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| Project Title  | Residence Hall Improvements<br>540/009-04-2018  |
| Institution  | UT Knoxville  |
| Description  | <p>This project will renovate existing residence halls including Reese Hall and chiller plant. Improvements include building envelope issues; mechanical, HVAC and other building systems; infrastructure replacement; finishes and architectural enhancements; and furnishings and equipment replacement.</p> <p>Project Statement: See Attached dated October 4, 2018</p> <p>Project Restrictions / Limitations: It is anticipated for components of this project to be phased following the academic calendar.</p> <p>Construction Procurement Method: Design Bid Build</p> <p><b>Project Statement Clarifications:</b></p> <p><b>Hazardous Materials Investigation and Abatement will be included within the MACC of the project, however testing and oversight will be handled as an additional service.</b></p> <p><b>The Owner will handle FF&amp;E selections with the Designer providing those coordination services as required under Basic Services.</b></p> |
| Project Schedule   | <p>Designer Award by SBC Executive Sub-Committee – November 19, 2018</p> <p>Design and Construction: It is anticipated for this project to be completed in multiple phases with the bulk of construction occurring while the dorm is closed during the summers. Phase 1 construction should commence after the 2019 Spring Semester ends.</p>   |
| Anticipated Licensed Professionals and consultants for Basic Services: | All disciplines as required for Basic Services  |
| Estimated Total Project Cost   | \$9,000,000   |
| Maximum Allowable Construction Cost (MACC)                             | \$6,687,000   |
| Designer Fee:  | \$515,497 ( $\$6,687,000 \times .06167 \times 1.25$ )   |
| Insurance Coverage   | <p>Commercial General Liability</p> <p>Each Occurrence - \$1,000,000<br/>Aggregate - \$1,000,000</p> <p>Commercial Automobile Liability</p>   |

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|                             | <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 - \$100,000<br/> Disease, each employee - \$100,000<br/> Disease, policy limits - \$1,000,000</p> <p>Professional Liability Insurance</p> <p>Each Claim - \$1,000,000<br/> Annual Aggregate - \$2,000,000</p> |
| Project Category:           | Standard  |
| Designer Solicitation Date  | October 18, 2018 / Updated October 26, 2018   |
| Letter of Interest Due Date | November 1, 2018  |



THE UNIVERSITY OF  
**TENNESSEE**  
KNOXVILLE

## **RESIDENCE HALL IMPROVEMENTS**

### **REESE HALL RENOVATIONS**

October 4, 2018

#### PROJECT OVERVIEW

Reese Hall is an active residence hall on the University of Tennessee Knoxville (UTK) Campus. According to UTK's West Campus Master Plan, Reese Hall will supply the extra bed capacity required while construction in West Campus Housing project is underway. Orange Hall and White Hall were completed in 2017, while Buildings 3 and 6 are anticipated to be completed in late 2018. Planned renovations for Reese Hall will predominantly involve implementing maintenance and code upgrades over the next few years. This project will enable the campus to utilize existing infrastructure and perform necessary upgrades and aesthetic treatment to Reese Hall according to campus standards and guidelines.

#### DESIGN CRITERIA

##### Architectural Systems

Reese Hall was constructed in 1965 using the 1960's modern style prevalent during its day, which consisted of reinforced concrete with brick veneer. It has nine floors totaling 110,532 gross square feet. The architectural character of Reese is not conformant with the current Collegiate Gothic architectural style the campus has adapted to reflect the contextual architectural style at UTK. For purposes of this project, Reese Hall shall abide with its current architectural style and features, and conformance with UTK's exterior preferences for new buildings will be waived. The Designer will evaluate the roof and recommend necessary repairs. Other work, such as hazardous materials abatement, exterior façade improvements and bridge repair will also be included in the designer's scope.

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**BIG ORANGE. BIG IDEAS.**

*Flagship Campus of the University of Tennessee System* 

## Interiors

Basic interior improvements will include new furniture, carpet, paint, and window blinds. Doors not already outfitted with door card access will be upgraded to include card access. Drywall touchups will be conducted prior to painting. The interior design for this building will include appropriate branding by incorporating UTK's colors and graphics into permanent design elements and furniture choices. UTK Brand Guidelines and Lock and Key Design Guidelines will apply.

## Utilities, Mechanical, Electrical and Plumbing Systems

All existing utilities are owned by UTK or the Knoxville Utilities Board. This building is connected to the campus steam and electrical systems, and it is expected to remain so in the foreseeable future. The Designer will evaluate the capacity and condition of utility services to Reese Hall and recommend upgrades where necessary. Currently planned utilities improvements include evaluation and repair of storm drains and the water main trunk line. Additionally, two chillers and a cooling tower are required to be replaced and dorm restrooms require plumbing upgrades. Mechanical, electrical and plumbing systems may require upgrades, and will be evaluated by the Designer. The building fire alarm system was upgraded a few years ago and will be reviewed to ensure it is working properly and in code. Necessary improvements will be recommended by the Designer. A fire pump room will be required to be designed and installed. All work shall comply with UTK's Campus Utilities guidelines.

## Audio-Visual + Technology

Existing audio-visual (A/V) equipment is antiquated and needs replacing. Common areas will receive A/V upgrades. All A/V and technology systems for the project will be designed following UTK's A/V standards and in cooperation with the University of Tennessee Knoxville Office of Information Technology (OIT). The installation will be conducted by UT OIT.

## PROJECT RESTRICTIONS

Project construction shall work around the University's academic calendar, allowing residents full access, comfort, and safety at all times. The University of Tennessee, Knoxville Design Criteria Preferences (September 6, 2017) apply. Major infrastructure works that require power outages or may impede or restrict access to certain areas of the building shall be scheduled during the summer months while the building is unoccupied. Notices shall be issued well ahead of time, to allow the

University to make arrangements, if necessary, for alternatives, and to alert the residents beforehand.

## CAMPUS ENTITIES INVOLVED

UTK Housing  
UTK Facilities Services  
UT Facilities Planning  
UTK Office of Information Technology  
UTK Volcard Office  
UTK Parking Services

## SCOPE OF WORK

- Evaluate and design repairs of building exterior veneer and bridge
- Evaluate and recommend necessary repairs to the roof
- Design interior improvements: carpet, paint, drywall touch ups, door card access hardware and window blinds
- Coordinate with UT Housing on furniture placement
- Evaluate capacity and condition of all utility services and make recommendations for upgrades
  - Evaluate condition of storm drains and replace/repair as necessary
  - Evaluate condition of water main trunk line in building, and replace or repair portions as necessary
  - Identify and conduct plumbing and fixture repairs and replacements in all bathrooms
- Design Chiller House upgrades
  - Design replacement of Cooling Tower #3 and associated work in Chiller House
  - Design replacement of 2 of 3 Chillers and associated work in Chiller House
  - Design VFDs on all remaining pumps
  - Design new enclosure and roof, electrical and mechanical components for Chiller House
  - Evaluate utility connection and design new condensate line from Reese Hall back to manhole
  - Design optimization controls for Chiller Plant
- Design fire alarm system consistent with UTK's standards for fire alarm devices