

DATE: 13 October 2023

PROJECT Henry Horton State Park Inn Reconstruction
Chapel Hill, Marshall County, Tennessee

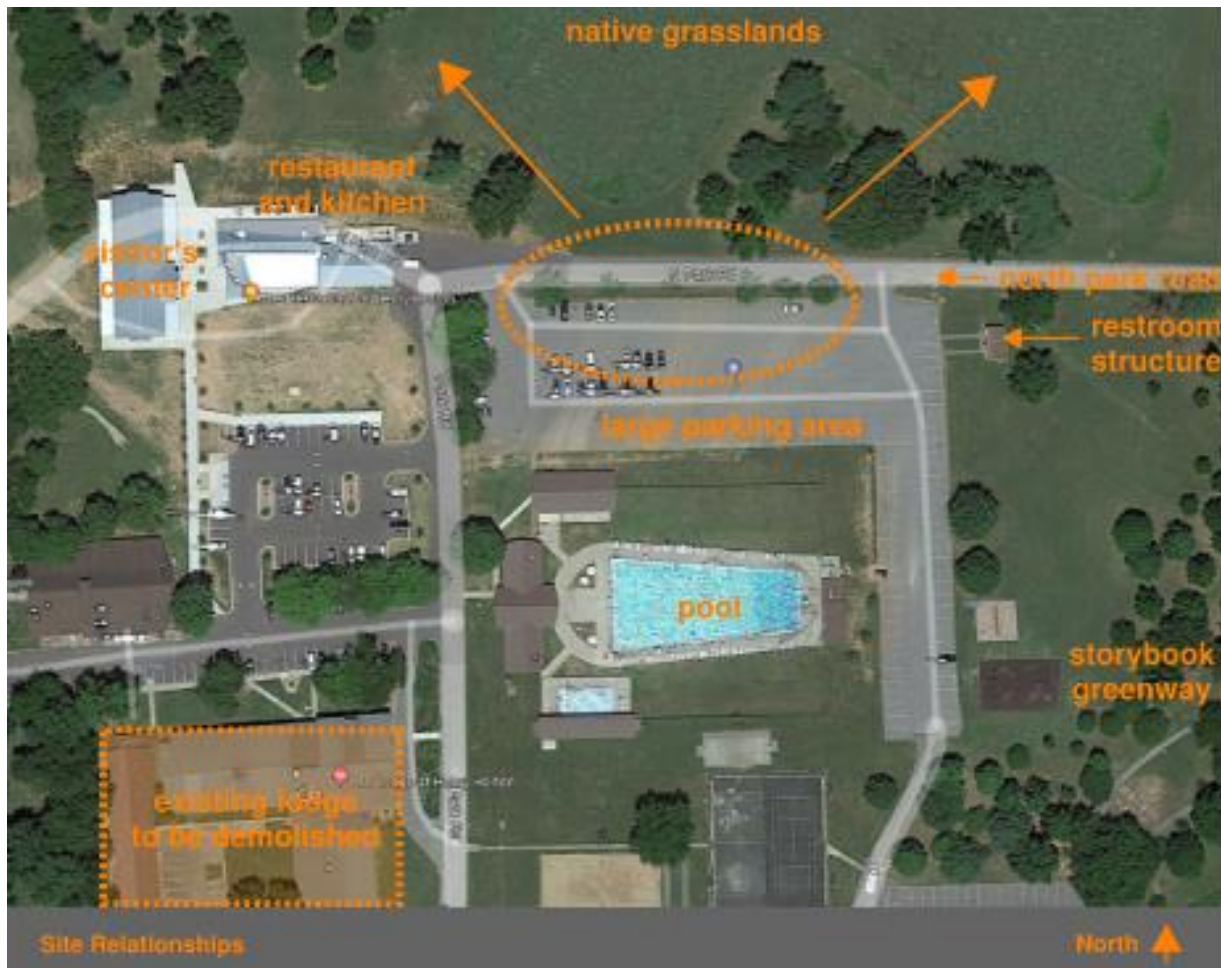
SUBJECT Program Summary for CM/GC RFQ
SBC: 126/051-01-2023

New Inn

The new Henry Horton State Park Inn is anticipated to be a 64,000 square foot facility. The new Inn will include approximately 76 guestrooms, a lobby, staff offices, conference and meeting space, restaurant, housekeeping, and associated mechanical and electrical support space. An outdoor swimming pool, parking, and associated access drives are also part of the scope.

Site

The proposed site for the lodge is located to the east of the recently completed visitor's center and restaurant and north of the existing large recreational pool. (see exhibit below)





Existing Visitor's Center



Existing Restaurant



Site Area View North to Native Grassland



Parking Area north of existing pool view west

Materials

Materials for the new inn will be determined during the design phases of the project. Materials will be complementary to the recently completed visitor's center and restaurant located to the east of the proposed site. Material concepts will be discussed with the CM/GC during the design phases.

Demolition

Once the new inn facility is fully operational, the existing inn structures built in the 60's and 70's will be demolished, pending review from the State of Tennessee Historic Commission and State Environmental Management. Any hazardous materials will be abated by the State of Tennessee under a separate contract. The area of the demolished inn will be landscaped to be natural or developed for additional parking.

Agency Requirements

STREAM

The project will follow the current requirements of the State of Tennessee STREAM Designers Manual dated 2020 with February 2023 Revisions. This will include all Division 00 and 01 STREAM provided Project Manual sections. The CM/GC will be expected to follow all current STREAM requirements of CM/GC project procurement.

THC

The Tennessee Historic Commission will have a review of the existing inn facility since the structures are older than 50 years. Any action items related to the structure removal are pending the SHPO's review.

STS

The F&A Office of Strategic Technology Solutions will be consulted for telecommunications and computer networks.

SFMO

The Tennessee State Fire Marshal's Office will have jurisdiction, with review coordination with the city of Chapel Hill, Tennessee Department of Environment and Conservation (TDEC) and STREAM.

FEMA

The proposed site location for the new inn is not within the FEMA floodway and floodplain.

NPDES & SWPPP

Since the site is greater than one acre in size, a National Pollutant Discharge Elimination System (NPDES) permit will be required. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared as part of the NPDES.

Energy Efficiency

The State of Tennessee High Performance Building Requirements (HPBr) will be followed for this project. Checklists will be updated throughout the design process. Third Party Commissioning will be required for this project.

State of Tennessee Cobie – Building Information Modeling Standards

These standards will be followed by the design and construction team.

Design and construction documents will be generated in Revit 2023 and utilize BIM 360 during this process.

Utilities

Public utilities including water, sewer, stormwater, gas, cable/data are readily available at the site.

Geotechnical Report

A geotechnical report will be required to establish soil and bearing capacity conditions and determine the criteria for foundation design.

Civil,

The proposed project site is flat (less than 20%) with approximately ten feet of fall across the entire area.

Landscape Architecture

The extent of new landscaping is unknown and will be developed during design phases.

Structural, Mechanical, Plumbing, and Fire Protection

Current building codes as adopted by the State of Tennessee will be followed for this project.

More details systems narrative will be developed by the design team during the Program Verification phase of the project. The new inn will be fully sprinkled.

Project Budget Updates

The CM/GC will work with the State and design team to provide pricing input at milestone dates throughout the Schematic Design and Design Development phases to establish and confirm that the project costs are within budget.

END OF PROGRAM SUMMARY

Prepared By

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