

Project Title	Brock Hall Upgrades 540/005-XX-2021
Institution	UT Chattanooga
Description	<p>This project will replace outdated building systems including HVAC, lighting, and ceilings in conjunction with the work. Upgrades to include building finishes, doors, hardware, restrooms, ADA and life safety code needs. Building envelope repairs including masonry, window replacements, doors, and roof replacement. Minor wall reconfigurations may be required for building systems and code updates. Asbestos abatement will also be required.</p> <p>Project Statement: This project will replace the HVAC system and associated lighting, & ceilings in conjunction with the mechanical/electrical work. Upgrades to include building finishes, doors, hardware, windows, and restrooms. Asbestos abatement, ADA, and code upgrades will be required. ADA upgrades are required in the restrooms and for the doors and hardware. There will be minor wall reconfigurations as required for added/altered building systems, and reconfigurations required by code updates. Building envelope repairs will be made including flashing, conductor heads, downspouts, brick tuck-pointing, damaged brick & precast stone replacement, parapet and coping repairs, masonry cleaning, masonry sealant, sealant joint replacements at all masonry locations, and a roof system replacement. New exterior doors and storefront systems will be provided.</p> <p>The building is currently served by our central energy plant, services have recently been upgraded so primary services will not need to be addressed.</p> <p>Project Limitations:</p> <ul style="list-style-type: none"> • Brock Hall is located at 632 Vine Street, Chattanooga • 31,064 square feet existing building • Site is located on 2 pedestrian ways and not directly on a road open to vehicular traffic. • Campus Standard Roofing - Gray, 80 mils thick, TPO roofing basis of design for flat roofs <p>Construction Procurement Method: The owner intends to use the Construction Manager / General Contractor (CM/GC) for the construction delivery method in accordance with State policy and procedures. All delivery methods will be in accordance with State policy and procedures. This procurement process is described at the following link: http://www.tn.gov/assets/entities/finance/osa/attachments/OSA_Plcy_DeliveryMethods.pdf.</p>
Project Schedule	<p>Designer Award by SBC Executive Sub-Committee – August 22, 2022 (Pending SBC Approval on August 11, 2022)</p> <p>Desired Design Schedule: September 2022 – April 2023</p> <p>Desired Construction Schedule: May 2023 – April 2025</p>
Anticipated Licensed	All disciplines as required for Basic Services should be included in each proposal.

Professionals and consultants for Basic Services:	Additional service consultant fees for movable equipment, data/AV, and an allowance for future construction testing (if applicable) will be negotiated after award of the selected design firm and prior to release of agreement for the overall project. These consultants should be listed in proposal with pertinent experience.
Estimated Total Project Cost	\$10,820,000
Maximum Allowable Construction Cost (MACC)	\$7,909,000
Designer Fee:	\$601,968 ($\$7,909,000 \times .06089 \times 1.25$)
Insurance Coverage	<p>Commercial General Liability</p> <p style="padding-left: 40px;">Each Occurrence - \$1,000,000 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 Disease, each employee - \$100,000 Disease, policy limits - \$500,000</p> <p>Professional Liability Insurance</p> <p style="padding-left: 40px;">Each Claim - \$1,000,000 Annual Aggregate - \$2,000,000</p>
Project Category:	Standard
Designer Solicitation Date	July 12, 2022
Email Intent to Submit Date	Email by July 21, 2022, your intent to submit to designer@tennessee.edu Only designers who intend to submit will be notified of any updates to this solicitation.
Letter of Interest Due Date	July 26, 2022, at 12:00 pm (Noon) ET
Questions received until:	July 20, 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.
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Questions and Clarifications:

1. The movable equipment budget is \$745,000 and includes furniture, safety/security equipment, and signage