



**DB2301 – Mandatory Pre-RFP  
July 7, 2023**

**SR-222 widening and reconstruction (1.8 miles) from SR-468 to near  
Camp Ground Road**

**Steve Sellers P.E. – Blue Oval City Program Manager**

# AGENDA

- INTRODUCTION
- DB2301 DEVELOPMENT TEAM
- BLUE OVAL CITY STAKEHOLDERS
- DESIGN BUILD
- PROJECT INFORMATION
- QUESTIONS

← Tweet



Gov. Bill Lee ✓

@GovBillLee

🏠 Governor candidate, TN

This single-largest investment in state history marks a tremendous win for rural Tennessee & will strengthen our workforce for generations. I thank the General Assembly for their legislative action.



tn.gov

Special Session on Historic Megasite Investment Comes to a Close  
NASHVILLE, Tenn. – Today, Tennessee Governor Bill Lee and the Tennessee General Assembly closed a special session to address funding and oversight of ...

# INTRODUCTION

## Steve Sellers, P.E. – Blue Oval City Program Manager

Headquarters Project Management & Construction Division  
615-741-0786  
[steve.sellers@tn.gov](mailto:steve.sellers@tn.gov)

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### EDUCATION

BSCE TN Technological University May 1995

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### PROFESSIONAL STATUS

Registered Professional Engineer in TN

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### WORK EXPERIENCE

#### TN Department of Transportation

March 2001 – Present

Blue Oval City Program Manager

Deputy Director of Construction – State Innovative Delivery

Special Assignment Project Manager I-440 Design Build Jan. 2019

Asst. Director of Construction (Headquarters Construction Division Nashville)

Operations District Engineer / Operations District Manager (Region 4 Jackson).

Operations District Supervisor / Operations Spec. Supervisor 1 / Operations Spec. 2 (Bethel Springs)

#### Contractors

June 1995 – January 2001

Harper Construction	Jones Brothers Inc.	WMC Contracting Inc.	Hubbs Construction Company
Construction Manager	Group Manager	Manager	Project Manager

# Blue Oval City & DB2301 Current Development Team

Steve Sellers, P.E. – Blue Oval City Program Manager

615-741-0786

[Steve.Sellers@tn.gov](mailto:Steve.Sellers@tn.gov)

Brandon Akins, P.E. – Director Region 4 Project Management

901-537-1178

[Brandon.Akins@tn.gov](mailto:Brandon.Akins@tn.gov)

James Kelley, P.E. - Director Project Management

615-253-7604

[James.D.Kelley@tn.gov](mailto:James.D.Kelley@tn.gov)

John Evans, E.I. - Region 4-Business Develop.

731-935-0229

[John.evans@tn.gov](mailto:John.evans@tn.gov)

## TDOT Divisional Representation

STID, Geotechnical, Environmental, Traffic, Design, Survey, Operations,  
Right of Way, Structures, many others.....

# DB2301 Blue Oval City Stakeholders

FORD / Walbridge (CM) / SSOE (Design)

SK Innovation / Ghafari (Design)

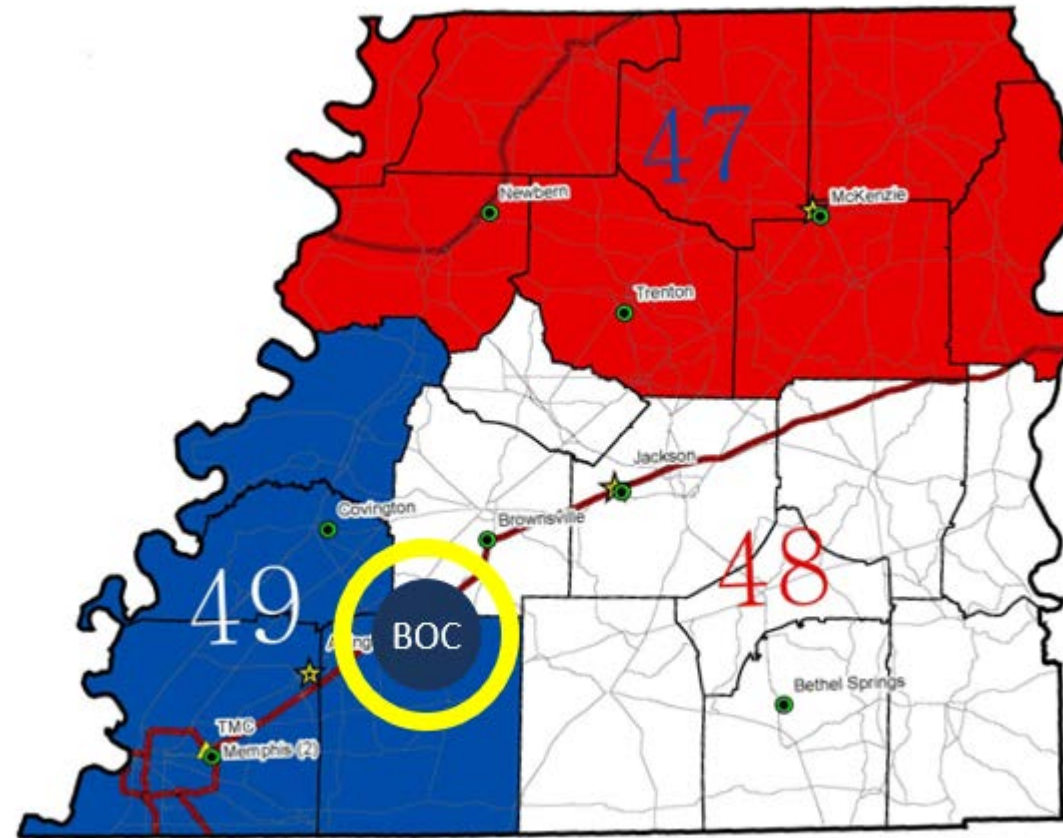
Tennessee Department of Environment and Conservation TDEC

Corp of Engineers

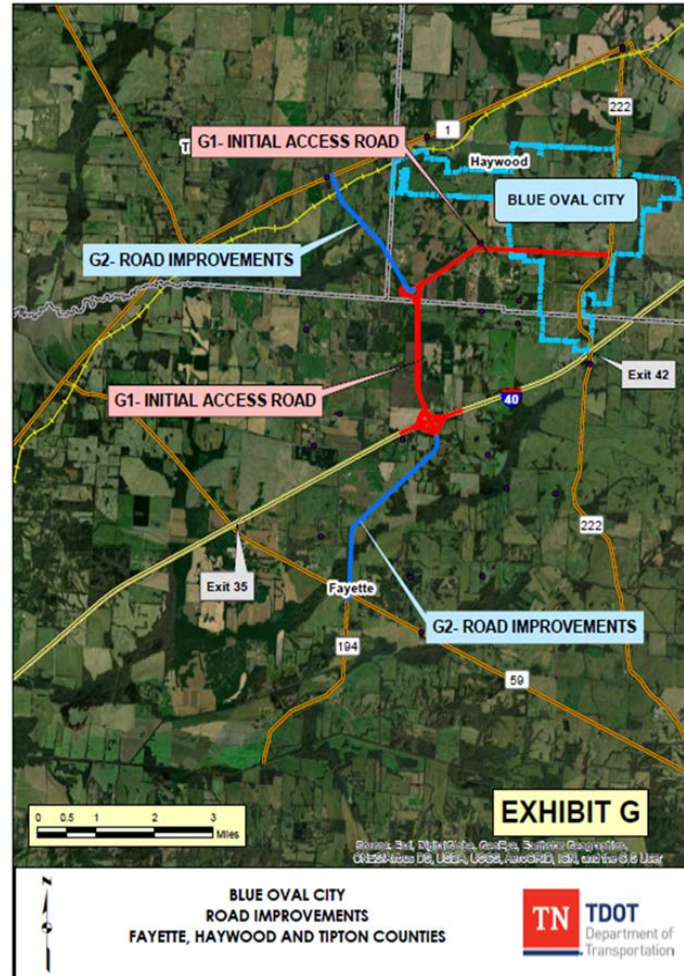
TVA & Local Utility Owners

County Mayors and County Road Superintendents

# TDOT Region 4 & Blue Oval City (BOC)



# Blue Oval City – Roadway Improvements





# Blue Oval City – Memphis Regional Megasite





# DB2301 –Design Build Project

## Alternative Contracting

### Design-Build Contracts

Construction Manager/General Contractor (CM/GC) Contracts

## Design-Build Contracts

"Design-Build" means a project delivery method that combines all or some portions of the design and construction phases of a project - including without limitations design, right-of-way acquisition, regulatory permit approvals, utility relocation, and construction - into a single contract. TDOT will clearly define the standards and general specifications they expect for a project, and the design-builder works to satisfy those requirements.

The Department is utilizing the design-build concept to expedite project delivery and streamline design processes.

### UPCOMING ADVERTISEMENTS

- [DB2301 Design-Build SR-222 - Haywood County](#)

### CURRENT ADVERTISEMENTS

### ACTIVE PROJECTS

- [DB2101 Design-Build I-75 interchange at I-24 Phase II - Hamilton County](#)
- [DB2001 Design-Build Interchange at Buckner Rd - Williamson County](#)

### COMPLETED PROJECTS

- [DB1701 I-440 Widening From I-40 to I-24 - Davidson County](#)
- [DB1601 SR 396 Saturn Pkwy Extension - Maury County](#)
- [DB1801 Design-Build I-75 Interchange at I-24 - Hamilton County](#)
- [DB1802 Design-Build SR-40 Bridge over the Ocoee River - Polk County](#)
- [DB1901 Design-Build Bridge Replacement Bundle - Region 4](#)

### RULES AND GUIDANCE

- [Design-Build Rules](#)
- [Design-Build Standard Guidance \(Revised 01/31/17\)](#)
- [Design-Build Standard Guidance \(Revised 04/28/22\)](#)

# DB2301 –Design Build Project



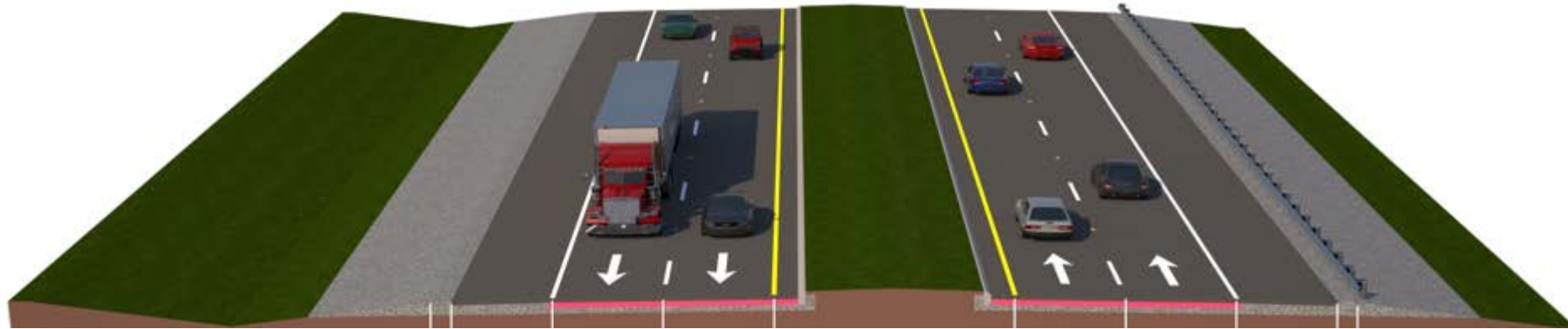
- **Project Completion Date 11/30/2025**
- Single Phase RFP
- SR-222 widening and reconstruction (1.8 miles) from SR-468 to near Camp Ground Road
- 4-Lanes
- Three Signalized Intersections

# PROPOSED TYPICAL SECTION

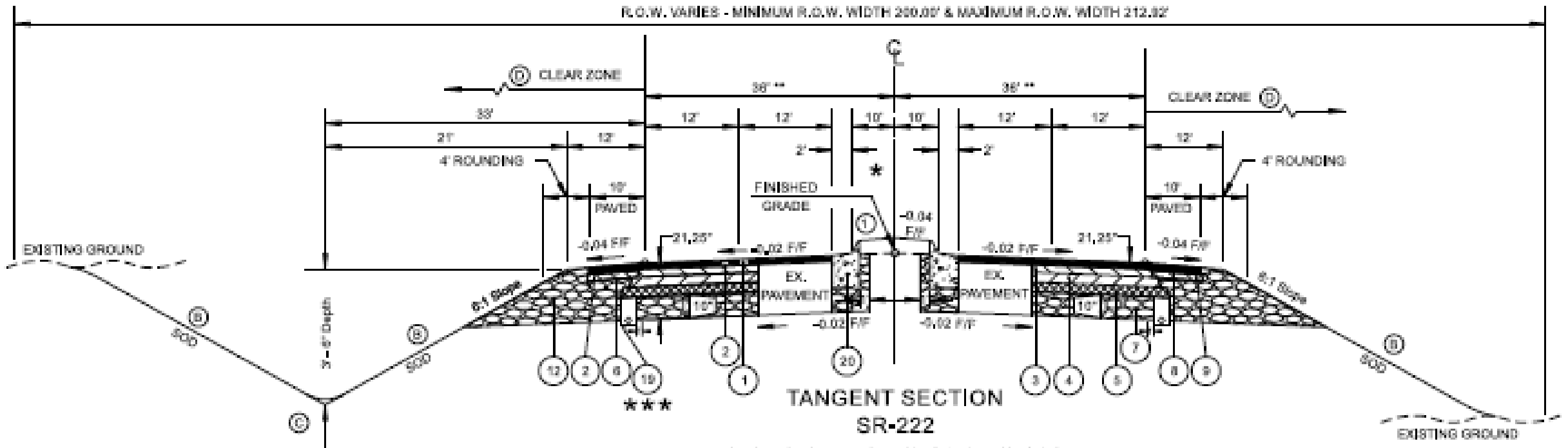
## SR-222

### **Proposed SR-222**

This portion of the proposed SR-222 would consist of four 12-foot travel lanes (two lanes in each direction), 12-foot shoulders on either side of the roadway and an inside median separating the travel lanes.



# DB2301 – Design Build Project



# DB2301 –Design Build Project

<b>Release RFP</b>	<b>7/10/2023</b>
<b>Deadline for Letter of Intent to Propose</b>	<b>7/21/2023; 4:00 PM Central</b>
<b>Anticipated Deadline for Issuance of Last Addendum</b>	<b>8/18/2023</b>
<b>Technical Proposal and Price Proposal Due Date and Time</b>	<b>9/1/2023, 10:00 AM Central Technical Proposal emailed to TDOT/PM Price Proposal through Bid Express</b>
<b>Price Proposal Opening</b>	<b>9/15/2023</b>
<b>Anticipated Award of Design-Build contract, or rejection of all proposals</b>	<b>9/29/2023</b>
<b>Anticipated Issuance of Initial Notice to Proceed</b>	<b>10/16/2023</b>

**Dates subject to change**



# DB2301 –Design Build Project

- **Project Completion Date 11/30/2025**
- TDOT Established ROW Footprint through Simplified Function Plans
- TDOT Acquiring Right-of-Way
  - Date available in the RFP
- TDOT Coordinating Utilities
  - Date for Move in State Utilities in the RFP
- TDOT Applied for Environmental Permits
  - Date for receiving permits in the RFP
- Geotechnical Data Report

## Why Design-Build?

# DB2301 –Design Build Project

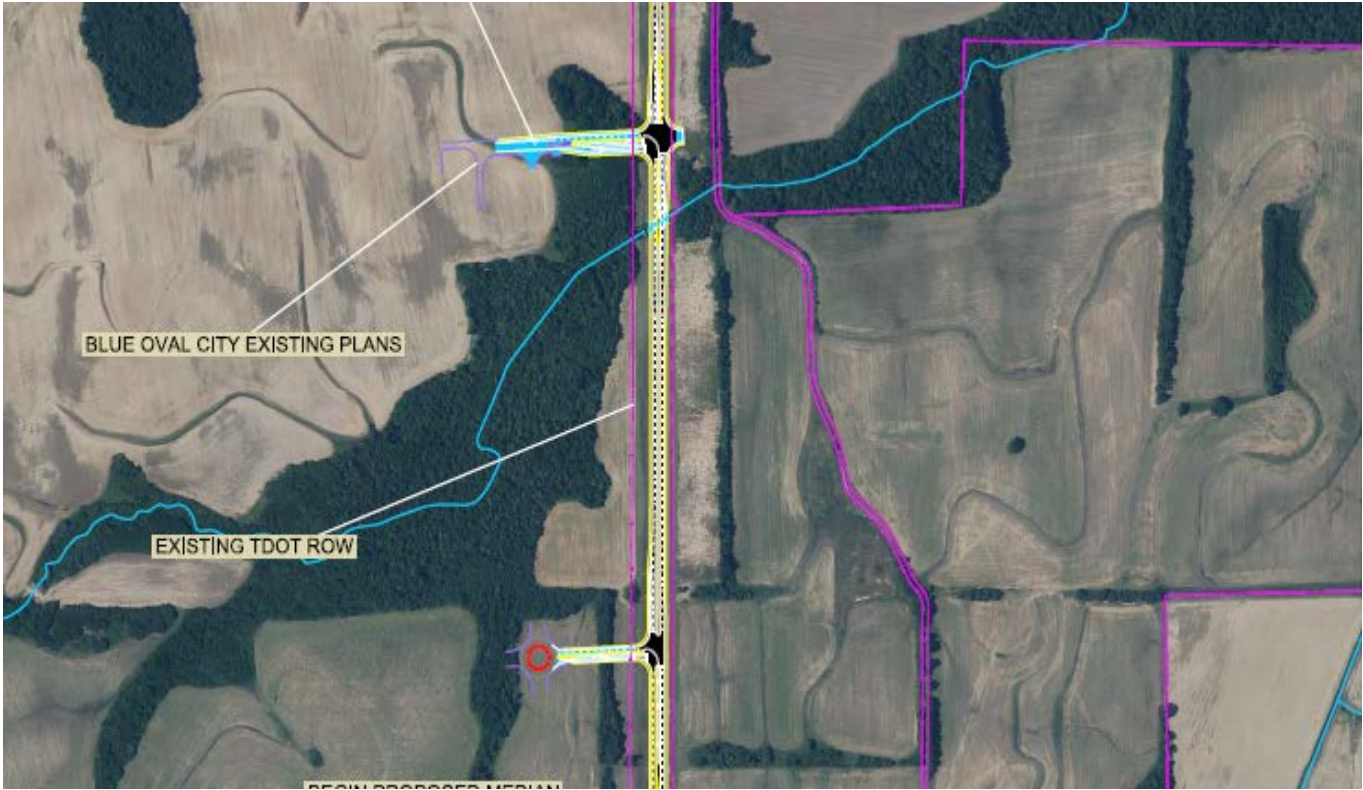
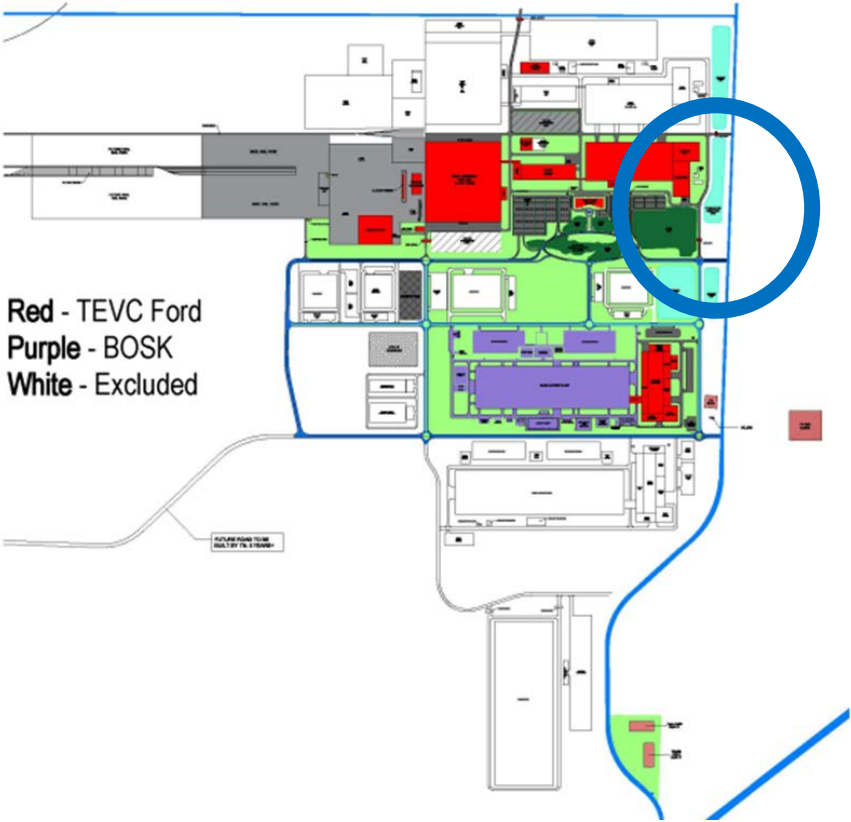
## What Are the Benefits of Design-Build Delivery?

With the Design-Build delivery method, right-of-way (ROW) acquisition, processing permits, and the entire design can all occur concurrently with construction. This differs from traditional project delivery, in which these activities occur prior to construction beginning. The Design-Build method accelerates the project delivery schedule by overlapping the design and construction phases. This method benefits the public by reducing construction times, mitigating travel impacts as much as possible, and maximizing the use of resources and the project budget.

Additionally, Design-Build is best-suited for those projects that generally require acceleration, projects that have unique opportunities to appropriately transfer risk to the Design-Build Team, and/or projects with opportunities for innovation where it has the potential to significantly decrease contract time, reduce costs and/or improve the safety and quality of the facility.

# DB2301 –Design Build Project

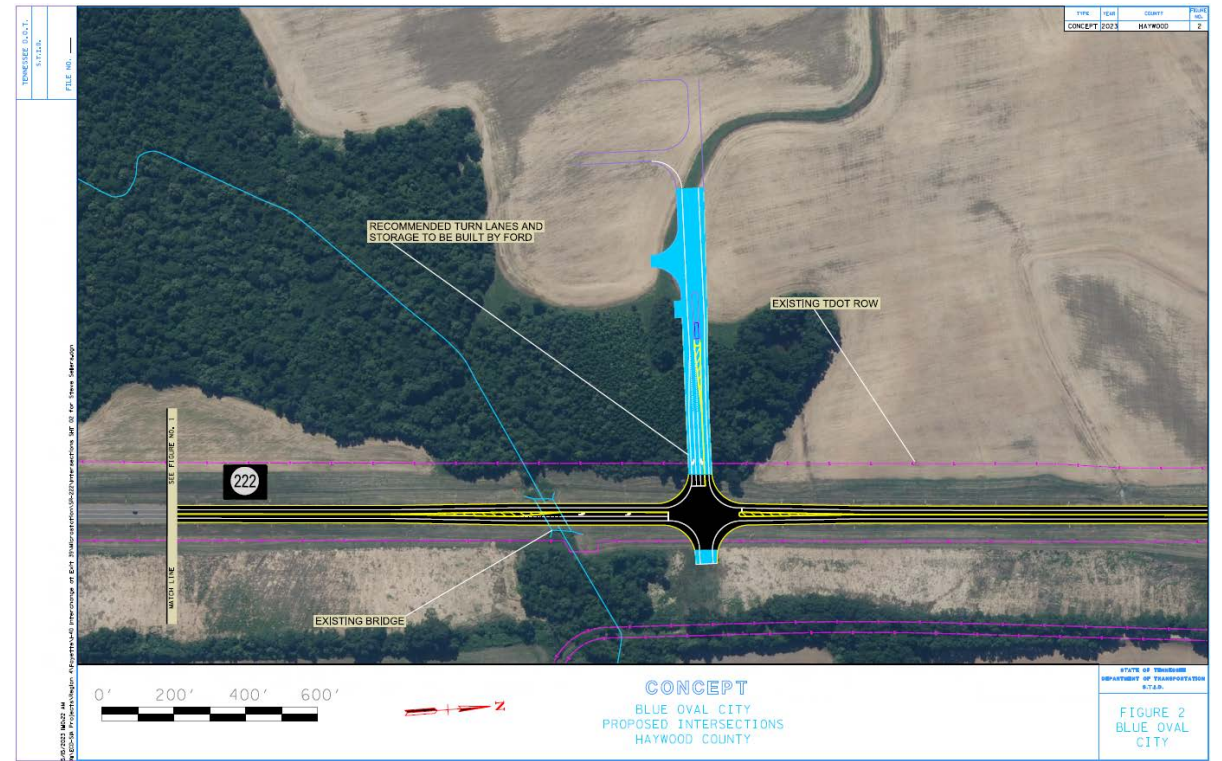
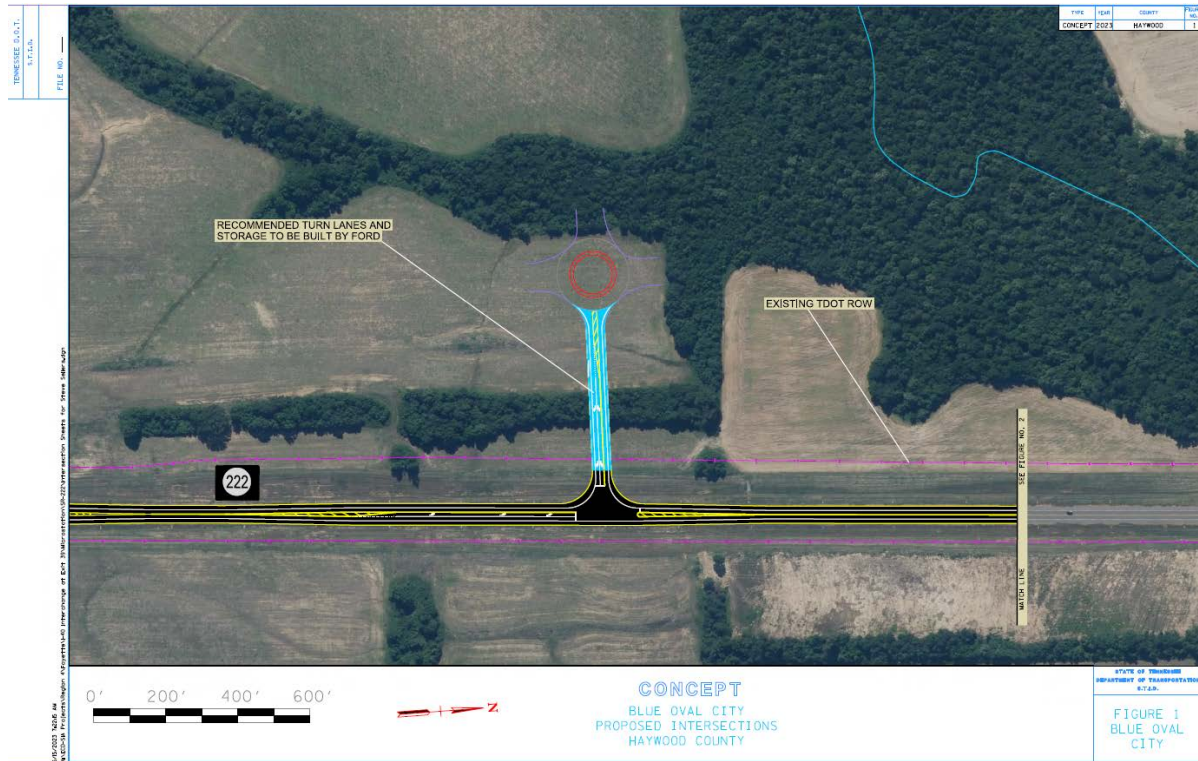
Ford Employees being hired a vehicle test production starting Summer 2024 and Fall 2024





# DB2301 –Design Build Project

## Signalized Turning Lane functional Summer of 2024



# DB2301 – Design Build Project

## Index Of Sheets

TITLE SHEET	1
PROJECT COMMITMENTS	1B
ESTIMATED ROADWAY QUANTITIES	2, 2-1
TYPICAL SECTIONS AND PAVEMENT SCHEDULE	2B, 2B1-2B4
ENVIRONMENTAL NOTES	2E
TABULATED QUANTITIES	2F, 2F1
RIGHT-OF-WAY NOTES, UTILITY NOTES, AND UTILITY OWNERS	3
RIGHT-OF-WAY ACQUISITION TABLE AND PROPERTY MAPS	3A – 3D
PRESENT LAYOUT(S)	4 - 14
PROPOSED LAYOUT(S)	4B - 14B
PROPOSED PROFILE(S)	4C - 13C
SIDE ROADS PROFILE(S)	15-16
PRIVATE DRIVE, BUSINESS, AND FIELD ENTRANCE PROFILE(S)	17-18
DRAINAGE MAP(S)	19 - 21
CULVERT SECTION(S)	22 - 24
EROSION PREVENTION AND SEDIMENT CONTROL PLANS	25, 25A, 26-26J
ROADWAY CROSS SECTIONS	X1 - X62
SIDE ROAD CROSS SECTIONS	XA1, XB1, XC1, XD1 – XD6, XE1
TRAFFIC CONTROL PLANS	T1 – T48

END PROJECT NO. R4S222-S1-002 R.O.W.  
 STA. 3149+97.85 SR222  
 N 423508,4148 E 954393,7324

BEGIN PROJECT NO. R4S222-S1-002 R.O.W.  
 STA. 3049+96.95 SR222  
 N 413237,0376 E 903615,0278

### SPECIAL NOTES

PROPOSALS MAY BE REJECTED BY THE COMMISSIONER IF ANY OF THE UNIT PRICES CONTAINED THEREIN ARE OBVIOUSLY UNBALANCED; EITHER EXCESSIVE OR BELOW

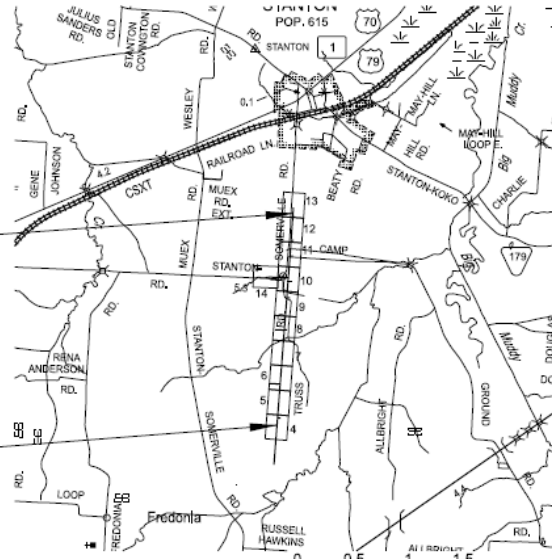
## STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION BUREAU OF ENGINEERING

### HAYWOOD COUNTY

SR-222  
 FROM NEAR SR-468 TO NEAR CAMPGROUND RD

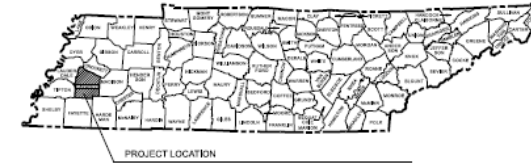
### FUNCTIONAL PLANS RECONSTRUCTION AND WIDENING

STATE HIGHWAY NO. 222



DOES THIS PROJECT QUALIFY FOR UTILITY CHAPTER 86	YES X	NO
WORK ZONE SIGNIFICANCE DETERMINATION	YES	NO X

TENN.	YEAR	SHEET NO.
	2023	1
FED. AID PROJ. NO.	N/A	
STATE PROJ. NO.	R4S222-S1-002	



NO EXCLUSIONS

ROAD TO BE CONSTRUCTED WHILE UNDER TRAFFIC

SIMPLIFIED FUNCTIONAL PLANS

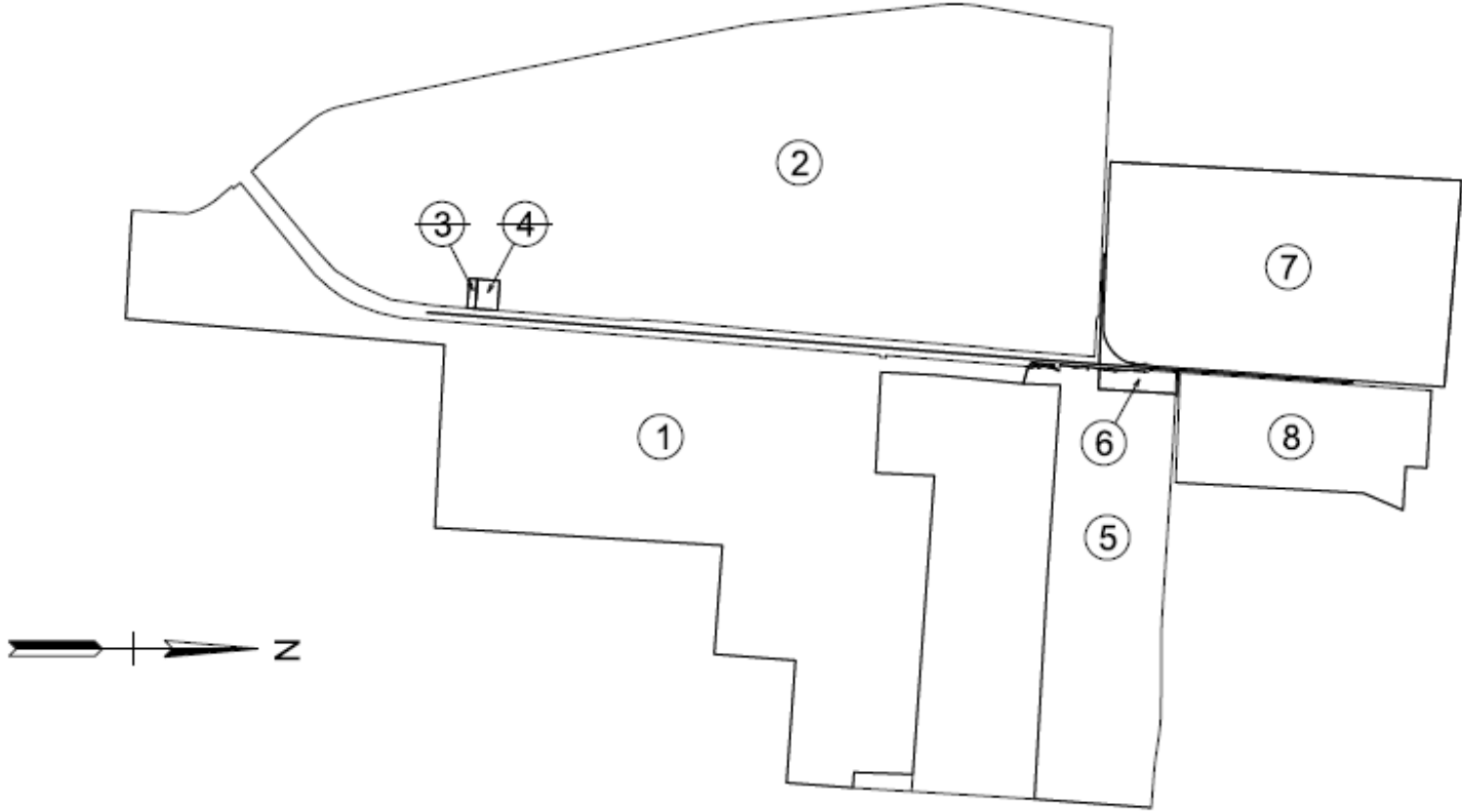
CAUTION CONCEPTUAL PLANS FOR INFORMATION ONLY



# DB2301 –Design Build Project

## Right-Of-Way

TRACT NO.	PROPERTY OWNERS
1	STATE OF TENNESSEE
2	STATE OF TENNESSEE
3	HAYWOOD-COUNTY
4	HAYWOOD-COUNTY
5	AMY NEWMAN, ET VIR. GLEN NEWMAN
6	MEUX HILL, LLC
7	MEUX HILL, LLC
8	RACHEL OWEN, TRUSTEE



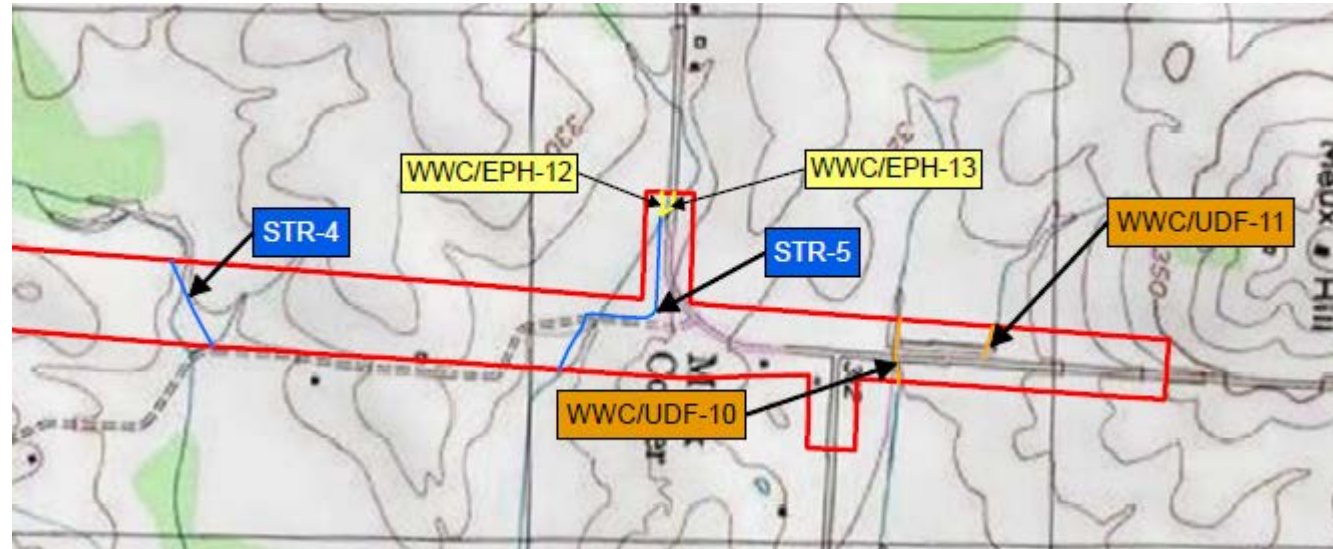
# DB2301 –Design Build Project

ENVIRONMENTAL BOUNDARIES

SR-222

HAYWOOD COUNTY, TENNESSEE

PIN 132709.00; PROJECT NO. R4S222-S1-002

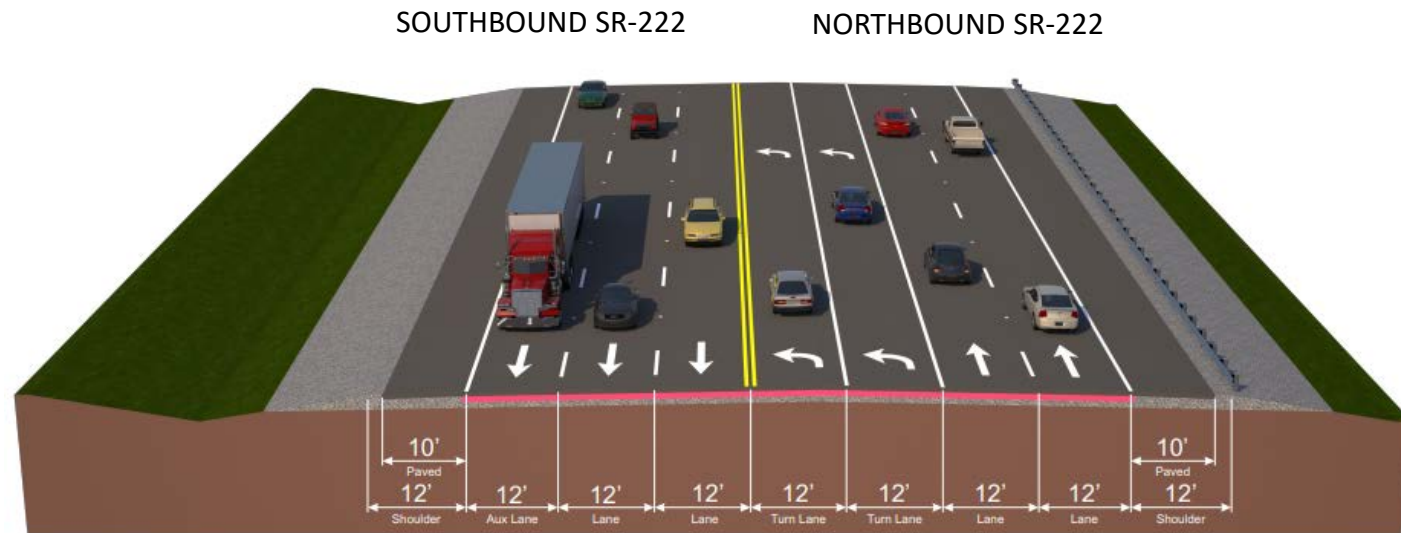
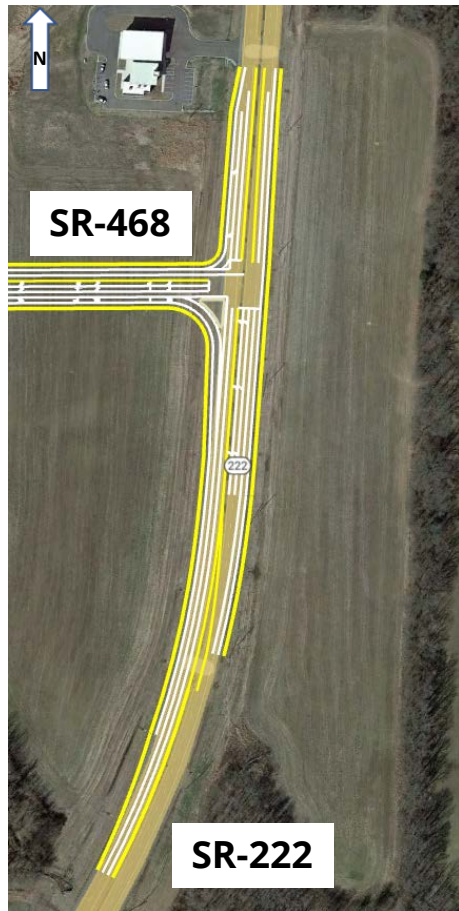


# DB2301 –Design Build Project

- Biweekly Meetings with Ford & Walbridge Team
  - Construction Schedules, Coordinating Suppliers and etc.
- Currently Ford Planning on 2 Shifts
- Ingress and Egress to the Blue Oval Site off SR-222 at all times

# DB2301 coordination with CMGC05

At the intersection of the SR-468 and SR-222 a signalized intersection is proposed.



**State Route 222**  
Widening at new State Route 468

# CMGC05 – SR-194 Extension I-40 Exit 39

**Owner – TDOT**

**Construction Manager – Kiewit Infrastructure South Co.**

**Independent Cost Estimator – Innovative Contracting and Engineering**

**Design Consultant – HDR**



# SR-194 Ext. I-40 Exit 39 Project Recourses

- **State Route 194 Extension / Exit 39 (tn.gov) - <https://www.tn.gov/tdot/projects/region-4/sr-194-extension-exit-39.html>**
- **Memphis Regional Megasite - Tennessee Department of Economic and Community Development (tnecd.com) - <https://tnecd.com/sites/memphis-megasite/>**
- **Blue Oval City Community Information (tn.gov) - <https://www.tn.gov/ecd/rural-development/blue-oval-city-resources.html>**



# R4 Major Construction Projects

The screenshot shows the TDOT website's 'Projects in Region 4' page. The header includes the TDOT logo, a search bar, and navigation links. A left-hand menu lists various transportation projects, with 'State Route 194 Extension / Exit 39' circled in blue. The main content area features a map of Region 4, a list of counties, and a 'Transportation Projects' button.

**TN TDOT**  
Department of Transportation

Go to TN.gov

Search TDOT

Traveler how do I... Business how do I... Government how do I... Find Local Information Sitemap Index of Services

### Region 4

- Interstate 40 Hernando DeSoto Bridge
- Interstate 40 Interchanges (Jackson)
- Interstate 55 / Crump Boulevard Interchange
- Interstate 69 Corridor
- Interstate 69 - Segment 7
- Interstate 69 - Segment 8
- Interstate 69 - Segment 9
- State Route 4 (US 78) Lamar Avenue
- State Route 18 from Bolivar to SR 100
- State Route 18 from SR 100 to SR 5
- State Route 76 (US 79)
- State Route 128
- State Route 186 (US 45 Bypass) Southern Extension
- State Route 194 Extension / Exit 39**
- State Route 459 (US 412) Lexington Bypass
- State Route 460 (US 64) Somerville Beltway
- North Second Street Corridor Improvements
- Proposed Kirby-Whitten Parkway

## Projects in Region 4

Projects located in *Region 4* are located in the menu labeled *Transportation Projects* to the left.

**Transportation Projects**

### Counties that make up Region 4

Benton • Carroll • Chester • Crockett • Decatur • Dyer • Fayette • Gibson • Hardeman • Hardin • Haywood • Henderson • Henry • Lake • Lauderdale • Madison • McNairy • Obion • Shelby • Tipton • Weakley

TDOT

# QUESTIONS?

Steve Sellers, P.E. – TDOT Blue Oval City Program Manager

615-741-0786

[Steve.Sellers@tn.gov](mailto:Steve.Sellers@tn.gov)