

Cordell Hull | Opportunity Information Sheet

DBE Goal 25%



Client
State of Tennessee

Designer
Centric Architecture

Construction Cost
\$80 million

Size
479,142-SF

Delivery Method
CM at Risk

Start
December 2015

Completion
September 2017

**State of Tennessee
Cordell Hull**

Package 1 Demolition of Central Services

- The existing 65,000-GSF central services building is to be removed almost in its entirety. A few pieces will stay and should be protected. This includes the west wall of the building and possibly portions of the north and south walls at the lower level. These walls might support below-grade conditions including the existing foundations of Cordell Hull and John Sevier buildings (see structural); and, the main electrical room gear (see electrical)
- Prior to removal of the building, the existing electrical generator that's in the lowest level of the building (and which serves the John Sevier Building) will need to be replaced with a new generator of equal capacity on the roof of the existing John Sevier Building (see electrical narrative)
- Once the central services building has been removed, work may commence on the new parking garage and/or the capitol utility connector.

Package 2 New Parking Garage

- A new cast-in-place concrete parking garage will be built in the same location as the existing central services building. Most of the same building massing as the current central services building will be used. It will have two fire stairs, an elevator, a dry sprinkler system and will be access-controlled for everyone except those who park in the building.

Package 3 Cordell Hull State Office Building Renovation - Core & Shell

- The existing 365,000-SF building will have two packages of work – the first package is the core and shell package. This package will include significant MEP systems replacement, cleaning and repointing of the limestone veneer, window improvements, gutting of all non-historic finishes and partitions, entry changes to yield accessibility to the building and a full elevator modernization
- There will be two small additions partially below grade for new legislative hearing rooms on the west side, as well as structural changes to allow the placement of new interior committee rooms within the existing building (see structural and architectural)
- This package is intended to prepare the existing building for Package #5, the tenant improvement or build-out package.

Package 1: Demolition of Central Services

**Receive Documents
November 6, 2015**

**Prebid Meeting/
Walkthrough
November 17 at 1:00
Cordell Hull Jobsite
569 5th Avenue
Nashville, TN**

**Bids Due
December 1, 2015**

Packages 2-5

**Documents for Packages
2-5 will be issued after
the New Year.**

Package 4 New Capitol Utility Connector

- A new below-grade connection will be made to maintain secure ADA accessible access between the legislative offices in the Cordell Hull building and legislative chambers and offices in the state Capitol.
- The accessible corridor will connect at the east to the main ground floor corridor in the Cordell Hull building and at the west to the two elevators that serve the Capitol, as well as the existing stairwell that connects the ground level and level one in the Capitol building

- The form of the utility corridor, as described in the architectural drawings, will have a standard finished width of approximately 12' and will increase in both width and height at "vestibules" located at each end and at two locations in the middle.

Package 5 Cordell Hull State Office Building Renovation - Tenant Improvement

- The tenant build-out of this building will be as described in the architectural and MEP narratives. It will be primarily office space with new meeting rooms at the first floor.



Prequalify with Skanska

The purpose of the prequalification process is to ascertain if your company has the necessary experience, financial resources, and commitment to safety and quality to assure performance on our projects. By working with only the most qualified firms, we can deliver a high level of service to clients.

Enter and submit your company information for review, then simply provide updates annually for any changed information.

Go to this link to get Prequalified:

<https://apps.skanska.com/prequalinquiry/>

Questions regarding the prequalification process:
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Meet the Project Team



Dennis Georgatos
Project Executive



James Tweedle
Project Manager



John Yunker
Senior
Superintendent



David Harlow
Preconstruction
Director



Gary Almeraris
Underground
Connector
Specialist



Chris Peace
Preconstruction
Director
-Mechanical



Jim Simmons
Preconstruction
Director - Electrical



Ricky Curtis
Superintendent



Charles Schoch
Underground
Connector/
Parking Garage
Superintendent



Stephanie Savoia
Project Engineer



Devin Dealtridgde
BIM/VDC
Coordinator



Alisha Wix
Diversity and
Inclusion Manager