

2.4 PROJECT NARRATIVE AND DOCUMENTATION

DESIGN TEAM

ARCHITECT

The Crump Firm, Inc.

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Walter Reed, AIA – Principal-In-Charge

Honore John Lartigue, LEED AP – Project Director

Keith Whaley – Project Architect

Jennifer Campbell, NCIDQ, IIDA, IIDA – Principle, Managing Director - Interior Design

Hattie Jones – Principle, Managing Director - Interior Design

Leigh Barker Hirsch, NCIDQ, IIDA – Senior Interior Designer

CONSULTANTS

Haltom Engineering – M,P, & FP

Liles Engineering Consultants - Electrical

Burr & Cole Consulting Engineers – Structural Engineering

Jacobs – Laboratory Consultant

Axias – Cost Estimating

WJHW – AV & Security

PROJECT DESCRIPTION

This project will renovate and modernize existing space in multiple different buildings to support research, as budget will allow. Work includes lab renovations, infrastructure improvements, and all related work. See additional attachments on list on the RFP webpage for initial Programming Document completed by the University of Memphis and for financial information on the SBC-1. The list of buildings where work will take place will include but is not limited to list of buildings:

1. Johnson Hall (No Sprinkler – Fully monitored)
2. Manning Hall (No Sprinkler – Fully monitored)
3. Fieldhouse (No Sprinkler – Fully monitored)
4. Ellington Hall (No Sprinkler – Fully monitored)
5. Clement Hall (No Sprinkler – Fully monitored)
6. JM Smith Chemistry (No Sprinkler – Fully monitored)
7. Engineering Science (Fully Sprinkled – Fully monitored)
8. Psychology Bldg. (No Sprinkler – Fully monitored)
9. Engineering Administration (Fully Sprinkled – Fully monitored)
10. Engineering Technology (Fully Sprinkled – Fully monitored)
11. Dunn Hall (No Sprinkler – Fully monitored)
12. Life Sciences (Fully Sprinkled – Fully monitored)
13. Ceri 3876 & 3890 Central (No Sprinkler – Fully monitored)
14. CERI 3892 & 3894 Central (No Sprinkler – Fully monitored)
15. CERI 3918 Central (No Sprinkler – Fully monitored)

Vacant space in the Defense Audit Building (No Sprinkler – Fully monitored) will be built-out under this contract to house existing lab spaces that must be vacated for major renovations. The Crump Firm is under contract and currently working on Programming.

Construction must follow the Tennessee Office of the State Architect guidelines for High Performance Building requirements (HPBr), information is available at:

<https://www.tn.gov/content/tn/osa/capital---real-estate/capital-projects/high-performance-building-requirements--hpbr-.html>

Contractor must follow the Tennessee Office of the State Architect guidelines for BIM projects using the TN OSA BIMs Version 2.0 - April 2023. Deliverables for COBie data will be restricted to basic MP&E systems. BIM guideline information is available at: <https://www.tn.gov/content/tn/osa/capital---real-estate/capital-projects/bim-standards.html>

ANTICIPATED PROJECT SCHEDULE

To be provided by The Crump Firm, Inc.

CONSTRUCTION BUDGET

Bid Target	\$61,000,000
Contingency	\$ 6,100,000
Maximum Allowable Construction Cost (MACC)	\$67,100,000
GMP (Bid Target plus ½ of Contingency)	\$64,050,000

Drawings

To be provided by The Crump Firm, Inc.