

PROJECT ANNOUNCEMENT

Post Date: 09.08.2020

Submittal Deadline: 09.22.2020

Project Title: MTRO One Cannon Elevator Upgrades

Facility Name: Middle TN Regional Office

City: Nashville

County: Davidson

SBC Project No.:

Agency: DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

Maximum Allowable Construction Cost (MACC): \$393,250.00

Development Manager: Freeman, Doug

Agency Representative: Brummett, Kent

Project Description:

Elevator upgrades in the One Cannon Building and all required related work.

Additional information about the project can be found in the project's program document included as a part of this announcement.

Special Design or Submission Requirements:

Design firms with experience in elevator modernization projects are preferred with that experience demonstrated in the response.

Note: All information previously made available to consultants, by the State, and all information supplied by consultants to the State, relating to the subject project, will be made available to any potential respondents. Potential respondents desiring to review these documents can submit a request to STREAMDesigner.Interest@TN.gov.

Anticipated SBC Approval Date: 10.08.2020

Anticipated ESC Designer Selection Date: 10.19.2020

Anticipated Designer NTP Date: 01.25.2021

Anticipated Project Bid Date: 10.28.2021



DATE: July 30, 2019

TO: Doug Freeman
Development Manager
STREAM
Tennessee Tower, 24th Floor
312 Rosa L Parks Avenue
Nashville, Tennessee 37243

RE: MTRO One Cannon Building Elevator Upgrades
275 Stewarts Ferry Pike
Nashville, TN 37214
SBC #: 346/000-02-2015

Dear Doug,

Per your request, EOA Architects has performed a review of the proposed program for upgrading the existing elevators at the One Cannon Building at the Middle Tennessee Regional Office Campus located in Nashville, TN. This included a site review meeting to review the current condition of the elevators, and to confirm the scope of needed improvements. Based on site observations and a review of the existing documents, we have provided a narrative report, a recommended scope of work, and an estimate of the probable construction costs.

The following report includes observations made during this site review meeting, recommendations for remediation of issues, and photographs of the areas observed:

Observations:

- A. The building is part of the Middle Tennessee Regional Office Campus, and is a former hospital that is currently used as an office building.
- B. Per the International Building Code the construction type IIB (non-combustible), and the occupancy type is B - Business.
- C. The building contains four stories, all served by the elevators, which are side by side off a central corridor.
- D. The elevators are hydraulic.
- E. The elevator cabs are both 5'-0" x 7'-8" clear inside (the current building codes require a minimum size of 3'-6" x 5'-0").
- F. The elevator equipment, including the controllers, is located in the Basement level of the building, in a mechanical room with other equipment. Current codes require elevator equipment to be located in a room used solely for that purpose, or physically separated from the rest of the space.

- G. The elevator controllers are obsolete and beyond their useful life.
- H. The door operators are also obsolete, and the source of numerous service calls.
- I. The cab finishes are worn and damaged, and in need of an upgrade.

Considerations:

Based on the observations noted above and discussions with the State and elevator company, we have considered the following:

- A. Replacement of the elevator controllers, and the door operators.
- B. Provide an enclosure for the elevator equipment to separate it from the non-related equipment in the mechanical room.
- C. Update the cab finishes with new.

Recommendations:

After considering the current condition of the elevators and equipment, along with the above options in terms of functionality, maintenance, aesthetics, and cost, we feel that the following represents the most viable solutions for the proposed upgrades:

- A. Replace the existing elevator controllers which are obsolete and are at the end of their useful life.
- B. Replace the existing elevator door operators, which are the older style operators. with new door operators. The existing door operators cause a majority of callouts, and replacing them at the same time as the controllers is cost effective as opposed to replacing them on their own at a later date
- C. A new chain link enclosure, approximately 8' high, will be required to separate the elevator equipment from the rest of the equipment in the mechanical room on the basement level (directly behind the elevator shafts). This will need to include access into the enclosure, and adequate clearances to access the equipment on both sides of the fence.
- D. Provide new finishes in both of the elevator cabs (from KONE's palette of cab interior design themes):
 - 1. Flooring – woven vinyl
 - 2. Walls – laminate wall panels with stainless steel reveals
 - 3. Front wall – stainless steel
 - 4. Skirting – stainless steel
 - 5. Ceiling – stainless steel with LED spotlights
 - 6. Handrail (at back wall only) – stainless steel
 - 7. Cab doors – stainless steel

Representative Photographs:



1) Area of existing elevator equipment in basement Mechanical Room.



2) Existing controller to be replaced.



3) Elevator equipment in Mechanical Room.



4) Area of elevator equipment will be need to be separated from rest of equipment by a chain link fence.



5) Example of condition of elevator doors and frames.



6) Refer to Photo #5.



7) Elevator cab finishes are in poor condition and in need of replacement/upgrade.



8) Refer to Photo 7.



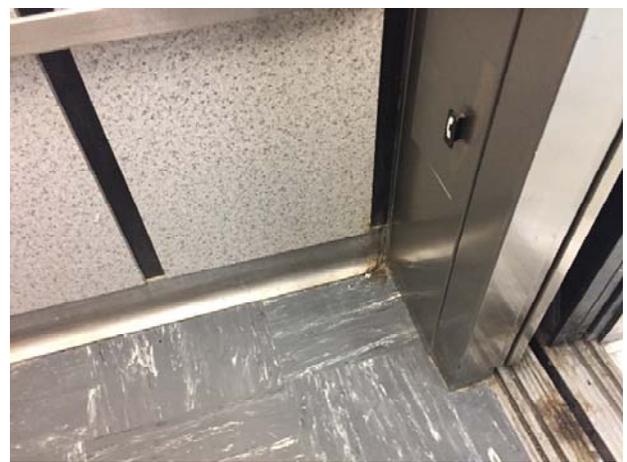
9) Ceilings in need of replacement.



10) Refer to Photo 9.



11) Floors and walls in poor condition.



12) Refer to Photo 11.



13) Damaged cab wall panels in need of replacement.



14) Refer to Phot #13.

Report by: Kevin Hudson, EOA Architects

Copies: STREAM, DIDD, EOA

File No.: P:\19\19.017.00 MTRO One Cannon Elev Upgrades\05-Deliverables\Consultant Report

Opinion of Probable Cost

Project Phase: Programing

Report Date: 07/30/19

Project Architec EOA Architects

Project Name: MTRO One Cannon Building - Elevator Upgrades

Project # SBC #346/000-02-2015

Item	Quantity	Unit	Labor	Material	Subcontract	Unit Cost	Total	Remarks and Subtotals
Elevators								\$ 159,500.00
Replace Elevator Controllers and Door Operators	2	cost per each			\$ 52,500.00	\$ 52,500.00	\$ 105,000	
Replace Elevator Cab Finishes	2	cost per each			\$ 25,000.00	\$ 25,000.00	\$ 50,000	
New Fencing and Lockable Gate to enclose equipment	1	cost per each			\$ 4,500.00	\$ 4,500.00	\$ 4,500	

Estimates of construction quantities and opinion of probable costs provided are made on the basis of our experience and the level of design. They represent our best judgment as design professionals. We cannot and do not, however, guarantee that the actual construction quantities or costs will not vary from our quantities and cost estimates. EOA Architects PLLC makes no warranty, expressed or implied, for the accuracy of such opinions as compared to bid or actual costs.

							Subtotal	\$ 159,500
Design Contingency					2.0%	percent	\$	3,190
							Subtotal	\$ 162,690
General Conditions					15.0%	percent	\$	24,404
Building Permit							\$	5,500
							Subtotal	\$ 192,594
Overhead and Profit					15.0%	percent	\$	28,889
							Subtotal	\$ 221,483
Construction Contingency					3.0%	percent	\$	6,644
							Subtotal	\$ 228,127
Builder's Risk					0.55%	percent	\$	1,255
Bond					1.50%	percent	\$	3,422
							Total	\$ 232,804