for any existing utility identification which are known and will make available any existing floor plans and site information to the awarded designer.</p> <p>Architectural Assessments and recommendations were made for all structures by Eldorado Architecture and documented in the 09/01/2017</p>

	<p>Lone Oaks Farm Master Plan and a Facilities Condition Assessment report by Bureau Veritas was completed in December 2020. These will also, be made available to the awarded Designer.</p> <p>Design Criteria: The current project at “The Clays” and the Cabin/STEM project currently under construction, will serve as a guide for the material and color palette for buildings that require siding, window, and roof replacements.</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 – August 22, 2022 (Pending SBC Approval on August 11, 2022)</p> <p><u>Desired Design Schedule:</u> October 2022 – June 2023</p> <p><u>Desired Construction Schedule:</u> Desired Substantial Completion by November 2024</p>
Anticipated Licensed Professionals and consultants for Basic Services:	All disciplines as required for Basic Services
Estimated Total Project Cost	\$3,000,000
Maximum Allowable Construction Cost (MACC)	\$2,640,000
Designer Fee:	\$219,098 (\$2,640,000 x .06639 x 1.25)
Insurance Coverage	<p>Commercial General Liability</p> <p style="padding-left: 40px;">Each Occurrence - \$1,000,000</p> <p style="padding-left: 40px;">Aggregate - \$1,000,000</p> <p>Commercial Automobile Liability</p> <p style="padding-left: 40px;">Any Auto – Each Accident, Combined Single Limit - \$1,000,000</p> <p>Workers’ Compensation as required by statute, including employers’ liability with limits of:</p> <p style="padding-left: 40px;">Each Accident - \$100,000</p> <p style="padding-left: 40px;">Disease, each employee - \$100,000</p> <p style="padding-left: 40px;">Disease, policy limits - \$500,000</p> <p>Professional Liability Insurance</p> <p style="padding-left: 40px;">Each Claim - \$1,000,000</p> <p style="padding-left: 40px;">Annual Aggregate - \$1,000,000</p>
Project Category:	Minor
Designer Solicitation Date	July 15, 2022

Email Intent to Submit Date	Email by July 22, 2022, your intent to submit to designer@tennessee.edu Only designer who intend to submit will be notified of any updates to this solicitation.
Letter of Interest Due Date	July 29, 2022, at 12:00 pm (Noon) ET
Questions received until:	July 21, 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 designer@tennessee.edu by the date and time of the deadline for questions listed above.