



# TMPartners, PLLC

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## PROGRAM VERIFICATION NARRATIVE FOR CM/GC RFQ

**Date:** May 1, 2023

**Project:** South Central Regional Health Office (SCRHO) Replacement Facility  
State of Tennessee  
Columbia, Maury County, TN  
SBC Project No. 408/012-01-2022  
Phase: Program Verification Phase  
TMP #A01523

### INTRODUCTION

The South Central Regional Health Office (SCRHO) will be relocated to a new facility that will combine modern technology and efficiency with state-of-the-art support for an active clinic. The existing facility is located adjacent to the Maury Regional Medical Center complex at 1216 Trotwood Ave., Columbia, TN 38401. The proposed location for the new facility will be on a parcel of approx. 4.25 acres in Maury County off 2248 Nashville HWY, Columbia, TN 38401 in a development called The Honey Farms.

### ARCHITECTURAL NARRATIVE – TMPartners

The SCRHO is a part of the Tennessee Department of Health and is program support for 12 surrounding counties at 13 sites. In various health crises, their role is to supervise the front line staff and supervise the directors of local staff. The new facility is programmed to be approximately 16,600 SF that will consist of a single-story building containing Clinic Space, Administrative Space, and Warehouse Space.

**Clinic Space** – The Clinic Space will be used for daily typical clinic operations, training purposes, and unique medical situations where specialized professionals are not readily available at the nearby hospitals. There will not be any overnight patients within this clinic, so the intent is to be a Business Occupancy. These clinical functions are currently at a separate, off-site location than the existing facility and the agency wants these functions back in their new building.

The space will consist of a separate, dedicated entrance, waiting room for 20 people, 3 exam rooms (one with negative pressure), 1 medication room, 1 laboratory, 1 charting room, 1 shared office, administrative area for 2 people, 1 supply room, 1 environmental services (janitor) closet, 1 telecom room, 1 mechanical room, 1 electrical room, and 2 bathrooms (1 for patient & 1 for staff). While the Clinic does have a dedicated entrance, the department will need to have internal access to the entire facility.

**Administrative Space** – The Administrative Space will be used for welcoming visitors, staff amenities, and meeting spaces. This space will be the main entrance to the new facility. The space will consist of 2 separate entrances (1 main visitor entrance and 1 staff entrance with 50 dedicated lockers), 1 workout room, 2 enclaves, 2 multiuser bathrooms (supply all fixtures required by code plus one additional in each bathroom), 1 waiting room (4-6 people), 1 separate single user ADA bathroom, 1 environmental services (janitor) closet, 1 telecom room, 1 mechanical room, 1 electrical room, open storage areas for coolers, remote printing locations, 7 private offices, 1 bullpen (to have 24 workstations, dedicated remote printing, soft seating, and filing cabinets), 1 mail room, 1 training room (space for 75 people with movable furniture, foldable partition, and dedicated storage/server area), 1 Regional Health Operations Center (The RHOC) command center (workstations for 24 people, dedicated

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storage, break room, and radio room), and 1 mothers room. This department will need to have internal access to both the Clinic Space and the Warehouse Space.

**Warehouse Space** – The Warehouse Space will be used for storing valuable equipment for both internal and external building use. The space will need a dedicated entrance as well as a loading dock with a dock door for semi-truck trailers, open space for cages, back-up refrigerators, and freezers. The space needs to be clear and usable for 12'-0" minimum ceilings. This department will need to have internal access to both the Clinic Space and the Administrative Space.

**Site architectural features** – Included in the scope of this project is day-to-day surface parking for approximately 130 cars (80 visitor & 50 staff). In addition to the parking, (8) 30'-0" trailer parking spots along with 4 parking spots for semi-trucks will need to be provided. Amenities to the site will be to have EV parking/charging stations, outdoor semi-cover patio space, a walking trail, and a grated exit/entrance. The site should account for future growth, 18 wheeler semi-truck with trailer access, and docking abilities. More discussion about this is within the Civil Narrative below.

**Furnishings** – Separate from the construction contract, but space planning per existing TN state furniture contracts.

**Materials** – Exterior materials are expected to be mainly masonry façade, single ply roofing, various punched and storefront glazed window systems with solar reflecting properties, and other possible accent materials near major entry points. Interior finishes are expected to be mainly Luxury Vinyl Plank (LVP) flooring throughout, minimal (if any) carpet, 2x2 ceiling grid, bathrooms with tile walls and floors, solid surface counters, and other possible accent materials.

All these material concepts will be further defined with the selected CM/GC as design progresses. The intent is to create a building that will be usable and safe for the next 50 or more years.

**Miscellaneous** – The project will follow all requirements of the State of Tennessee STREAM Designers Manual and 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.

The State Fire Marshal's Office will have plans review and certificate of occupancy jurisdiction for the building, but the City of Columbia, Tennessee Department of Environment and Conservation (TDEC), among others will also have to be included for permitting.

State of Tennessee High Performance Building Requirements (HPBr) will be followed. Checklists will be included and further defined throughout design and included in the final Project Manual. Commissioning will be done by TLC Engineering through their contract with the State of Tennessee.

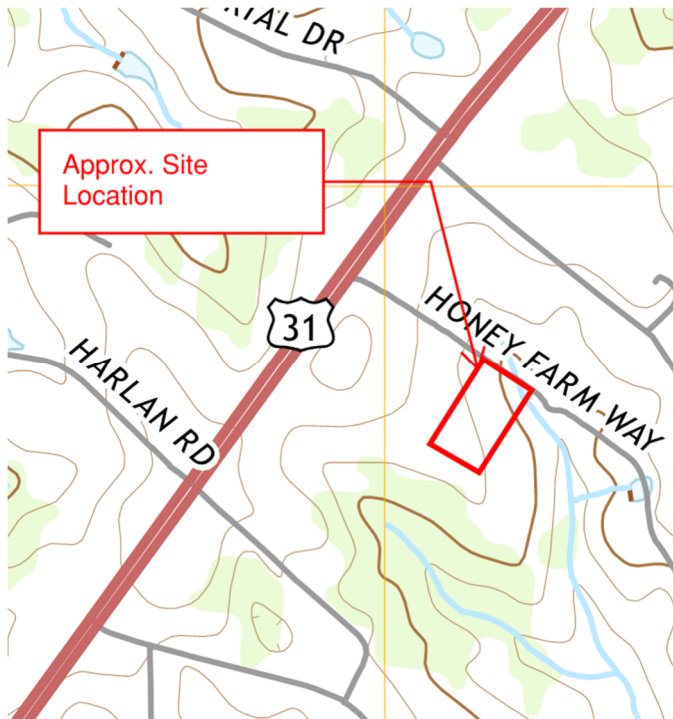
State of Tennessee BIM Requirements are expected to be followed by the design and construction teams.

The project is currently in the Program Verification phase. The design team is currently working with the TN Department of Health to finalize the space needs and counts, with the intent to submit a final Program Verification document later in June 2023. The intent is to move into the Schematic Design phase late summer of 2023 once a CM/GC is awarded. The Construction Document phase is expected to be completed in the summer of 2024 with construction completion in spring of 2026.

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### **CIVIL NARRATIVE – Catalyst Design Group**

**Site Description** - The existing site proposed for this facility, located on Honey Farm Way (Lot 5), is currently undeveloped with grass stabilization. According to the current USGS map, a stream traverses the approximate northeast corner of the site (see below). While the potential stream is not anticipated to impact building placement, confirmation that it is/is not a jurisdictional stream with required buffers will need to be provided by an environmental scientist.



**Site Layout** - The overall site for this facility is approximately 4.25 acres. The project scope includes approximately 75-100 parking spaces, 16,000 sf single-story building and open space for landscape, grading and stormwater detention features.

**Grading & Drainage** – The site generally falls from back to front toward Honey Farm Way with approximate elevations ranging from 725 to 700. The proposed site grades will need to flatten to provide a building pad at approximate elevation 710. It is anticipated that stormwater detention and water quality treatment features will need to be located toward the front of the site due to topography.

### **UTILITIES**

**Water** – Water service is anticipated to be provided by the City of Columbia Water & Sewer Department. The combined tap for Fire, Domestic and Irrigation services will connect to the public water main in Honey Farm Way. All three (3) services will require above ground cross connection equipment with reduced pressure principle backflow preventers on the domestic and irrigation lines, and a double detector check valve on the fire line. The domestic and irrigation lines will also require meters. From the connection point to the building all three lines will

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be extended as private lines to the building. Private fire hydrant(s) will be required in order to satisfy the fire protection requirements related to hydrant coverage and relationship to the fire department connection point. Once demands are known, an Availability request will be submitted to the Columbia Water & Sewer Department to determine the amount of Capacity Fees that will need to be paid by the owner.

**Sanitary Sewer** - Sewer service is anticipated to be provided by the City of Columbia Water & Sewer Department. A private 8" service line will connect from the public sewer in Honey Farm Way to the proposed building. As with the water, once demands are known, an Availability request will be submitted to the Columbia Water & Sewer Department to determine the amount of Capacity Fees that will need to be paid by the owner.

**Electric** - Electric service is anticipated to be provided by the City of Columbia Power utilizing existing infrastructure along Honey Farm Way. Service details (e.g. transformer locations, point of connection, etc.) will be determined by the electrical engineer in conjunction with Columbia Power.

**Gas & Communications** - Natural gas and communication infrastructure along Honey Farm Way is available for connection to the new SCRHO building. The details of these services are not available as of the date of this report.

### **LANDSCAPE NARRATIVE – Catalyst Design Group**

Catalyst's scope of work will entail designing the overall outdoor landscape and hardscape. The proposed exterior design will tie into the architectural materiality and overall design to insure the project has a cohesive feel throughout. Focusing on both the vehicular and pedestrian entrance experience for visitors and employees will be a primary focus. In combination with the hardscape layout, landscape design will provide a natural color and texture that will be considerate of maintenance and longevity. Lastly, the landscape architecture team will investigate opportunities for any kind of outdoor amenity areas to serve the facility and that would create a unique outdoor space if programming and architectural layout allows.

### **MPE NARRATIVE – IC Thomasson Associates**

#### **Mechanical Systems Narrative**

The basis of design for the HVAC system is three central-station rooftop DX air handling units (AHU) zoned to match use. One unit shall be provided to serve the office space and shall be medium-pressure variable volume with parallel fan-powered terminal boxes with electric reheat and a plenum return system. A second unit shall be provided to serve the clinical spaces and shall be a medium-pressure variable volume terminal boxes with electric reheat and a fully ducted return system. The third unit shall be provided to serve the warehouse and shall be a single-zone low-pressure constant volume unit with electric reheat. Each unit shall have a minimum of primary-stage modulating compressors or hot-gas bypass. Computer rooms, IDF rooms, and MDF will be served by dedicated DX split-system units to ensure conditioning of mission-critical spaces as necessary. All equipment shall meet the state of Tennessee High Performing Building Requirements.

All Ductwork construction will be in accordance with SMACNA standards and ASHRAE Standard 90.1. All air distribution systems will be designed with primary consideration for energy efficiency and acoustic performance.

HVAC systems will be controlled by a BACNET direct digital control (DDC) system. Local expandable control modules shall be provided and equipped with dedicated UPS and automatic memory reloading features. HVAC systems shall be capable of being controlled by the local control modules which shall allow for standalone operation in the event of a communication failure. The DDC system will allow monitoring and control of all major equipment.

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**Electrical Systems Narrative**

Electrical systems include power distribution, emergency power, lighting, and lighting protection. Technology systems include structured cabling, communications, security, access control, and AV.

The electrical service for the facility shall originate from a new pad-mounted utility transformer, provided by Columbia Power and Water. Installation shall be per Columbia Power and Water guidelines. An emergency power generation system including diesel generator and automatic transfer switches shall be designed to support both the Life Safety Electrical System, Legally Required System, Stand-by Power Systems. The generator shall be provided with a sub-base fuel tank and a weather, proof-sound attenuating enclosure.

**Plumbing Systems Narrative**

A new domestic water service shall be provided for the facility. An electric water heater shall be provided and equipped with a recirculation pump, so the hot water system is fully recirculated. Provide new sanitary and storm mains connected to site services. Natural gas is not anticipated to be needed for this project.

**Fire Protection System Narrative**

The facility shall be provided with a complete 100% automatic sprinkler system complete with all related alarms and appurtenances. The system shall be fully hydraulically calculated. All requirements of the insurance underwriter shall be met. A preliminary flow test of the municipal water service must be performed. All sprinkler heads shall be quick response type. Fire protection system shall conform to all requirements of NFPA 10, 13, 14, and 24; International Fire Code, and International Building Code. All fire extinguishers to be 10-pound, ABC with UL listings appropriate for the space they are installed.

**STRUCTURAL NARRATIVE – Stanley D. Lindsey and Associates**

The design team will explore a variety of systems that are appropriate for this building type and economical in this market. Currently, our basis of design is structural steel framing with steel roof deck and supported on shallow spread footings. Slabs-on-ground shall be constructed on a 4" thick, free-draining granular subbase and vapor barrier. Exterior non-loadbearing walls will be supported by a 2' deep turned down slab. CMU walls will be supported with either a 24' x 12' continuous footing or a 24" thickened slab. The lateral load resisting system will be determined as the design progresses, but likely be steel moment frames in each primary direction. We expect most of the roof framing to be low sloped or flat roofs. Miscellaneous steel will be used for supporting roof-top equipment or other specialty building features..

**STRUCTURAL DESIGN CRITERIA**

International Building Code, 2018 Edition (anticipated); State of TN currently requires 2012. Various design loads will be further defined as the SD phase progresses. A qualified Structural Testing/Inspection Agency, provided by the CM/GC, shall perform traditional construction materials testing and inspections as well as Special Inspections in accordance with Chapter 17 of the Building Code.

**GEOTECHNICAL REPORT**

A geotechnical report will be required to establish criteria for foundation design and site preparation.

**STRUCTURAL SUPPORT OF ARCHITECTURAL, MECHANICAL, AND ELECTRICAL COMPONENTS**

The architectural, mechanical, and electrical components shall be properly anchored or braced to resist seismic and wind forces as required by the Building Code. GC to provide and install slotted channel strut framing support system (Unistrut or equivalent) for the support of Owner-furnished equipment. Slotted channel strut framing support system shall be designed, detailed, and stamped by a Structural Engineer licensed in the project state, hired by the material supplier. Site retaining walls are anticipated and will be further determined as the design progresses.

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**CONSTRUCTION MEANS AND METHODS**

The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequencing, and procedures. This includes all engineering services required to carry out the Contractor's services such as formwork design, crane foundation and tie-ins, temporary erection bracing, etc. The Contractor is responsible for coordinating all portions of the Work under the Contract.