

Project Title	Educational Facility and Shooting Range – West TN 4-H Center 540/001-04-2016
Institution	UT Institute of Agriculture / West TN 4-H Center located in Hardeman County
Description	<p>This project will construct various shooting ranges, renovate existing facilities and build: a hunter education/headquarters building, outdoor education pavilion, and covered firing line. Site work will include landscaping, and improvements to roads, bridges, and parking lots.</p> <p>Please see attached – Project Statement</p> <p>This project will be completed in phases. Only Phase 1 work will be completed at this time which includes Hunter Education Classroom, Outdoor Pavilion, Existing Kennel Structure (repurpose), Clays Target Ranges, and Site Improvements. The estimated MACC for Phase 1 is \$2,205,000.</p>
Project Schedule	Designer Award by SBC Executive Sub-Committee – April 23, 2018 Project schedule: Design – Summer 2018; Construction Start – Fall 2018
Anticipated Licensed Professionals and consultants for Basic Services:	All disciplines as required for basic services. The owner intends to hire a Sports Shooting Consultant under the designer as an additional service on this project.
Estimated Total Project Cost	\$3,550,000
Maximum Allowable Construction Cost (MACC)	\$3,150,000
Designer Fee:	\$206,140 ( $\$3,150,000 \times .0654$ ) Phase 1 work - \$148,602 ( $\$2,205,000 \times .6739$ )
Insurance Coverage	<p>Commercial General Liability</p> <p>Each Occurrence - \$1,000,000 Aggregate - \$1,000,000</p> <p>Commercial Automobile Liability</p> <p>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>Each Accident - \$200,000 Disease, each employee - \$200,000 Disease, policy limits - \$1,000,000</p> <p>Professional Liability Insurance</p>

	Each Claim - \$1,000,000 Annual Aggregate - \$2,000,000
Project Category:	Standard
Designer Solicitation Date	March 8, 2018
Letter of Interest Due Date	March 22, 2018

# EDUCATIONAL FACILITY AND SHOOTING RANGE-LONE OAKS FARM

MIDDLETON, TENNESSEE

2/15/2018

## **PROJECT STATEMENT:**

The site identified for this new project is the current location of the Lone Oaks Farm 4-H Center in Hardeman County, TN. The Lone Oaks Farm property includes 1,200 acres of scenic pasture, large bodies of water, and protected woodlands. The recently completed Master Plan by Nelson Byrd Woltz, Landscape Architects has identified the proposed site location. The Shooting Sports Complex site uses access from Sain Road to provide a publicly accessible shooting opportunity for residents of the county, visitors and school groups. This project will construct various shooting ranges, construct a Hunter Education Classroom Building, Halfway House, and Outdoor Pavilion. Site work will include roads, parking, landscaping and infrastructure.

## **PROJECT DESCRIPTION:**

Hunter Education Classroom (new) +/- 6,500 GSF (Phase I)  
(includes multi-purpose spaces, kitchen, storage, restrooms)

Outdoor Pavilion (new) +/- 2,500 GSF (Phase I)  
Outdoor Pavilion Expansion with Restrooms +/-3,000 GSF (Phase II)

Halfway House (new) +/- 750 GSF (Phase I)

### Clays Target Ranges: (Phase I)

Three combination fields of trap, skeet, and 5-stand sporting clays course, 100-target traditional sporting clays course adequate to host regional & state-wide events. Halfway House to include restrooms & vending space for large events.

### Site Improvements: (Phase I)

Excavation, grading, new road construction and parking area, cart paths, infrastructure to include electricity, water, waste and storm water. Careful consideration must be given to the many important architectural, agricultural, landscape and ecological elements of the property.

## **PROJECT RESTRICTIONS:**

Site access is limited to the Sain Road entrance. The 4-H camp season schedule is May-August and conferencing facilities are used all year. No vehicle accessibility to the site for construction is permitted off of Lake Hardeman Road.

## **DESIGN STANDARDS:**

The Master Plan documents all exiting architecture at Lone Oaks Farm. The Shop, Tractor Shed, Implement Tower and the Stable exhibit the existing qualities of the architecture that should be modeled to create a unique space that feels authentic to the farm experience. Site Information and Master Plan Documents are available for reference.

