



THE UNIVERSITY of TENNESSEE  
KNOXVILLE • CHATTANOOGA • MARTIN • MEMPHIS • TULLOHOOMA • PULASKI  
DEPARTMENT OF CAPITAL PROJECTS

Transmittal for Delegated Approval

Project Name: UTC New Residence Hall Complex (22/23)

UT Number: 999/005-101-2024

Requested Approval: Approval to award a contract to the best evaluated proposer for a Construction Manager / General Contractor.

Project Description: Construction of a new residence hall at the University of Tennessee Chattanooga.

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**Total Project Budget:** \$114,200,000.00

**Current Project Funding:** \$114,200,000.00  
(if not fully funded)

**Source of Funding:** \$5,000,000.00 Auxiliary Funds  
\$109,200,000.00 Other: TSSBA

**Comment:** Five proposals were received on August 22, 2024. The Notice of Intent to Award was sent on September 19, 2024, naming Hoar Construction, LLC as the best evaluated proposer. No protests were received in the protest period.

**Approved:**

<small>Signed by:</small> <i>P. Brent Goldberg</i>	10/2/2024   07:43:07 PDT
<b>Campus CBO</b> <small>Signed by:</small> <i>Austin Oakes</i>	<b>Date</b> 10/2/2024   10:26:39 PDT
<b>Austin Oakes, Associate Vice President, Department of Capital Projects</b> <small>Signed by:</small> <i>David Miller</i>	<b>Date</b> 10/2/2024   10:28:05 PDT
<b>David L. Miller, Sr. Vice President, and Chief Financial Officer</b>	<b>Date</b>
N/A	
<b>Randy Boyd, President</b>	<b>Date</b>

**UNIVERSITY OF TENNESSEE**

UT-1

1. DEPARTMENT : The University of Tennessee  
 PROJECT TITLE: UTC New Residence Hall Complex (22/23)  
 INSTITUTION : UTC  
 CITY/COUNTY : Chattanooga/Hamilton

UT NO: 999/005-101-2024

2. FISCAL YEAR: 2022-2023 APPROVAL DATE: 05/06/2024

3.	<u>Institutionally Funded:</u>	NEW	RENO
	X -Improvements	227,852	GROSS SF
	-Maintenance		NET SF
	X Designer Required	\$392.80	COST / SF

4. PROJECT DESCRIPTION: Construction of a new residence hall at the University of Tennessee Chattanooga.

5. TOTAL PROJECT	ALLOCATION	SF X \$/SF = S
\$89,500,000.00	\$89,500,000.00	Building Construction
0.00	0.00	Site & Utilities
0.00	0.00	Built-in Equipment
<b>\$89,500,000.00</b>	<b>\$89,500,000.00</b>	<b>BID TARGET</b>
4,500,000.00	4,500,000.00	Contingency
<b>\$94,000,000.00</b>	<b>\$94,000,000.00</b>	<b>MACC</b>
5,861,835.00	5,861,835.00	Fee
5,000,000.00	5,000,000.00	Movable Equipment
3,000,000.00	3,000,000.00	Data & Telecom
2,165,166.00	2,165,166.00	Temporary Financing
<u>4,172,999.00</u>	<u>4,172,999.00</u>	Admin. & Misc.
<b>\$114,200,000.00</b>	<b>\$114,200,000.00</b>	<b>TOTAL COST</b>

6. FUNDING	THIS REQUEST	
\$5,000,000.00	\$5,000,000.00	Auxiliary Funds
\$109,200,000.00	\$109,200,000.00	OTHER: TSSBA
<b>\$114,200,000.00</b>	<b>\$114,200,000.00</b>	<b>TOTAL</b>

7. SOURCE OF AVAILABLE FUNDS: Plant Funds (Aux-Housing) \$ 5,000,000.00  
 TSSBA \$109,200,000.00

8. ACTIONS: 05/06/2024 **Approval of a project, proceeding with the process to select a designer, and utilizing Construction Manager / General Contractor alternative delivery method**

9. DESIGNER:

**UTC New Residence Hall Complex (22/23)  
PROPOSAL EVALUATION**

		Blaine Construction Corporation	Denark Construction, Inc.	Hoar Construction, LLC	P&C Construction, Inc.	The Christman Company
Technical Proposal Section B Eval.	Evaluator 1	46.0	37.0	45.0	27.0	39.0
	Evaluator 2	47.0	35.0	50.0	45.0	41.0
	Evaluator 3	47.0	42.0	49.0	35.0	47.0
	Evaluator 4	57.0	51.0	53.0	51.0	52.0
	Evaluator 5	56.0	35.0	48.0	36.0	42.0
	<b>Sect. B Median</b>	<b>47.0</b>	<b>37.0</b>	<b>49.0</b>	<b>36.0</b>	<b>42.0</b>
Technical Proposal Section C Eval.	Evaluator 1	24.0	28.0	33.0	30.0	32.0
	Evaluator 2	35.0	26.0	37.0	34.0	30.0
	Evaluator 3	33.0	30.0	33.0	28.0	32.0
	Evaluator 4	34.0	37.0	38.0	38.0	38.0
	Evaluator 5	28.0	28.0	32.0	28.0	30.0
	<b>Sect. C Median</b>	<b>33.0</b>	<b>28.0</b>	<b>33.0</b>	<b>30.0</b>	<b>32.0</b>
Tech. Proposal Score	<b>B + C Totals</b>	<b>80.0</b>	<b>65.0</b>	<b>82.0</b>	<b>66.0</b>	<b>74.0</b>
	<b>Tech. Pr. Score</b>	<b>68.29</b>	<b>55.49</b>	<b>70.00</b>	<b>56.34</b>	<b>63.17</b>
	<b>RANK</b>	<b>2</b>	<b>5</b>	<b>1</b>	<b>4</b>	<b>3</b>
Cost Proposal & Score	<b>Dollars</b>	<b>\$7,172,222</b>	<b>\$0</b>	<b>\$5,286,875</b>	<b>\$0</b>	<b>\$5,326,874</b>
	<b>Cost Pr. Score</b>	<b>22.11</b>	<b>-</b>	<b>30.00</b>	<b>-</b>	<b>29.77</b>
	<b>RANK</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>2</b>
Final Score	<b>FINAL SCORE</b>	<b>90.41</b>	<b>55.49</b>	<b>100.00</b>	<b>56.34</b>	<b>92.95</b>
	<b>RANK</b>	<b>3</b>	<b>5</b>	<b>1</b>	<b>4</b>	<b>2</b>