

Request for Qualifications
For Construction Management Services (At Risk)

Sevier County Courts Building
Construction Project

Submittal Deadline: July 27, 2022 by 4pm EST

Submit Qualifications to:


Allen Newton

SCEDC/PBA

Attn: CMAR RFQ

321 Court Avenue, Sevierville, TN 37862

The Public Building Authority of Sevier County, Tennessee

REQUEST FOR QUALIFICATIONS

The Public Building Authority of Sevier County, Tennessee, (hereafter referred to as "PBA"), invites interested and qualified construction managers (Respondents) to submit a Statement of Qualifications (SOQ) to provide construction management services with a guaranteed maximum price for preconstruction services and construction of the Sevier County Courts Building.

The delivery method for this project is commonly known as "Construction Manager at Risk" (CMAR). CMAR consists of a preconstruction phase and a construction phase. During the preconstruction phase, the Construction Manager ("CM") will collaborate with the Architect on the design, constructability, cost, schedule of the Project, and develop a Guaranteed Maximum Price (GMP) proposal to construct the Project. Upon the PBA's acceptance of the GMP, the PBA will issue a GMP Amendment to the contract to the CM for the construction phase. If the PBA and the CM do not agree upon a GMP, the PBA will not award the construction phase of the Project to the CM.

I. PROJECT DESCRIPTION

The facility will be located on county-owned property in Sevierville, TN. This Project involves multiple potential components. The final scope of work to be constructed is contingent upon the level of funding approved by the Sevier County Commission.

The proposed components include:

1. Lower level consisting of Judges parking and a secure corridor to the existing jail.
2. 1st level consists of 2 session courtrooms, judges offices, and a session court clerk office.
3. 2nd level consists of 2 circuit courtrooms, judges offices, jury assembly/multipurpose room, and circuit court clerk office.
4. The construction will be steel columns and beams with bar joists, concrete floors, and metal studs.
5. The lower level is 12,500 sf, 1st level has 25,900 sf, and 2nd level is 22,400sf. The total is 60,800 sf.

Project Schedule

SCHEMATIC DESIGN – BEGINNING OF MARCH > MIDDLE OF MAY 2022
DESIGN DEVELOPMENT – MIDDLE OF MAY > MIDDLE OF JULY
CONSTRUCTION MANAGER AT RISK SELECTION – END OF AUGUST
DESIGN DEVELOPMENT ESTIMATE – 2 WEEKS
OWNER REVIEW – 1 WEEK
CONSTRUCTION DOCUMENTS – END OF JULY > NOVEMBER
GUARANTEED MAXIMUM PRICE – OCTOBER/NOVEMBER
OWNER REVIEW – 2 WEEKS
STATE FIRE MARSHAL REVIEW – 1 MONTH
CONSTRUCTION – JANUARY > TBD

The construction budget is approximately \$21,000,000.

II. SCOPE OF CONSTRUCTION MANAGEMENT SERVICES

The work to be performed by the CM is specified in the preconstruction and construction phase portions of the contract document. The basis for the contract will be the American Institute of Architects (AIA), Standard Form of Agreement between Owner and the Construction Manager as Constructor, AIA Document AI 33-2019.

In submitting a SOQ, the Respondent represents that it is qualified and capable to provide all the requirements of the contract. The following is a brief overview of the services the CM will be required to perform:

1. Develop the initial cost estimate and provide continuous cost management to assure the design is within the budget.
2. Participate in the development of the design and provide constructability reviews and analysis. Offer suggestions to improve the quality of the Project.
3. Provide construction planning, phasing, and scheduling during design and through construction completion.
4. Develop and maintain a Project schedule that incorporates all tasks and approvals of all involved parties necessary to complete the Project within the contract durations.
5. Provide quality assurance.
6. Bring design-assist trade subcontractors into the design phase appropriate for the Project and as approved by the County.
7. Provide cost estimating and value engineering. Reconcile CM cost estimates with Architect's cost estimates.
8. Coordinate with and provide information as required to regulatory agencies. Schedule and monitor required agency approvals.
9. Prequalify trade contractors to comply with County's standards.
10. Develop Trade Contractor Bid Packages and receive bids in the most logical, competitive, and seamless manner.
11. Complete constructability reviews of the construction documents and ensure that trade bid packages include a complete scope of work.
12. Submit a Guaranteed Maximum Price proposal.

13. Manage and administer the Project construction phase to achieve construction completion within the contract time and budget and with high quality workmanship.

III. CM SELECTION PROCESS

The PBA will review all submitted qualifications packages that comply with the requirements contained within this document. The criteria by which the packages will be evaluated include:

1. Experience and successful completion of similar projects (Tennessee preferred)
2. Experience and ability of key personnel.
3. Understanding of CMR delivery method and ability to successfully complete the expected scope of work on schedule and within budget.
4. Proximity of CMR to project location.
5. Past success with and plan for maximizing local participation.
6. Financial Strength
7. Feedback from client references
8. Any other information provided to the PBA

Note that the above selection criteria are not ranked in order of importance.

The PBA will award the contract for preconstruction services to the Respondent that meets the requirements of the RFQ and that the PBA deems best qualified to successfully deliver the required services. In the event a contract cannot be negotiated with the best qualified firm, the PBA reserves the right to terminate negotiations with that firm and initiate negotiations with the next best qualified firm. The judgement of the PBA in this selection process is not subject to appeal.

Some or all companies may be invited to do a presentation to the PBA and be interviewed and questioned on their qualifications.

The PBA reserves the right to reject all responses to the RFQ. The PBA will not pay costs associated with the preparation of a proposal. There is no guarantee the construction phase portion of the contract will be awarded.

IV. RESPONSE SCHEDULE

Request for Qualifications issued: June 23, 2022

Deadline for RFQ questions: July 7, 2022 by 4pm EST

RFQ Submittal Deadline: July 27, 2022 by 4pm EST

Selection Date: By August 31, 2022

V. QUALIFICATION SUBMISSION REQUIREMENTS

A Statement of Qualifications must be received in the Sevier County Economic Development Council Office shown herein before the date and time shown in the Response Schedule.

Respondents for this Project shall submit a Statement of Qualifications in accordance with the following instructions:

- 1 Provide all information requested by this RFQ.
- 2 Provide information on Attachment A concerning the General Contractor Fee Proposal.
- 3 Provide information as it pertains to your firm. When referencing projects that were joint ventures, indicate such and explain your firm's role in the project.
- 4 The SOQ should be well organized and as concise and complete as possible while still providing the requested information.
- 5 Information you believe is relevant to the selection of your firm for this Project but not requested by the RFQ may be submitted as an appendix to the SOQ.
- 6 Where contact information is requested, include the company name, address and a company representative's name, phone number and e-mail address.
- 7 Each Respondent must submit six copies of the Technical Proposal and a single digital file copy in a searchable PDF format on a flash drive, not password protected.
- 8 The Respondent must enclose all documents and flash drive in a sealed package. The Respondent shall clearly mark the package as follows:

**Technical Proposal
CMAR Services
Sevier County Courts Building
Submitted by:
CMAR Name
Contractor License No. Classification, Expiration Date, License Limit
Contact Person Name, Address, Phone Number and E-mail**

- 9 SOQ must be received by July 27, 2022 by 4pm EST to be considered.

Submit Qualifications to:

**Allen Newton
SCEDC/PBA
Attn: CMAR RFQ
321 Court Avenue
Sevierville, TN 37862**

VI. OFFICE FOR THE SELECTION PROCESS

All communications and questions concerning the selection process should be directed to Allen Newton, Sevier County Economic Development Council\PBA, allennewton@hotmail.com. Please submit all questions and communications in email form.

VII. QUALIFICATIONS, EXPERIENCE, AND TECHNICAL APPROACH

Provide the following information in your SOQ. If all information is not provided, the SOQ may not be considered. The PBA may, at its discretion, call the contacts provided or others as may become known for reference checks. SOQs should be organized with numbered tabs corresponding to the following questions. Provide concise and complete responses; non-requested information and lengthy responses are discouraged.

1. Cover letter confirming that your firm's submittal is in response to the RFQ and agrees to enter into a contract if selected.
2. Organization Information:
 - a. Identify your firm's full legal name, address, phone, fax, and website.
 - b. Include organization chart of the company. Give titles and names of positions.
3. Provide the address of the office that will manage this project.
4. Copy of your firm's Tennessee Contractor License.
5. Experience and successful completion of CMAR projects similar in scope and complexity to the proposed project (Tennessee preferred).
6. Experience and ability of key personnel.
7. Understanding of CMAR delivery method and ability to successfully complete the expected scope of work on schedule and within budget.
8. Past success with and plan for maximizing local and minority participation.
9. Provide a letter from Respondent's surety agency stating Respondent's capability to provide bonding for a \$21,000,000 project.
10. Provide a maximum of three client references regarding company's performance on relevant projects of similar scope.
11. Provide General Contractor Fee Proposal according to Attachment A.

Note that the above selection criteria are not ranked in order of importance.

VIII. QUESTIONS

All questions regarding this RFQ for the CMAR selection process listed herein must be submitted in writing by e-mail to Allen Newton (allennewton@hotmail.com) by 4pm EST on July 7, 2022, as indicated in the Response Schedule. Questions received after the due date will not be considered. Responses to submitted questions will be emailed to all registered Respondents. No verbal questions will be considered. Per Tennessee Law, no communications are allowed within 96 hours of RFQ deadline.

IX. CONFIDENTIALITY OF DOCUMENTS

In general, documents that are submitted as part of the response to this RFQ will become public records and will be subject to public disclosure. Tennessee General Statutes Section Title 10, Chapter 7, Part 5 provides a method for protecting some documents from public disclosure.

Attachment A

Fee Proposal Construction Management Services at Risk For the construction of the Sevier County Courts Building

Legal Name of Proposer _____

Address: _____

In response to the RFQ/P dated _____ and the following Addenda thereto, the undersigned proposed the following:

Addendum No. _____ Pages _____ Dated _____

Addendum No. _____ Pages _____ Dated _____

The undersigned proposes the following:

a. Pre-Construction Services Fee - For all services and expenses, the fixed amount of \$ _____ payable monthly in proportion to the services rendered.

b. General Services - General Contractor

1. Contractor's Fee _____ % of the Cost of the Work as defined in the Owner-Contractor Agreement. This Fee will become a fixed amount at the time a Guaranteed Maximum Price (GMP) is accepted by the Owner and authorized by Addendum to the Contract and will become the minimum fee due the Contractor unless the Owner authorizes a substantial reduction in scope or the contract is terminated. For net increases to the Cost of the Work authorized by Change Order in excess of \$100,000 above the Cost of the Work stated in the original GMP, the Contractor's Fee will be increased by the same percentage times the net increase in the Cost of the Work. The Contractor's Fee also included the Pre-Construction Services Fee.

Signed this _____ Day of _____, 2022. The following individual(s) are authorized to make a binding offer on behalf of the Proposer.

Signature

Position

Company

SCHEMATIC DESIGN



SEVIER COUNTY NEW COURTHOUSE

SEVIERVILLE, TN

MAY 2022

INTRODUCTION

The new Sevier County Courts Building grew from the necessity of an expanding courts functions in a growing community. The design and vision for this project reaches beyond the immediate bounds of the building site. Instead, the new courts building must fit into the fabric of a campus populated by a Historic Courthouse, County Administration, Jail, and Juvenile Detention facilities.

This propagates the need for the new courts building to be in harmony with its region and historic Courthouse. One such a historic paradigm to limit the height of the new building and maintain the hierarchy and presence of the Historic Courthouse. The location of the new courthouse was carefully selected to achieve strategic connections between the Historic Courthouse, Jail, Juvenile Facility, and parking. The new Courts Building is oriented in parallel of the Historic Courthouse, a conjoining sidewalk will link the two and guide public and users through designed way-finding strategies. A connection will be made between the historic Courthouse and the new Courts Building through a secure stair entry to court. The new court house will have a private stair entry from the north which leads to a secure elevator for the transportation of juveniles to and from the facility. Preserving parking was also a driving force for the location of the new Courts Building. By preserving the two main parking lots there is still easy access for visitors and staff alike with connecting sidewalks for way finding.

The design and how all the materials are put together needs to be beautiful and offer residents, the workforce and visitors alike a stunning experience that taps all the senses.

Schematic Design, the first phase of the project, includes the verification of the program, the design concept and discipline specific descriptions of the proposed building systems. It is a record of the design decisions and refinements of the concept design and serves as a basis of documentation for construction.

The information included is intended to summarize the schematic design of the building and to serve as the basis for the beginning of Design Development work.



SCHEMATIC DESIGN- EARLY PHASE 1 MASSING STUDY

ARCHITECTURAL NARRATIVE

ARCHITECTURAL DESIGN

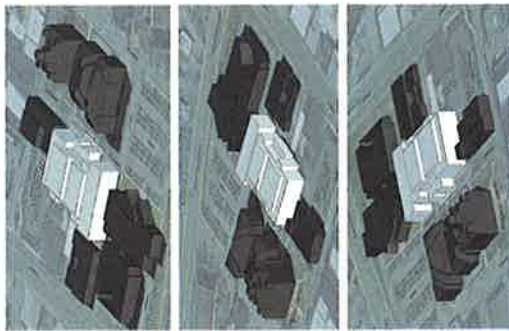
The basic building blocks for a courthouse is the court set. The components of the court set are two courtrooms that share a common holding area and jury box. Each courtroom is designed to be symmetrical and will hear each case. This courthouse has incorporated a judges' suite which includes a chamber for each judge, an administrative assistant office per judge, and a shared judges' conference room.

The typical court floor includes one court set for a total of two courtrooms, two judges' chambers, an administrative assistant office, a shared judges' conference room, and a jury box. The typical court floor includes small conference rooms at the staff side of the building along with support spaces. On the public side of the courtrooms, two attorney/client rooms are included for each courtroom, along with two small conference rooms.

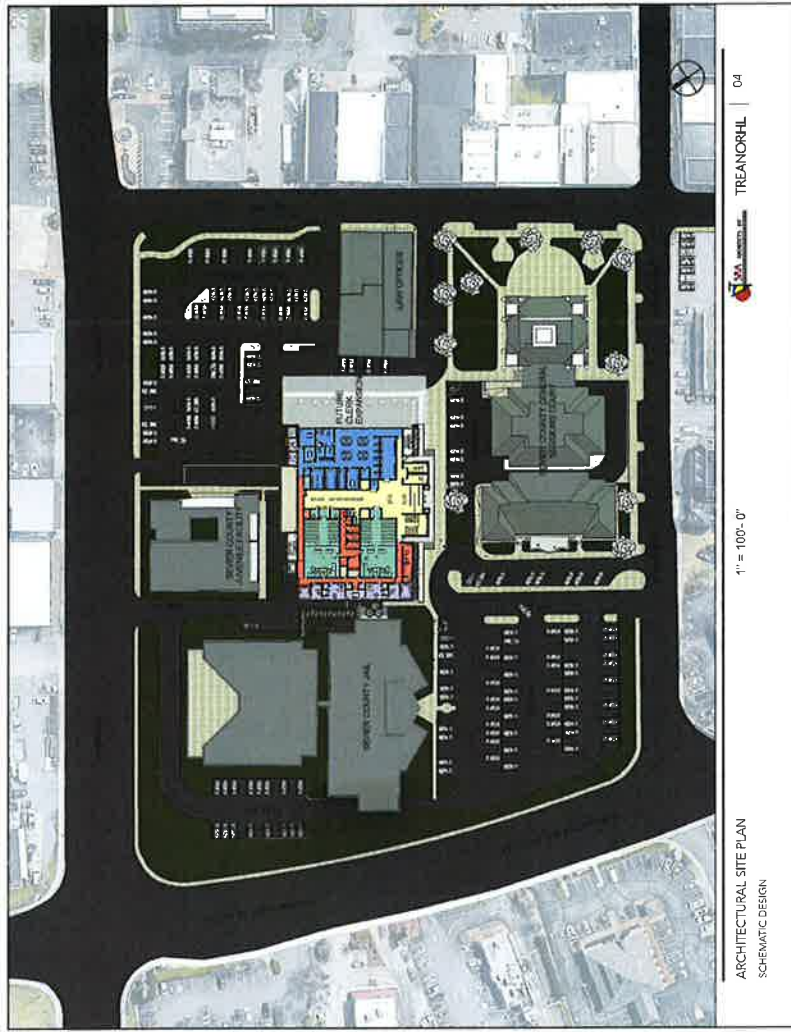
The new Courthouse will be two stories above grade. Level one houses the Sessions Courts and Sessions Clerk which is contained by a secure corridor. The design of the Sessions Court accommodates a gallery sized for 122. Level two houses the Circuit Court and Circuit Clerk which is also contained by a secure corridor. The design of the Circuit Court accommodates a jury box to seat 14 jurors and a gallery sized for 117. Level two will also house a jury assemble space that will double as an overflow courtroom.

The court floor features three separate circulation systems for the various constituents that use the building. The public accesses the courtroom from the centrally located and large public waiting areas, the judiciary access the courtroom from the secure corridor on the opposite side, and in-courtesy access exists for attorneys and court staff. The judges access the court floor via a secure elevator that connects directly to the judges' secure parking.

A variety of court floor options and massing studies were analyzed. All options were evaluated in terms of circulation and general massing given the site constraints. The design team evaluated various options to determine the most desirable. This design allows for program to be symmetrically placed on either side of a public corridor. Which gave flexibility for future courtrooms and judges' suites to be placed in the phase 1 designed jury assemble and Clerk space. The new Clerks offices would be located directly beside the Judges' suites to the east.



SCHEMATIC DESIGN/EARLY PHASE 2 MASSING STUDY



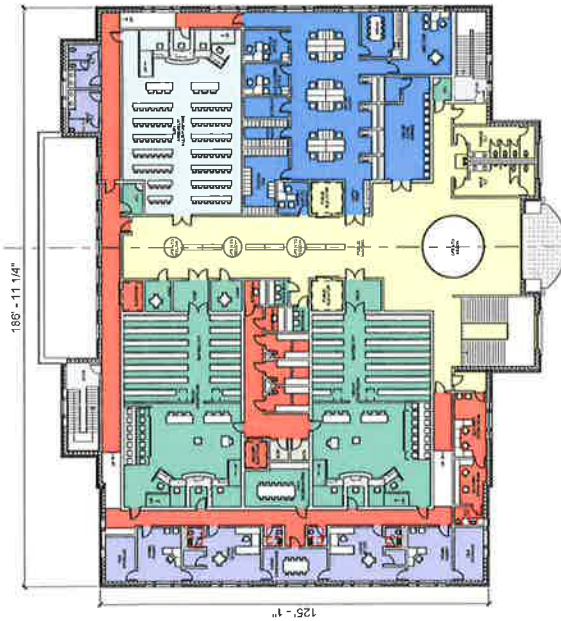
ARCHITECTURAL SITE PLAN
SCHEMATIC DESIGN

1" = 100'-0"

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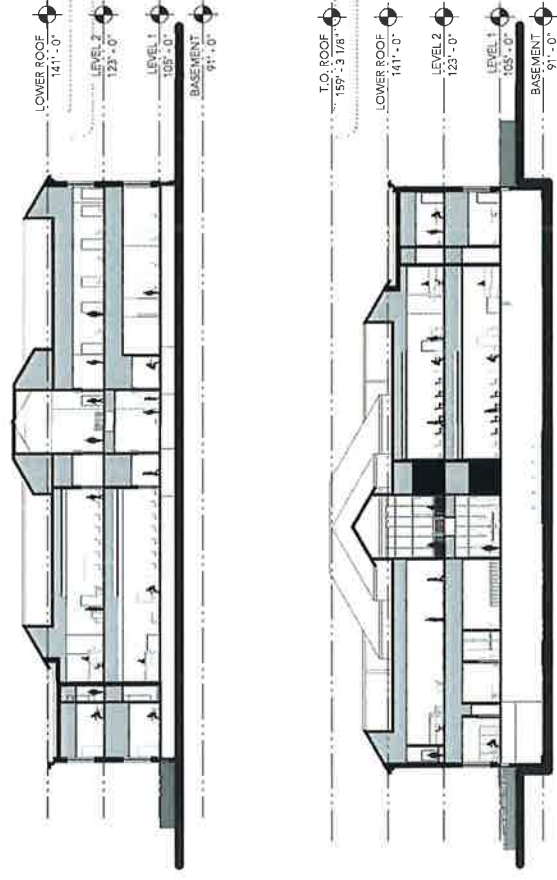
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DEPARTMENT LEGEND

- BUILDING SUPPORT
- CLERK
- COURT'S SUPPORT
- JURY ASSEMBLY
- PUBLIC CIRCULATION
- SECURITY OPERATIONS
- SECURITY PARKING

| | |
|---------|-------------|
| LEVEL 0 | = 12,490CSF |
| LEVEL 1 | = 25,863CSF |
| LEVEL 2 | = 54,435CSF |
| TOTAL | = 92,788CSF |



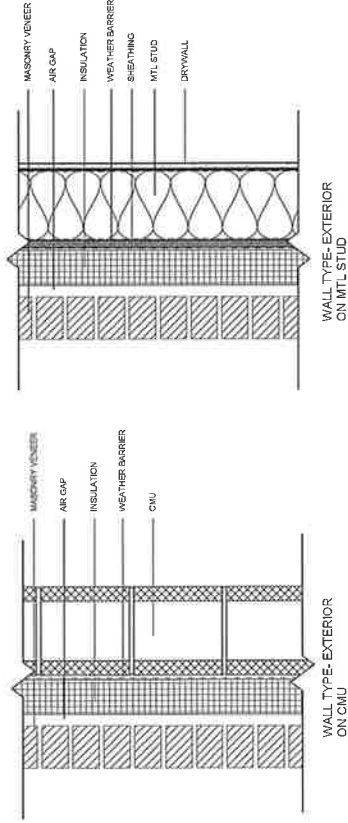
PRECEDENT STUDY

A precedent study is a study of what came before, an example, or rule to follow. A precedent study can help shape and inform the design of a project. The new courts building grows in the center of the site that includes the significance of the Historic Courthouse. Below are rules found to help shape the design and play respect to the historic courthouse.



- HP ROOF
- MATERIAL TRANSITION AT ROOF LEVEL
- SMOOTH TERRACOTTA BRICK AT SECOND LEVEL
- WIDE STONE BANDING AT TOP WINDOW
- 3 OVER 2 WINDOW REPARTITION
- THIN STONE BANDING AT FLOOR LINE
- PORTICO ENTRY
- MULTIPLE TERRACOTTA BRICK BANDING AT THE FIRST LEVEL
- GRANITE STONE BASE
- WATER TABLE WINDOWS

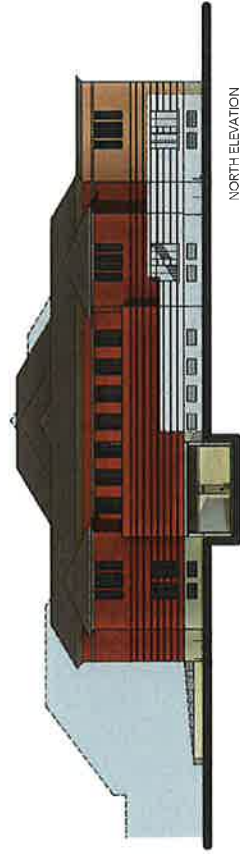
PRECEDENT STUDY
SCHEMATIC DESIGN



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1/12" = 1'-0"

TYPICAL EXTERIOR ENVELOPE TYPE
SCHEMATIC DESIGN



NORTH ELEVATION



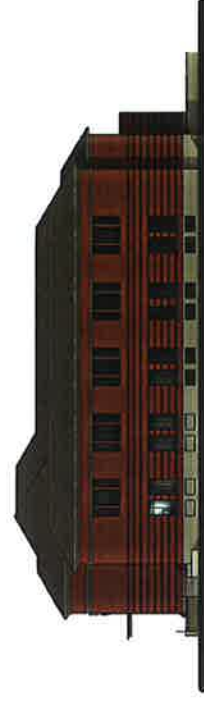
SOUTH ELEVATION

BUILDING ELEVATIONS
SCHEMATIC DESIGN

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EAST ELEVATION



WEST ELEVATION

BUILDING ELEVATIONS
SCHEMATIC DESIGN

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VIEW FROM EXISTING COURTS
SCHEMATIC DESIGN



VIEW FROM JAIL PARKING
SCHEMATIC DESIGN



VIEW FROM THE NORTHWEST
SCHEMATIC DESIGN



VIEW FROM THE NORTHEAST PARKING
SCHEMATIC DESIGN

DAY LIGHTING STUDY

Appropriately sized and located windows can dramatically increase the health and happiness of the building occupants. Which, also translates to increasing worker productivity and decreasing the need for artificial lighting. This can dramatically reduce energy costs and produce savings for the building owner. The goal of this study is to understand the amount of day lighting the current design delivers into the building throughout a day. The location and placement of windows and fully insulated walls with regards to the location and intensity of the sun, affects the transfer of heat and light into and out of the building.

Northern windows may only be exposed to direct sunlight at dawn and dusk during warmer months and southern windows are exposed to direct sunlight for most days during cooler and warmer months. Maximizing southern windows could provide passive heat gain during colder months, but would need to be protected during the warmer months to prevent undesired solar heat gain. The knowledge gained from these studies can help drive a design that is more energy efficient and lessens the load demand on mechanical systems, which will reduce energy costs over time.

