

## **Project Location**

Cordell Hull Complex  
436 6th Avenue North  
Nashville, TN 37243

## **Project Description, Expectations, and Objectives**

This project will entail:

- 1) renovation of existing building including mechanical, electrical, and fire protection systems; associated repairs/renovations to building finishes including demolition of walls, ceilings, flooring, lighting, and replacement of same; and new additions to the existing structure;
- 2) demolition of an existing building, the construction of a parking garage in its place, and installation of a new emergency generator;
- 3) improved subterranean access path to the Capitol.

**This Project is anticipated to be constructed in multiple phases and/or bid packages which will be developed with input from the CM/GC. Phases may run consecutively and/or concurrently and are anticipated to include:**

**Phase 1 – Demolition of Central Services** – This portion of the Project will include the demolition of the 70,000 square foot facility between the Cordell Hull and John Sevier buildings.

**Phase 2 – Deferred Maintenance of Cordell Hull** – This portion of the Project will involve the repair and/or replacement of building components and systems in the 365,000 square foot facility. Anticipated work includes waterproofing and foundation drainage replacement, exterior repairs and cleaning of the stone veneer, door and window system repairs and/or replacements, mechanical and electrical system upgrades, and related work for a complete, code-compliant "core and shell." Additional square footage may be added on the west side of the existing structure to provide shell space to accommodate proposed tenant-related requirements. A back-up generator for life safety and other specified loads may be included to accommodate proposed tenant operations. The facility was constructed in 1954 and received major renovations around 1995-96. The facility is served by DES with steam and chilled water. The majority of the air handlers have an expected remaining life of approximately ten to fifteen years and will not require replacement. LED lighting with wireless ZigBee based controls is anticipated to be included in relation to the planned tenant improvements.

**Phase 3 – Tenant Improvements to Cordell Hull** – This portion of the Project involves the build out of the core and shell spaces at Cordell Hull for permanent tenants per the current State standards for finishes, furnishings, and equipment. Upgrades in finishes, furnishings, equipment, and/or related specialized work pertaining to specific tenants and/or specific functions may be required as part of this phase. Segregated data connectivity and server room spaces shall be designed, cabled, finished, etc. as needed, and dependent on specific tenant(s) needs in coordination with State's Office of Information Resources ("OIR") or other entity of State technology services and as directed by such.

**Phase 4 – New Parking Garage** – This portion of the Project will involve site work and the construction of a multi-level parking garage to include a minimum of 150 spaces on the former Central Services site. The garage shall provide controlled, pedestrian and ADA-compliant access to the Cordell Hull and John Sevier buildings. The required access, operation, and emergency generator service is to be maintained and/or restored to John Sevier such that it is a stand-alone facility, independent of Cordell Hull and the demolished Central Services facility.

**Phase 5 – Capitol Access Improvements** – This portion of the Project will include the construction of an improved ADA-compliant access path from the new garage to the State Capitol Building, expanding the existing subterranean access path. All required utility and data connectivity, mechanical, electrical, plumbing, and related system work is included.

Construction work for all phases will need to be substantially complete by the summer of 2017, so that owner-supplied furnishings can be installed as necessary and tenant move-in schedules can be met. If the Project is not substantially complete within the time period set forth in the construction contract, the liquidated damage amount will be \$5,000 per day, until final substantial completion is achieved.