Project Title	College of Veterinary Medicine Building & Cherokee Lab Improvements 540/001-03-2018
Institution	UT Institute of Agriculture
Description	This project will provide for improvements to the Veterinary Medical Center. Windows, skylights, portions of the HVAC and lighting systems will be replaced. Emergency power, caging, freezers and coolers will also be replaced. Work at the Cherokee Lab Animal Facility includes replacing the existing air handler, gas-fired boiler and water heater and chilled water recirculating pumps Please see attached Program Overview dated July 9, 2018
Project Schedule	Designer Award by SBC Executive Sub-Committee – August Project schedule – Design/Bid/NTP/SC
Anticipated Licensed Professionals and consultants for Basic Services:	All Disciplines Required for Basic Services
Estimated Total Project Cost	$6,700,000
Maximum Allowable Construction Cost (MACC)	$5,885,000
Designer Fee:	$458,150 ($5,885,000 x .06228 x 1.25)
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 - $200,000 Disease, each employee - $200,000 Disease, policy limits - $1,000,000 Professional Liability Insurance Each Claim - $1,000,000 Annual Aggregate - $1,000,000
Project Category:	Standard
Designer Solicitation Date	July 17, 2018
Letter of Interest Due Date	July 31, 2018

College of Veterinary Medicine Building Improvements
Knoxville, TN
July 9, 2018

PROJECT OVERVIEW

HISTORIC PROFILE:
The College of Veterinary Medicine was constructed in 1976 and is approximately (42) years old. Portions of HVAC and related scope have been completed in previous phases. Remaining HVAC & associated equipment have exceeded their life-expectancy, skylights, windows and frames have deteriorated, leak and are not energy efficient. Air handlers, boiler, water heater and pumps have exceeded their life-expectancy at the Cherokee Lab Animal Facility.

PROJECT DESCRIPTION:
The project is located at the College of Veterinary Medicine, 2407 River Drive, Knoxville, TN. This project will address the HVAC system and building modifications that were omitted from Phase 1 and 2 due to budget constraints. Fire rating modifications required by the SFM that address safety, health, environmental issues, and USDA issues will also require investigation and compliance.

Interior Improvements will include:
Replacement of centrifugal air handlers (AC-A5, AC-A6 & AC-B2) and associated chilled water coils, drain pans, and filter racks. (refer to attached color-coded diagrams). Removal of existing ceilings and installation of newly designed ceilings with new light fixtures and diffusers in all rooms served by units. New acoustical ceiling design in the corridors affected by renovations. The current corridor ceiling has open louvers that expose all of the plenum ductwork, conduit, etc., and allows insulation and dust to drop from the ceiling into the corridor. Replace exhaust fans serving areas where new work is being done. Laboratory and fume hood exhaust will be a on a case by case basis. Electrical work will be done in support of new equipment installation and includes new circuits to provide electrical power to the VAV terminal transformers, new circuits to new air handlers, and exhaust fans. The new lighting system will be re-circuited and fitted with occupancy sensors for automatic control. New HVAC work for Cherokee Lab Animal Facility will be for Building 4 Annex. Alternates could include replacement of lab coolers, domestic hot water heat pump and new condenser water pumps.

Exterior Improvements:
Replacement of all fixed and operable windows and frames in the original 1976 hospital. Investigative work will be required to determine if window head flashing has deteriorated. Replacement of glass in skylights at various locations.

PROJECT RESTRICTIONS:
The Veterinary Medical Center operates 24-hours a day, 7-days a week, and 365-days a year. The hospital provides daytime emergency care and after-hours emergency care for small animal, avian and exotics, equine and farm animals. Coordination of new ductwork, ceilings, lighting and structural modifications, new rated shaft walls, and relocation of existing ductwork, piping and electrical will require detailed coordination with Hospital Administration. Construction of a new Teaching and Learning Center project located adjacent to the existing library will commence January 2020-March 2021 and may impact this project and will require coordination.

DESIGN STANDARDS:
The UT Facilities Planning Office supports the UT System and Institutions with the planning and administration of the University's Capital Improvement Program and will provide administration of the design and construction. UTK Facilities Services will provide support and design & construction guidelines and existing utility identification and location. Smee + Busby Architects and I.C Thomasson Engineers were designers on Phase 1 and 2 and existing contract documents will be available.

ANTICIPATED SCHEDULE FOR DESIGN AND CONSTRUCTION:
It is important that construction is strategically phased to accommodate UT class scheduling. Faculty and students will be using this facility during construction. This may require installation of new equipment first before removing existing equipment.

RFP for Design Team	August-September 2018
SBC Selection of Design Team	September 2018
Complete Design and State Approvals	October 2018-August 2019
Bid/Award Construction Contract	September 2019-November 2019
Construction	December 2019-December 2020
Classes begin	January 2021